Loughborough University Property House Grading

Grade 1 Housing Standard

For a house to be classed as Grade 1, it must have all of the following attributes:

**General/External**

- All rooms must have minimum ceiling height of 1.5m in all rooms (at lowest point)
- Fitted carpets/wooden flooring/tiling must be provided to all floors
- Carpet or other soft floor covering on staircases
- All rooms must have curtains or blinds at windows
- Suitable light fittings or lamp shades in every room
- Two double 13 amp electrical sockets in every habitable room
- All staircases (including cellar) have handrails
- Internet access communally or in each study bedroom
- Habitable rooms have fixed heating appliances capable of maintaining a room temperature of approximately 21° Celsius
- All habitable rooms have adequate electrical lighting with conveniently located switches
- Staircases have light switches at the top and bottom of every flight
- All habitable rooms have an area of clear glazing in an external wall as part of a window or door

**Communal areas (cellars cannot be used as living areas)**

- Kitchens must be a minimum of 5m2 for 1-3 bedroom house
- 6m2 for a 4 bedroom house
- 7m2 for a 5 bedroom house
- Living rooms/Dining rooms must be 8.5m2 for a 1-3 bedroom house
- 11m2 for a 4-6 bedroom house
- Dining/Kitchens must be 10m2 for a 1-3 bedroom house
- 11m2 for a 4-6 bedroom house
- Washable suitable floor covering (not carpet) in all bathrooms and kitchens
- Adequate lounge suite or easy chairs per occupant
- Mechanical ventilation or extractor fan in kitchen and bathroom
- Cooker with four rings/hotplates, oven with a separate grill compartment
- Fridge and freezer with sufficient storage for number of tenants
- One single food storage cupboard (not under sink) for each tenant
- Sufficient and easily cleanable work surfaces convenient to sink and cooker
- Easily cleanable sink and drainer, sufficient supply of hot and cold water and efficient mains drainage
- Modern vacuum cleaner, mop, bucket, dustpan and brush
- Plumbing for washing machine
- Bath/shower rooms provide sufficient drying, changing and storage space for no of tenants
- Constant hot and cold water in bathroom
- Bathroom has smooth, non absorbent and easily cleanable walls and ceilings
- Shower curtain replaced annually
- Separate toilets also have wash hand basins in the same area
- Toilet roll holder and toilet brush (replaced each year)
- Windows in bathroom and toilet have obscured glass

**Bedrooms (no staircase, landing, bathroom or kitchen can be used as a sleeping area)**

- Modern single bed and mattress (at least 1.98m x 0.91m)
- Study desk large enough for computer monitor, open lever arch file and working space
- Office style study chair
- Wardrobe
- Chest of drawers
- Bookshelves suitable for A4 lever arch files
- Soft seating (where no communal area)

**Security**

- Where locks are provided to bedroom doors- they can be opened from the inside without a key (thumb turn)
- All exterior doors have at least three fixing points (locks to be keyless on the inside)
- Patio doors have three point locking and anti-lift device

**Health and Safety**

- Hard wired, interlinked smoke detectors, at least one on each floor and a heat sensor in the kitchen (and cellar where applicable)
- Protected fire escape route by means of fire escape windows or fire doors/close fitting solid doors and thumb turn locks on external doors.
- Fire blanket, wall mounted in or near kitchen
- Soft furnishings meet current fire resistance standards

**Grade 2 Housing Standard**

For a house to be classed as Grade 2, it must have all of the Grade 1 attributes, as well as all of the following:

- Located within 15 minutes walk of a campus entrance
- Neutral decoration
- Modern and high standard furniture
- Washing machine provided
- Double or 1.21m beds in larger bedrooms

In addition it will have at least two of the following additional features:

**General/External**

- Rent inclusive of gas, electricity and water
- Full Double Glazing
- Internet charges included
- Discounted Summer rent
- Off street parking
- Garden furniture

**Communal areas**

- Tumble dryer provided
- Dishwasher provided
- Large communal TV (with TV licence)
- Satellite/cable television package
- Electrical kitchen appliances (kettle/toaster/microwave)
- Bath and shower

**Bedrooms**

- All En-suite rooms
- Wash hand basin in each room

**Security**

- Locks on all individual study bedrooms (must be able to exit room without key)
- Burglar alarm
- Security lighting to all external doors
- Door entry system

**Health and Safety**

- Fire extinguishers (serviced annually)