



Comhshaol, Oidhreacht agus Rialtas Áitiúil
Environment, Heritage and Local Government



Guidelines for Housing Authorities in the implementation of Minimum Standards in Rented Accommodation



February 2011

Contents

Chapter 1	4
Introduction	4
Regulatory Framework	4
Application of the Guidelines	5
Aim of the Guidelines	5
Legal Interpretation	5
Chapter 2	6
Application/Exemptions	6
Transitional Arrangements	7
Chapter 3	8
Structural Condition	8
Sanitary Facilities	10
Heating Facilities	12
Food Preparation, Storage and Laundry	13
Ventilation	15
Lighting	18
Fire Safety	19
Refuse	21
Electricity and Gas	22
Definitions	23

Chapter 1

Introduction

The Residential Tenancies Act 2004 introduced a major reform of landlord and tenant legislation and the quality and choice of rental accommodation has improved generally in line with the huge investment in new accommodation. The progress made in the development and regulation of the private residential rented sector has made it more attractive both to those seeking housing and to accommodation providers; however, the elimination of substandard accommodation, particularly from the lower end of the rental market, remains a critical step in achieving a well-balanced housing market in which renting is seen as a viable and attractive long-term housing option.

Regulations setting out minimum standards for private rented accommodation generally were first set out in the Housing (Standards for Rented Houses) Regulations 1993. However it became clear in recent years that these standards no longer reflected the requirements of the modern rental sector and in the Partnership Agreement *Towards 2016*, the Government committed to updating and effectively enforcing the minimum standards regulations for rented houses in order that they should reflect the general quality of life improvements over the last number of years.

This commitment is a core component of the Government's housing policy statement *Delivering Homes, Sustaining Communities* and it is hoped that the revision and effective enforcement of the standards for rented houses will eliminate as far as possible sub-standard rental accommodation from the rental sector and ensure the sector's sustainable development into the future.

Regulatory Framework

In September 2006, the Department of the Environment, Heritage and Local Government launched the programme *Action on Private Rented Accommodation Standards*. Arising out of this programme new regulations prescribing minimum standards for rented housing, the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008), came into effect on the 1st of February 2009 with certain provisions being phased in for existing rental properties over a 4 year period. A number of further measures, including a strengthened sanctions regime, required primary legislation and this was delivered by means of the Housing (Miscellaneous Provisions) Act 2009 (No. 22 of 2009). The Housing (Standards for Rented Houses) (Amendment) Regulations 2009 made minor amendments to the 2008 Regulations for compatibility with the 2009 Act and completed the new regulatory code. Under the Housing Acts 1966 to 2009, responsibility for the enforcement of the regulations prescribing minimum standards for rented accommodation rests with the relevant housing authority.

In this document, unless otherwise stated, a reference to “Regulations” refers to the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534 of 2008) as amended by the Housing (Standards for Rented Houses) Regulations 2009 (S.I. 462 of 2009).

Application of the Guidelines

These Guidelines are issued by the Minister for Housing and Local Services under section 5 of the Housing (Miscellaneous Provisions) Act 2009; housing authorities are required to have regard to guidelines issued under section 5 in the performance of their functions under the Housing Acts 1966 to 2009. The Guidelines replace the *“Housing (Standards for Rented Houses) Regulations 2008 S.I. No 534 of 2008 Technical Guidance Document”* issued in 2009; some of the advice contained in that document is still valid however and has been incorporated into these guidelines where appropriate.

Aim of Guidelines

These Guidelines are intended to assist housing authorities, not only in the practical implementation and effective enforcement of the requirements of the Regulations, but also in providing a high quality of service to both landlords and tenants. The Guidelines should be used as a basis to facilitate authorities making decisions specific to their own particular local circumstances. Therefore the adoption by housing authorities of an approach other than that outlined in these Guidelines is not precluded provided that the property is in compliance with the relevant requirements of the relevant Regulations.

Where it is not clear from an inspection that a rental property is in compliance with the Regulations, the landlord of that property may be required to provide such evidence to the housing authority as is necessary to establish that he has complied with the requirements of the Regulations.

Legal Interpretation

It should be noted that the Guidelines do not purport to be a statement or legal interpretation of the relevant sections of the Acts or of any of the Regulations made under the Acts. They are not intended as a substitute for professional legal advice.

Chapter 2

Application/Exemptions

Article 4 of the Regulations states that the Regulations apply to all houses which are let, or available for letting, for rent or other valuable consideration solely as a dwelling. However the Regulations do not apply to the following types of property:

1. A house let or available for letting, to a person only for the purpose of conferring on that person the right to occupy the house for a holiday – i.e. holiday homes.
2. A house let or available for letting, by the Health Service Executive or an approved body as accommodation with sanitary, cooking or dining facilities provided for communal use within the building that contains the house. An approved body is defined in legislation as,
 - a. A body standing approved of under section 6 of the Housing (Miscellaneous Provisions) Act, 1992, or
 - b. A voluntary body standing approved of by the Minister for Health and Children or by the Health Service Executive for the purposes of providing accommodation for elderly persons or persons with a mental health or intellectual disability.

If a housing authority is unsure as to whether or not a body is an approved body for the purposes of the Regulations, they may contact the Department of the Environment, Heritage and Local Government for confirmation. Most approved bodies are voluntary or co-operative housing associations.

3. A house that is let, or available for letting, by a housing authority pursuant to any of their functions under the Housing Acts, 1966 to 2004, and is a demountable house e.g. a mobile home.

The following types of accommodation do not have to comply with *Article 8 (Food Preparation and Storage and Laundry)* of the Regulations and will continue to be covered by Article 7 of the Housing (Standards for Rented Houses) Regulations 1993 (S.I. 147/1993).

1. A house let, or available for letting, by a housing authority under section 56 of the Housing Act, 1966 (as amended)
2. A house let, or available for letting, by a housing body approved under section 6 of the Housing (Miscellaneous Provisions) Act, 1992.

Transitional Arrangements

Article 2 sets out the date from which the Regulations take effect; this depends on whether or not the house is an existing rental property. An existing rental property (referred to in the Regulations as “an existing tenancy”) is a house let for rent or other valuable consideration solely as a dwelling at any time from the 1st day of September 2004 up to and including the 31st day of January 2009.

The landlord may be required to provide such evidence as is necessary to establish that a property is an existing rental property. Since the 1st of September 2004, tenancies covered by the Residential Tenancies Act 2004 have been obliged to register with the Private Residential Tenancies Board (PRTB) and that registration will provide the necessary evidence that the property is an existing rental property. Other evidence may include rent books, evidence of registration with a local authority, tax returns or stamped copy leases.

- Articles 1, 2, 3, 4, 5, 9, 10, 11, 12, 13 and 14 will apply to existing rental properties from the 1st day of February 2009.
- Articles 6, 7 and 8 will apply to existing rental properties from the 1st day of February 2013.
- Articles 6 and 7 of the Housing (Standards for Rented Houses) Regulations, 1993 (S.I. No. 147 of 1993) will continue to have effect in relation to existing rental properties until the 1st February 2013.
- Article 7 of the Housing (Standards for Rented Houses) Regulations, 1993 (S.I. No. 147 of 1993) will continue to have effect in relation to a house let by a housing authority under section 56 of the Housing Act, 1966 (as amended) and a house let by a housing body approved under section 6 of the Housing (Miscellaneous Provisions) Act, 1992.
- The entirety of the provisions of these Regulations will come into effect on the 1st day of February 2009 for any rental property being let for the first time on or after the 1st day of February 2009.

The effect of the phasing-in period is that landlords are given a reasonable timeframe within which to undertake any works necessary to bring their property into compliance with the Regulations.

Chapter 3

Structural Condition

Article 5 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008): Structural Condition

The purpose of this article is to ensure that the rented house is in a proper state of structural repair. Where an inspector carries out an inspection for the purpose of the Regulations and finds that the conditions set out below have all been met, this will indicate compliance with the Regulations. As stated previously, the adoption of an approach other than that outlined below is not precluded provided that the relevant requirements of the Regulations are complied with and the landlord may be required to furnish evidence to the inspector of such compliance.

Requirement under Article 5 of the Regulations:

- **That the house shall be maintained in a proper state of structural repair. A proper state of structural repair is defined as sound, internally and externally, with roof, roofing tiles and slates, windows, floors, ceilings, walls, stairs, doors, skirting boards, fascia, tiles on any floor, ceiling and wall, gutters, down pipes, fittings, furnishings, gardens and common areas maintained in good condition and repair and not defective due to dampness or otherwise.**

The following will prove compliance with the Regulations:

Roof, roofing tiles & slates

1. The roof is in a proper state of repair and not defective.
2. The roofing tiles or slates are properly fixed and there is no evidence of slipping.
3. There is no evidence of dampness or water penetration through the roof.

Windows & doors

4. The windows are in a proper state of repair and are properly maintained.
5. The doors in any part of the house are not defective and are in good repair and condition.
6. There is no evidence of dampness or water penetration through the windows or doors.
7. There is no broken glass in either the windows or doors.

Floors, ceilings & Walls

8. The floors, ceilings or walls in any part of the house are not defective and in good repair and condition.
9. There is no evidence of dampness or water penetration through the floors, ceilings, or walls.

Interior

10. The stairs are in good repair and not defective and are fitted with a handrail.
11. The skirting boards in any part of the house are not defective and are in good repair and condition.
12. The tiles on any walls, floors or ceilings in any part of the house are not defective and are in good repair and condition.
13. All fittings in the house are maintained in a proper state of repair and are not defective or broken.
14. All furnishings in the house are maintained in a proper state of repair and are not defective or broken.

Exterior

15. The fascia board and soffit are in a proper state of repair and not rotting or defective.
16. The gutters are in good repair and not defective or leaking or blocked.
17. The down pipes are in good repair and not defective or leaking or blocked.
18. The exterior of the house is maintained in good structural and decorative condition.

Garden & common areas

19. The common areas throughout the building are maintained in a clean and tidy condition and are not obstructed in any way.
20. The gardens and yard areas of the houses are maintained in a clean and tidy condition with no accumulation of rubbish or obsolete materials and the grass, tree, shrubs and other vegetation are maintained in a tidy condition.

* It is not intended that an inspection under Article 5 will provide a structural assessment of a house. The only way to accurately assess the structural condition of a building is to commission a structural survey by a Chartered Structural Engineer/ Building Surveyor, providing access to all areas of the building resulting in a condition report and survey of the building

Sanitary Facilities

Article 6 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)

The purpose of the Regulations relating to Sanitary Facilities is to ensure that each house has exclusive access to its own sanitary facilities and that those facilities are contained within the habitable area of the house. The effect of this will be that tenants do not have to exit their house in order to access toilet/washing facilities and that they do not have to share sanitary facilities with tenants of another house. It does not mean that each tenant in a house must have access to their own private sanitary facilities but that two houses cannot share the same sanitary facilities. This article also provides for a continuous supply of cold water and a facility for the piped supply of hot water to wash-hand basins, showers and baths. The room(s) containing the watercloset and/or fixed bath or shower must be in a room separated from the other rooms in the house by a wall and door, and must contain adequate ventilation. (See also Article 9 for ventilation requirements for bathrooms)

Requirement under Article 6 of the Regulations:

- **There shall be provided within the habitable area of the house, for the exclusive use of the house:**
 - (a) **A watercloset, with dedicated wash hand basin adjacent thereto with a continuous supply of cold water and a facility for the piped supply of hot water, and**
 - (b) **A fixed bath or shower with continuous supply of cold water and a facility for the piped supply of hot water.**

The above requirements shall:

- be maintained in good working order ,
- have safe and effective means of drainage,
- be properly insulated and secured,
- have minimum capacity requirements for hot and cold water storage facilities, and
- be provided in a room separate from other rooms by a wall and a door and containing separate ventilation.

The following will prove compliance with the Regulations:

1. There is a watercloset, with a dedicated wash hand basin adjacent thereto with continuous supply of cold water and a facility for the piped supply of hot water, all in good working order.

-
2. There is a bathroom containing either a fixed bath or shower with a continuous supply of cold water and a facility for the piped supply of hot water, all in good working order.
 3. The room(s) listed at 1 and 2 above are within the house.
 4. The room(s) listed at 1 and 2 above are separated from adjacent rooms or spaces by a wall with a door.
 5. The room(s) listed at 1 and 2 above have separate means of ventilation.
 6. There is adequate hot and cold water storage capacity.
 7. The drains serving the wash hand basins, sinks, baths, showers and toilets allow waste to flow freely.
 8. The requirements at 1 and 2 are properly insulated and secured.

Heating Facilities

Article Article 7 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)

The purpose of this article is to ensure that each habitable room in the house has a fixed appliance or appliances, which are capable of providing effective heating. The operation of such appliances must be capable of being independently manageable by the tenant. One of the main effects of this article is that central heating systems centrally controlled by a landlord will no longer be permissible. The Regulations also provide that there must be provision for the safe and effective removal of fumes to the external air. (See also Article 9 for ventilation requirements)

Requirement under article 7 of the Regulations:

- **Every room used, or intended for use, by the tenant of the house as a habitable room shall contain**
 - (a) a permanently fixed appliance or appliances capable of providing effective heating,**
 - (b) suitable and adequate facilities for the safe and effective removal of fumes and other products of combustion to the external air,**
- **The operation of any appliance referred to above shall be capable of being independently manageable by the tenant.**

The following will prove compliance with the Regulations:

1. The heat producing appliance is capable of being independently managed by the tenant.
2. The heat producing appliance is capable of providing effective heat.
3. The heat producing appliance is in working order.
4. The heat producing appliance has an adequate supply of air to it for combustion and for the efficient working of any flue pipe or chimney.
5. The heat producing appliance has adequate provision for the discharge of the products of combustion to the outside air.

**Food Preparation and Storage and Laundry
Article 8 of the Housing (Standards for Rented Houses) Regulations 2008
(S.I. 534/2008)**

This article requires that each house be provided with adequate facilities for the hygienic storage, preparation and cooking of food. Each house shall have sole access to these facilities from the habitable area of the house and with the exception of laundry conveniences sharing of these facilities between different lettings is not permitted. The purpose of the article is to ensure that modern cooking, cleaning and storage facilities are available to all tenants. Houses must have access to a washing machine or to a communal facility for washing clothes. Where the house does not have the exclusive use of a garden or yard, a dryer (vented or circulation type) or access to a communal drying facility, must be provided.

Note: Houses let by a housing authority under section 56 of the Housing Act 1966 (as amended) or by a housing body approved under section 6 of the Housing (Miscellaneous Provisions) Act 1992 are exempt from this article of the Regulations.

Requirement under article 8 of the Regulations:

- **There shall be provided, within the habitable area of the house, for the exclusive use of the house:**
 - (a) **4 ring hob with oven and grill,**
 - (b) **Suitable facilities for the effective and safe removal of fumes to the external air by means of a cooker hood or extractor fan,**
 - (c) **Fridge and freezer or fridge-freezer,**
 - (d) **Microwave oven,**
 - (e) **Sink, with a piped supply of cold water taken direct from the service pipe supplying water from the public main or other source to the building containing the house and a facility for the piped supply of hot water, and an adequate draining area,**
 - (f) **Suitable and adequate number of kitchen presses for food storage purposes,**
 - (g) **Washing Machine, or access to a communal washing machine facility within the curtilage of the building, and**
 - (h) **Where the house does not contain a garden or yard for the exclusive use of that house, a dryer (vented or recirculation type) or access to a communal drying facility.**
- **The facilities listed (a) – (h) above must be maintained in good working order and good repair and responsibility for maintenance of those facilities rests with the landlord.**

The following will prove compliance with the Regulations:

Food preparation

1. There is a four ring hob, an oven and a grill
2. There is a suitable facility for the removal of fumes to the external air by means of a cooker hood or extractor fan.
3. A fridge is supplied.
4. A freezer is supplied. An icebox in a fridge will not suffice as a freezer for the purpose of the Regulations.
5. A microwave oven is supplied.
6. There is a cold water supply to the kitchen sink taken direct from the service pipe supplying water to the public main or other source to the building containing the house and a facility for piped supply of hot water, and an adequate draining area.

Storage

7. There is a reasonable amount of storage cabinets for the number of people living in the house.

Laundry

8. There is a washing machine or access to a communal washing machine facility within the curtilage of the building.
9. Where the house does not have a garden or yard for the exclusive use of that house, a dryer or access to a communal drying facility must be provided.
10. All of the above requirements must be in good working order and repair.

Ventilation

Article 9 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)

The purpose of article 9 is to ensure that all houses are adequately ventilated and that the means of ventilation is maintained in good repair and working order. It should be noted that the guidance for ventilation is based on the standards applicable to material change of use, alteration works and new building works in the Building Regulations. As with all of the guidance the adoption by local authorities of an approach other than that outlined in this guidance is not precluded provided that the property is in compliance with the relevant requirements of the Regulations.

Requirement under article 9 of the Regulations:

- **Every room used, or intended for use, by the tenant of the house as a habitable room shall have adequate ventilation**
- **All means of ventilation shall be maintained in good repair and working order**
- **Adequate ventilation shall be provided for the removal of water vapour from kitchens and bathrooms.**

The following will prove compliance with the Regulations:

Kitchens

1. The room containing a kitchen (of more than 6.5 sqm in floor area) has a wall or window vent.
2. The vent must provide 6500sq mm of ventilation.
3. The room containing a kitchen (of more than 6.5sqm in floor area) must have an openable window section or door directly to external air. In a kitchen of less than 6.5 sqm in area, which does not contain an openable window to external air, the mechanical extract ventilation should include an automatic 15 minutes over-run or be controlled by a humidistat and provision should be made for air supply via a 10mm gap under the door or equivalent. *
4. The area of this openable section must be a minimum of 1/20th of floor area.
5. In the room containing a kitchen (of any size) there must be mechanical extract ventilation or ceiling/wall vent exiting at or above roof level (passive stack vent).

Bathrooms

6. In each bathroom/wc, where there is an openable window or door to external air, the opening section must be a minimum 1/20th of floor area.
7. In each bathroom/wc, there must be a mechanical extraction vent unobstructed or passive stack vent with humidity control, in working order.
8. In each bathroom/wc, without opening section to external air for rapid ventilation the mechanical extraction vent must have 15 minutes overrun or be controlled by humidistat.

Habitable rooms

9. In each habitable room there must be an openable external window/door.
10. The openable section of the window/door must be a minimum of 1/20th of the floor area.
11. In each habitable room wall/window vents must be unobstructed.
12. The vent must provide 6500sq mm of ventilation.

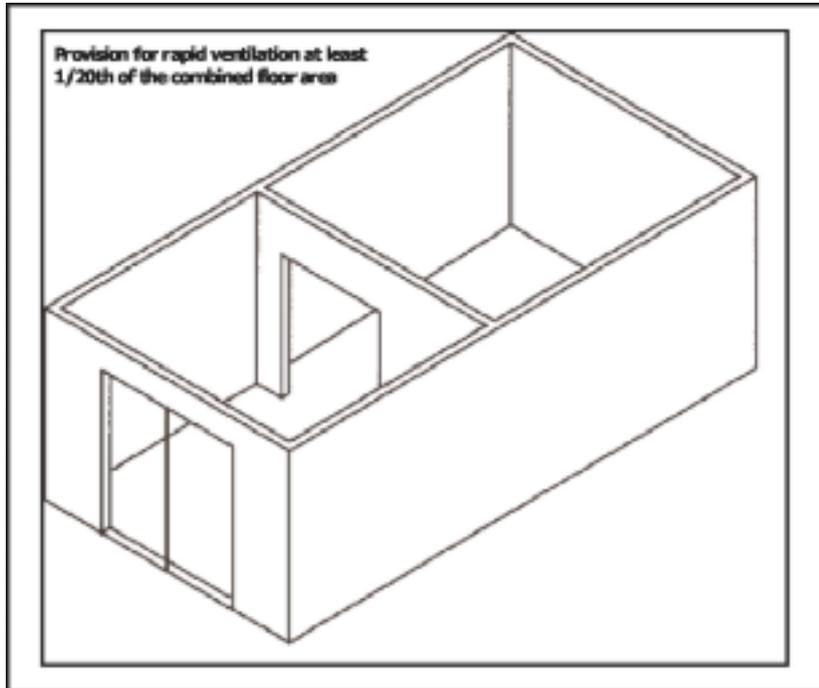
***Ventilation of Habitable Rooms through other rooms and spaces**

Two habitable rooms may be treated as a single room for ventilation purposes if there is an area of permanent opening between them equal to at least 1/20th of the combined floor areas (see Diagram).

There must be a permanent opening between the two rooms equal to 1/20th of the combined floor area for the two rooms to be considered as one.

The “other” room must have provision for rapid ventilation equal to at least 1/20th of the combined floor area and 6500 mm² background ventilation.

Two rooms treated as a single room for ventilation purposes



Lighting

Article 10 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)

Article 10 ensures that all habitable rooms have natural lighting and that all rooms have an adequate means of artificial lighting. It is not necessary under the Regulations that halls, stairs and landings have natural lighting but they should have an adequate source of artificial lighting. For safety reasons, all multi-unit buildings must be provided with emergency lighting in common areas. (see article 11 - Fire Safety). The windows of bathrooms/shower rooms must be screened to ensure privacy.

Requirement under article 10 of the Regulations:

- **Every room used or intended for use, by the tenant of the house, as a habitable room, shall have adequate natural lighting.**
- **Every hall, stairs and landing within the house, and every room used, or intended for use, by the tenant of the house shall have a suitable and adequate means of artificial lighting.**
- **The windows of every room containing a bath and/or shower and a watercloset shall be suitably and adequately screened to ensure privacy.**

The following will prove compliance with the Regulations:

1. There is adequate natural lighting in all habitable rooms.
2. There is adequate artificial lighting for the circulation routes and all rooms used or intended for use by the tenant.
3. Any window in the room containing a bath and/or shower and a watercloset is adequately screened e.g. by a blind or by means of frosted glass.

Fire Safety

Article 11 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)

Article 11 provides for improved fire safety measures in rented accommodation. It distinguishes between houses in multi-unit buildings and houses not forming part of a multi-unit building. Houses in multi-unit buildings must contain a mains-wired smoke alarm, a fire blanket, emergency lighting and an emergency evacuation plan. Where a rental unit is not part of a multiple unit, it must have either a mains-wired smoke alarm or at least two 10-year self-contained battery operated smoke alarms and a fire blanket. The effect of these requirements will be to reduce the risk to the tenant in case of fire. Certain wireless or radio controlled fire alarm systems may be deemed to comply with the Regulations where they comply with I.S. 3218:2009 Fire Detection and Fire Alarm Systems for Buildings - System Design, Installation, Servicing and Maintenance

Requirement under article 11 of the Regulations:

- **Subject to the provisions below, the house shall contain either a mains-wired smoke alarm or at least two 10-year self-contained battery-operated smoke alarms and a fire blanket.**
- **Each self-contained house in a multi-unit building shall contain a mains-wired smoke alarm, a fire blanket and an emergency evacuation plan.**
- **Emergency lighting shall be provided in all common areas within a multi-unit building.**

The following will prove compliance with the Regulations:

Single Houses

1. There is a mains-wired smoke alarm OR a minimum of two 10-year self contained battery-operated smoke alarms.
2. There is a fire blanket in the house.

Multi-Unit Buildings

1. There is emergency lighting in the common areas.
2. The house in a multi unit building has a mains wired smoke alarm
3. There is an emergency evacuation plan displayed in the house.
4. There is a fire blanket in the house.

* Certain wireless or radio controlled fire alarm systems may be found to comply with the Regulations where they comply with I.S. 3218:2009 Fire Detection and Fire Alarm Systems for Buildings - System Design, Installation, Servicing and Maintenance. The landlord may be required to provide such evidence as is necessary to establish that any fire alarm system is in compliance with I.S. 3218:2009..

Refuse

Article 12 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)

The “Sustainable Urban Housing: Design Standards for New Apartments” document published by the Department of the Environment, Heritage and Local Government in September 2007 addressed the issue of refuse storage, recommending that adequate provision be made for the storage and collection of waste materials. These Regulations provide that each house must provide for suitable pest and vermin-proof refuse storage facilities.

Requirement under article 12 of the Regulations:

- **The house shall contain suitable and adequate, pest and vermin-proof refuse storage facilities**

The following will prove compliance with the Regulations:

1. There is suitable and adequate, pest and vermin proof refuse storage facilities provided for each house.
2. Where there is more than one house in the building, these facilities can be provided individually for each house or a communal facility can be provided for the building provided it is suitable and adequate to collect and store the refuse in an appropriate manner between collections.
3. This Article does not place an obligation on landlords to pay a tenants refuse charges. The disposal of refuse remains the responsibility of the tenant unless otherwise provided for in a tenancy agreement.

Electricity & Gas

Article 13 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)

Article 13 provides that all electricity and gas installations be maintained in good repair and safe working order. It also provides that there must be, where necessary, provision for the safe and effective removal of fumes to the external air. (See also ventilation). Where an inspector is not satisfied that the installations in the house for the supply of electricity and gas are maintained correctly, Current Periodic Inspection Reports from the Electro-Technical Council of Ireland (ETCI) for electricity installations and compliance with NSAI guidelines for gas installations will prove compliance with the Regulations.

Requirement under article 13 of the Regulations:

- **Installations in the house for the supply of electricity and gas shall be maintained in good repair and safe working order with provision, where necessary, for the safe and effective removal of fumes to the external air.**

The following will prove compliance with the Regulations:

1. A current ETCI Periodic Inspection Report by a registered electrical contractor for the electrical installation in the house. The result of the tenancy inspection shall show a standard which requires that “no remedial work is required”.
2. A current Declaration of Conformance for an IS 8133 annex E inspection by a Registered Gas installer for the gas installation in the house.
3. Annex E of the National Standard for Domestic Gas Installation 813 (IS813:2002). This standard is issued by the National Standards Authority of Ireland (NSAI).

Definitions

- **Common Areas:** Common areas, works and services that are appurtenant to houses and enjoyed therewith and that are in the ownership or under the control of the landlord.
- **Emergency Lighting:** Lighting provided for use when the power supply to normal lighting fails.
- **Existing Rental Property:** A house let for rent or other valuable consideration solely as a dwelling between 1st day of September 2004 and the 31st day of January 2009.
- **Fridge-Freezer:** An upright unit comprising of a separate refrigerator and freezer.
- **Habitable Room:** Room used for living or sleeping purposes but does not include a kitchen having a floor area of less than 6.5 square metres, a bathroom, toilet or shower-room.
- **House:** Any building or part of a building used or suitable for use as a dwelling and any outoffice, yard, garden or other land appurtenant thereto or usually enjoyed therewith.
- **Landlord:** The person for the time being entitled to receive (otherwise than as agent for another person) the rent paid in respect of a house by the tenant thereof.
- **Multi-Unit Building:** A building containing 2 or more dwellings and using a common entrance.
- **Passive Stack Ventilation:** A ventilation system using ducts from high level locations within rooms to terminals on or above the roof, which provides a flow of air by combustion of the natural stack effect, i.e. the movement of air due to the difference in temperature between inside and outside, and the effect of wind passing over the roof of the dwelling.
- **Tenant:** The person for the time being entitled to the occupation of a house under a tenancy.
- **Tenancy:** Includes a periodic tenancy and a tenancy for a fixed term, whether oral or in writing or implied.