
The BRLA 'Best Landlord' Accreditation Scheme

Application for Property Accreditation



Full Name.....BRLA Membership Number.....

Address of Property to be Accredited.....

Please refer to the Accredited Property Standards before completing the following questions

All properties shall meet the following minimum standards to qualify for accreditation

1. Primary Structures:

Is the property structurally stable	Yes / No
Is the property free from : distortion or spreading of roof structures and chimneys	Yes / No
distortion and cracking of walls and non-continuity of wall-ties	Yes / No
excessively sloping or collapsed floors	Yes / No
distortion, integrity and movement of the foundations	Yes / No
Is the property free from serious disrepair?	Yes / No
Is the property free from: Loose or leaning chimney pots	Yes / No
Loose masonry	Yes / No
Leaking roof	Yes / No
Rotten or sticking windows and doors	Yes / No
Is the property free from: Significant areas of rising damp prejudicial to health	Yes / No
Penetrating damp	Yes / No
Excessive condensation attributed to the structure of the property	Yes / No
Is the interior plasterwork in good condition	Yes / No
Are the gutters and fall pipes to the property of sound construction and free from obstruction	Yes / No
Are all boundary walls, paths and outbuildings maintained, stable and in good repair	Yes / No
Are gardens maintained and not overgrown or detrimental to the appearance of the area	Yes / No
Is the external repair and decoration of the property in good order and not detrimental to the area	Yes / No
2. At the Beginning of the Tenancy:	
Is/was the internal decoration in good condition	Yes / No
Is/was the property clean and in good order	Yes / No
Are/were adequate refuse disposal facilities provided	Yes / No
Are/were all aspects of the property and equipment provided in good working order	Yes / No
3. Freedom from Hazards:	
Is the property inspected annually with regard to the 29 Hazards identified in the HHSRS	Yes / No

Are all identified hazards, noted and dealt with appropriately	Yes / No
Are all furnishings provided by the landlord clean, in good condition and compliant with Fire Regulations	Yes / No
Are all floor coverings on stairs and floors in good condition and firmly secured	Yes / No
4. Space Heating:	
Is the whole of the house able to be heated adequately	Yes / No
Are the occupants able to control the heating	Yes / No
Is the heating system properly installed and maintained safely according to the manufacturers instructions	Yes / No
Do Tenants have clear written instructions in the safe use of all space heating and hot water systems	Yes / No
Is the property free from portable bottled gas or paraffin heaters	Yes / No
5. Gas Installations and Appliances:	
Do all alterations and repairs to gas installations comply with current regulations	Yes / No
Are the gas installation and appliances checked annually and a Gas Safety Certificate given to the Tenant	Yes / No
6. Electrical Installations and Appliances:	
Does the property have the following minimum electrical socket outlets:-	
Living room - 2 double	Yes / No
Double bedrooms - 2 double : Single bedrooms - 1 double	Yes / No
Hall stairs and landing - 1 single (subject to size and practicability)	Yes / No
Above kitchen worktop - 1 double	Yes / No
Dedicated outlet - fridge/fridge-freezer	Yes / No
Dedicated outlets - washing machine (where applicable)	Yes / No
Dedicated outlet - cooker (where applicable)	Yes / No
Are all consumer unit circuits clearly identified and properly labelled	Yes / No
Are all electrical installations provided by the landlord certified as safe by a competent electrician	Yes / No
Is a copy certificate given to the Tenant showing the electrical wiring is safe and in satisfactory condition	Yes / No
Do all components used in electrical installations and repairs comply with the relevant Standards	Yes / No
Are all appliances installed in accordance with Manufacturers instructions	Yes / No
Are all appliances provided by the landlord functioning safely and in accordance with the instructions	Yes / No
Are Instructions in the safe use of electrical appliances provided to the Tenants	Yes / No
Are appliances regularly visually inspected for wear and tear and any defects remedied	Yes / No
7. Energy Efficiency:	
Does the property have, as a minimum:	
Exposed pipes lagged	Yes / No
Hot water tank lagging of 70 mm	Yes / No
270 mm insulation to roof void areas	Yes / No
Draught proofing to all windows and doors where necessary	Yes / No
Cavity walls insulated	Yes / No
Does the property have a current Energy Performance Certificate within the range of A to E.	Yes / No
8. Kitchen Facilities:	
Does the property have satisfactory provisions for preparing and cooking food, suitable for the occupants	Yes / No
Does the property have a sink and drainer, with a sealed and cleanable splash-back	Yes / No
Does the property have a cooker point	Yes / No
Does the property have a worktop at least 1000 mm x 500 mm	Yes / No
Does the property have food storage cupboards; (food storage below a sink is not acceptable)	Yes / No
Does the property have space for a refrigerator/refrigerator-freezer	Yes / No

Does the property have a suitable water supply and drainage for a washing machine (where applicable)	Yes / No
9. Bathroom Facilities:	
Does the property have an internal WC for the exclusive use of Tenants	Yes / No
Does the property have a fixed bath or shower and wash basin with hot and cold water and splash-back	Yes / No
Does the property have an effective drainage system for foul, waste and surface water	Yes / No
10. Windows:	
Is the property fitted with safety glass in all vulnerable locations	Yes / No
11. Lighting:	
Does each room have at least one permanent light fitting suitably located for normal activities	Yes / No
12. Ventilation:	
Does the property have adequate ventilation to all rooms, by openable window or mechanical ventilation	Yes / No
Does the property have means of rapid ventilation in kitchens and bathrooms	Yes / No
13. Security Measures:	
Are the External doors of a strong, solid and safe construction and fitted with a 5-lever lock or equivalent	Yes / No
Are the doorframes strong and well secured	Yes / No
Has consideration been given to fitting door viewers and safety chains, where necessary and practical	Yes / No
Are ground floor windows and accessible upper storey windows of sound construction and fitted with locks	Yes / No
Are keys to all window locks provided to Tenants	Yes / No
If a burglar alarm is fitted, is it maintained, has it a 20 minute cut out, and is there a nominated key holder	Yes / No
Is external security lighting fitted where required	Yes / No
14. Fire Protection:	
Does the property have mains wired interlinked smoke detectors OR as a temporary alternative - does the property have at least one battery operated smoke detector per floor, fitted in the circulation areas	Yes / No
Where the stairs lead into the kitchen is there a door at the bottom of the stairs and a heat detector in the kitchen	Yes / No
Are Tenants made aware of their responsibilities for regular testing and the battery replacement procedure	Yes / No
Does the property have adequate and safe means of escape in case of fire	Yes / No
15. Carbon Monoxide Alarms:	
Does the property have at least one carbon monoxide alarm fitted in accordance with manufacturer's instructions	Yes / No
Are Tenants made aware of their responsibilities for regular testing and the battery replacement procedure	Yes / No
16. Stairs and Handrails:	
Does the property have handrails fitted to all internal staircases, including the cellar	Yes / No
Does the property have handrails fitted externally where appropriate	Yes / No
Are all internal and external stairs and steps of sound construction, safe design and in good repair	Yes / No
17. Tenants Information Pack:	
Has the Tenant been given a Tenants Information Pack	Yes / No
Is a current gas safety certificate included	Yes / No
Is a current electrical safety certificate included	Yes / No
Is an Energy Performance Certificate within the A to E range included	Yes / No
Are copies of all user instructions applicable to the premises included	Yes / No
Is a contents list / inventory - signed and dated by both parties included	Yes / No
Is the Deposit Certificate and Tenancy Deposit information (as required) included	Yes / No

Are the Landlord contact details included	Yes / No
Are the gas, electricity and water shut off point details included	Yes / No
Are the gas and electricity supplier details for the premises included	Yes / No
Is information for the tenant regarding giving notice included	Yes / No
Is the Tenants Notice to Landlord to end the Tenancy included	Yes / No
Is the procedure for the tenant to leave the premises at the end of the tenancy included	Yes / No
Is a copy of the Complaints Procedure for Tenants included	Yes / No
Is a copy of the Landlords Accreditation Certificate included	Yes / No

- I hereby apply for Property Accreditation in the BRLA 'Best Landlords' Accreditation Scheme
- I have read and understand the Accredited Property Standards document
- I declare that to the best of my knowledge that the information in this application form is true and correct

Members Signature.....Dated.....

Completed application forms should be submitted at the next general meeting

Please note that HMO Licence Regulations take precedence over accreditation requirements

Please supply any relevant additional information, including reasons for any 'No' answers

January 2012

