Hull Fit Homes Standards
Decent Homes Standard

This standard will already be achieved in the case of many dwellings but as a target for accredited landlords all properties should meet this standard by 2010.

A decent home is one which is wind and weather-tight, warm and has modern facilities. There are four criteria to be met:

1. It is free from Category 1 Hazards.
2. It is in a reasonable state of repair.
3. It has reasonably modern facilities and services.

Dwellings which fail this criteria are those which lack three or more of the following:

- A kitchen which is less than 20 years old.
- A bathroom which is less than 30 years old.
- An appropriately located bathroom and WC.
- Adequate insulation against external noise (Where external noise is a problem).
- Adequate size and layout of common areas for blocks of flats.

4. It provides a reasonable degree of thermal comfort.
   This requires properties to have adequate thermal insulation and efficient heating.

Efficient heating is defined as any gas or oil programmable central heating or electric storage heaters or programmable LPG/oil fuel central heating or similarly efficient heating systems which are developed in the future such as renewable efficient energy sources (wind/wave/tidal/hydro electric/district heating etc).

The level of thermal insulation differs depending on the heating source. For example gas or oil fired central heating requires cavity wall insulation if there are cavities and at least 50mm of loft insulation. Electric storage heaters require cavity wall insulation if there are cavities and at least 200mm of loft insulation.