

# star rating guidance

WARWICK DISTRICT COUNCIL



## **STUDENT HOUSE ACCREDITATION SCHEME STAR RATING GUIDANCE**



Landlords should use this guidance if they wish to apply for star rating. Refer to this guidance when completing the 'Star Rating Application Form' enclosed with the landlord pack.

Remember, to qualify for a star rating, you must accumulate at least 10 POINTS in any one, or more of the five categories.

Students may use this guidance to verify that their property meets the criteria to qualify for star rating.

## Fire Safety

### **A1 Full interlinked fire detection system ( 10 points )**

Either an L2 type system (smoke/heat detection to all risk rooms and circulation areas) which meets BS 5839 Part 1 : 1988 with control panel, call points and sounders,

or an interlinked mains system to BS5839 Part VI :1995 extended to all risk rooms, as per L2 but without having a control panel, call points or separate sounders.

'Risk rooms' are usually kitchens, dining rooms, living rooms and bedrooms.

An NICEIC -registered electrician will advise whether your fire alarm system meets the standard required.

### **A2 Emergency lighting ( 2 points )**

A system which meets BS 5266 Part 1 : 1999. Systems installed prior to 1999 may be acceptable. An NICEIC -registered electrician will advise whether emergency lighting meets the standard required.

### **A3 Full fire door protection ( 6 points )**

Fire doors to all rooms which communicate with the stairwell enclosure / escape route, sometimes including WC's and bathrooms, and any other rooms as agreed with the Council. Doors to meet BS 476 and provide 30 minutes fire resistance, having combined smoke and heat seals and effective self- closing devices.

### **A4 Partial fire door protection ( 2 points )**

Fire doors to those rooms which form the highest risk, usually being the kitchen and/or living room. The layout of the property will determine the most appropriate location for the positioning of fire doors, and further advice is available from the Council. Doors to meet BS 476 and provide 30 minutes fire resistance, having combined smoke and heat seals and effective self- closing devices.

**A5 30 minutes protection to walls, floor and ceiling ( 4 points )**

Walls - brick, concrete block, or 12.5mm plasterboard on timber studs.

Floor/ceiling - 12.5mm plasterboard and square edge or tongue and groove floor boarding

or lath and plaster ceiling / tongue and groove floor boarding

or lath and plaster ceiling / square edge floor boarding with 3.2mm hardboard overlay.

Walls and ceilings must not be finished with polystyrene tiles or other materials which enhance the spread of fire.

**A6 Fire fighting equipment ( 2 points )**

A fire blanket to BS 6575: 1985 in each kitchen and a 13A or 113B (9 litre water or foam) fire extinguisher to BS EN3 : 1996 to each floor landing level.

All fire fighting equipment to be fitted on wall mounted brackets. Extinguisher carrying handles to be positioned approximately 1m above floor level. Fire Blankets to be located near to cookers but not above them.

**Security**

**B1 External lighting ( 2 points )**

To front and rear, good levels of artificial lighting which may be achieved from good street lighting. Usually at rear, it will be necessary to fit an external light, preferably passive infra red (PIR) or photocell, which is suitably located, and will minimise nuisance to neighbours.

**B2 Boundary walls / fences and gates ( 2 points )**

All to be at least 5 feet tall, stable, robust and in good repair. Where there is an opening either at the side or from the rear, suitable gates must be fitted. Gates to have suitable bolts fitted to avoid opening from outside. Mortise locks and padlocks to be fitted with consent of Fire Officer. Hawthorn or other types of continuous hedge, maintained at a suitable height or other deterrents to be judged on their merits.

**B3 Property marking scheme ( 3 points )**

Students regularly bring possessions into rented accommodation which collectively are worth many thousands of pounds, and will be particularly attractive to burglars. Student property is often targeted as a known source of expensive electrical goods.

The leaflet 'Coded for Keeps', in the landlord and student packs explains the importance of marking possessions both as a deterrent to burglars, and to assist in retrieving stolen goods.

As a landlord, you can assist your tenants by drawing their attention to property marking. If you conspicuously display a 'Coded for Keeps' sticker at the property and persuade your tenants to mark their valuables, using an ultra - violet pen (available on request without charge from letting

agents and the Council), you can claim 3 points towards star rating for security.

Random verification checks using a UV lamp will be made by the Council. Further advice on Property Marking is available from Warwickshire Police Community Safety Team. Contact details are given in the back of the Landlord and Student Guides.

**B4 Burglar alarm ( 5 points )**

Should be professionally fitted and have 20 minute cut out and a nominated key holder. Tenants to have full operating instructions.

**B5 Door chain and/or door viewer ( 1 point )**

Chains to be fit for the purpose and suitably secured and positioned. Viewers to be suitably located to allow full view of caller. 1 point for either chain or viewer, maximum of 1 point.

**B6 Double glazing ( 5 points )**

To all ground floor and accessible first floor windows. Glazing must resist attack by intruders and be of suitable quality.

**B7 Door entry system / Closed circuit television camera (CCTV) ( 4 points )**

Door entry system usually appropriate for flats, requiring occupier to allow access(intercom). CCTV may be set up to monitor caller at door as part of intercom or self - contained system to deter intruders. 2 points for each, maximum of 4 points.

## Thermal Efficiency

**C1 Full / partial double glazing ( 3 points max. )**

Full - all windows to main dwelling - score 3 points

Partial - a minimum of 3 windows to either living room, kitchen, bedroom or bathroom - score 1 point.

Good quality secondary glazing for Listed Buildings / Conservation Areas would be equally acceptable.

**C2 Full / partial central heating ( 5 points max. )**

Full - all living/dining rooms, bedrooms and circulation areas fitted with radiators -score 5 points.

Partial - a minimum of 3 rooms fitted with radiators - score 1 point

**C3 Full / partial storage heating ( 3 points max. )**

Full -all living/dining rooms, bedrooms and circulation areas fitted with storage heaters -score 3 points

Partial - a minimum of 3 rooms fitted with storage heaters -score 1 point

**C4 Heating / Hot water timer / programmer controls ( 1 point )**

A clock to allow hot water and central heating to be controlled by the occupier.

**C5 Condensing boiler ( 3 points )**

A special type of boiler which operates at high efficiency and minimises use of fuel.

**C6 Thermostatic radiator valves ( 3 points max. )**

Valves fitted to radiators which allow control over individual room temperatures. 0.5 points per valve, to a maximum of 3 points.

**C7 Room thermostat ( 1 point )**

Suitably located, to allow control over operation of a central heating system.

**C8 150mm + loft Insulation ( 2 points )**

A minimum of 150 mm of insulation over the entire loft area. Converted loft rooms and flat roofs will be considered on their merits.

**C9 Cavity wall insulation / Dry lining ( 2 points )**

Insulation to all cavity walls of the main dwelling, backed up by certification where applicable, or for 9 inch solid walls, at least 50% of dwelling's outer walls to have insulated plasterboard based dry lining .

**C10 Draught proofing ( 1 point )**

All external doors and windows to be draught - proofed, otherwise all external doors where double glazing exists to all windows.

## Cooking, washing & sanitary facilities

Note - Where there is more than one kitchen and / or bath / shower room, each room will be required to achieve the standards to score points.

### **D1 Modern, good quality kitchen(s) ( 5 points )**

Good quality flooring, units, fittings, work surfaces / splash backs, tiling to walls, hood extraction, modern lighting and well designed with regard to ergonomics, space and safety. Usually professionally fitted within last 5 years, and in overall excellent condition.

### **D2 Modern, good quality bath/shower room(s) ( 5 points )**

Good quality flooring, fittings inc. shower, WC, bath, splash backs, tiling to walls, mechanical extraction, modern lighting and well designed . Usually professionally fitted within last 5 years, and in overall excellent condition.

### **D3 Cooker(s) ( 2 points )**

4 ring cooker(s) with grill(s) and oven(s), safely installed in good clean working order

### **D4 Refrigerator(s) ( 1 point )**

Refrigerator(s) in good clean working order with minimum total capacity of 0.25 cu. m (8.8 cu. ft) per 5 persons or part thereof. To be conveniently accessible in or adjacent to the kitchen(s).

### **D5 Freezer(s) ( 1 point )**

Freezer(s) in good clean working order with minimum total capacity of 0.08 cu . m (3 cu. ft) per 5 persons or part thereof. Preferably in or adjacent to the kitchen(s).

### **D6 Mechanical extraction to kitchen(s) ( 1 point )**

Suitably located and operational mechanical extractor fan(s) to each kitchen(s) capable of extracting adequately.

### **D7 Additional communal baths / showers / WC's ( 3 points )**

An additional bath, shower or WC in excess of 1 facility per 5 persons. Facilities must be for communal use. A shower over a bath will only count as one facility. Facilities to have adequate supplies of hot and cold water and suitable drainage. External WC's are disregarded. 3 points only irrespective of number of additional communal facilities.

**D8 En-suite facilities ( bath / shower / WC ) ( 4 points max. )**

1 point per facility. e.g. one bedroom with shower scores 1 point, one bedroom with WC and shower scores 2 points. A shower over a bath will only count as one facility . Facilities to have adequate supplies of hot and cold water and suitable drainage. To be suitably compartmented, lit and ventilated. WC's will require their own wash hand basin. Maximum of 4 points.

**D9 En-suite wash basins ( 3 points max. )**

1 point for each bedroom with it's own facility. Basins to have adequate supplies of hot and cold water and suitable drainage. Maximum of 3 points.

**General Facilities**

**E1 Garage / off road parking spaces ( 4 points max. )**

Garage - must be available for car parking - 2 points.

Off road parking - spaces to be suitably surfaced ,drained and accessed. 1 point per car space, maximum of 2 points.

Combined garage and off road parking maximum of 4 points.

**E2 Telephone point ( 1 point )**

A telephone point located in a communal area or room.

**E3 Internet access to all bedrooms ( 4 points )**

Suitably located telephone points with broadband facility to all bedrooms, professionally installed without trailing cables.

**E4 Secured garden ( 2 points )**

An area of lawn / paving / borders which is reasonably secure, usually at rear and can reasonably be used for sitting, relaxing etc.

**E5 Conservatory / additional common room ( 2 points )**

A room designated for communal use in addition to the main living room. e.g. dining room. Kitchen / diners must have sufficient space for dining having regard to the number of occupants. Conservatories must be in reasonable condition, and suitable for sitting. Fixed heating would therefore normally be required. Basement rooms must be approved for use to habitable standard and meet Fire Officer's requirements.

**E6 Store room ( 1 point )**

A room of minimum volume 6 cubic metres designated for general storage by tenants. Basement rooms must be approved for use and meet Fire Officer's requirements. If the room is not within the main dwelling, it must be reasonably secure and fitted with a suitable lock. The same room cannot score points under both E5 and E6.

**E7 Carbon monoxide detection ( 2 points )**

A mains or battery detector to BS 7860 : 1996 in operational use, and suitably sited near to a source of combustion.

**E8 Utility room ( 2 points )**

A room separate from the kitchen designated for washing and drying of clothes etc. A washing machine, dryer, sink and work top would normally be fitted. The same room cannot score points under E5, E6 and E8.

**E9 Superior quality furnishings and décor ( 2 points )**

Furnishings and décor to be of a high quality and in overall excellent clean condition.

If you have any doubts about whether your property achieves these standards, please contact Mr P Hughes, Environmental Health, Riverside House, PO Box 2176, Milverton Hill, Leamington Spa CV32 5QF, Telephone **01926 456729** E - Mail: [paul.hughes@warwickdc.gov.uk](mailto:paul.hughes@warwickdc.gov.uk) or [ehhousing@warwickdc.gov.uk](mailto:ehhousing@warwickdc.gov.uk)