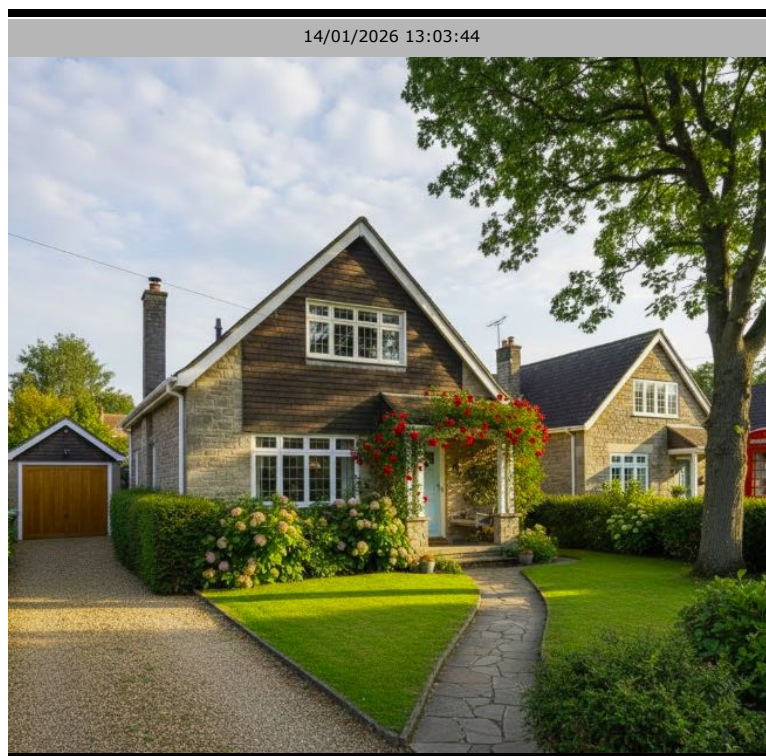




Fitness for Human Habitation (FFHH) Assessment



123 Sample Street, Sample Town YO1 5DE, Sample Town, YO1 5DE

Report Completed On: 14/01/2026 13:11

Report Completed By: Customer Care / XYZ Sales & Lettings Ltd (Demo)

[View Report Photos](#)



Contents

Notes about this Report 3

Repair 4

Stability 4

Freedom from Damp 4

Natural Lighting 4

Internal Arrangement 4

Ventilation 4

Water Supply 5

Drainage and Sanitary Conveniences 5

Storing, Preparing and Cooking Food 5

Smoke and Carbon Monoxide Alarms 5

Property Exterior 6

Gas and Electric 6



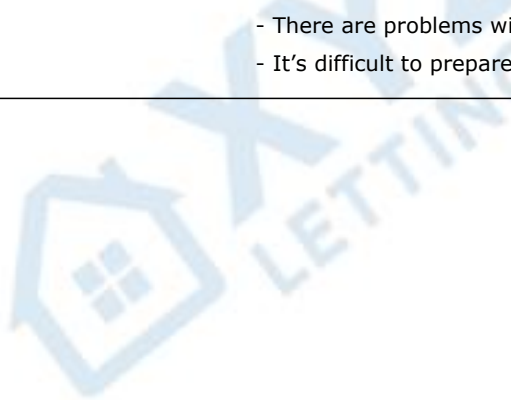
Notes about this Report

FFHH information:

The Homes (Fitness for Human Habitation) Act 2018 came into force on 20 March 2019. It is designed to ensure that all rented accommodation is fit for human habitation. Under the Act, the Landlord and Tenant Act 1985 is amended to require all landlords (private and social) to ensure that their properties, including any common parts of the building, are fit for human habitation at the beginning of the tenancy and throughout. The Act states that there is an implied agreement between the tenant and landlord at the beginning of the tenancy that the property will be fit for human habitation.

This report is intended to document the property against several key criteria including:

- The building has been neglected and is in a bad condition
- The building is unstable
- There's a serious problem with damp
- It has an unsafe layout
- There's not enough natural light
- There's not enough ventilation
- There is a problem with the supply of hot/cold water
- There are problems with the drainage or the lavatories
- It's difficult to prepare and cook food or wash up



Repair

Is the property interior in good repair and not subject to neglect? Yes

If 'no', please provide details

Stability

Is the building stable and of solid construction? Yes

If 'no', please provide details

Freedom from Damp

Is the property free from visible signs of damp and mould? No

If 'no', please provide details Rising damp located in ground floor reception room. Requires urgent repair

Issue	Description	Charge To
Rising damp	Rising damp located in ground floor reception room. Requires urgent repair	Landlord

Photos



Natural Lighting

Do the windows give adequate natural light? Yes

If 'no', please provide details

Internal Arrangement

Does the property have a safe layout? Yes

If 'no', please provide details

Ventilation

Does the property appear to have suitable ventilation?	No
If 'no', please provide details	Ventilation should be assessed in line with rising damp issue to make sure suitable ventilation is in place

Water Supply

Are there working supplies of hot and cold water to the property?	Yes
Is the water supply including tanks and cisterns well maintained?	Yes
Is the water tank covered?	Yes
If 'no' answered to any of the above, please provide details	

Drainage and Sanitary Conveniences

Is the drainage system maintained and in good working order?	Yes
Are all drainage pipes, access chambers and gullies from toilets, baths and kitchens, free from blockages or leaks?	Yes
If 'no' answered to any of the above, please provide details	

Storing, Preparing and Cooking Food

Is the provision of food storage adequate and in good repair?	Yes
Is the provision for cooking and preparing food adequate and suitable?	Yes
If 'no' answered to any of the above, please provide details	

Smoke and Carbon Monoxide Alarms

Are smoke alarm/s present in the property?	Yes
Location of smoke alarm/s	Hallway, in each bedroom
Have all smoke alarm/s been tested and are in working condition?	No

Smoke and Carbon Monoxide Alarms - Continued

Issue	Description	Charge To
Smoke alarm	Smoke alarm is hanging from the ceiling. Needs replacement	Landlord

If 'no' - please provide details Smoke alarm in hallway hanging from ceiling, requires urgent repair

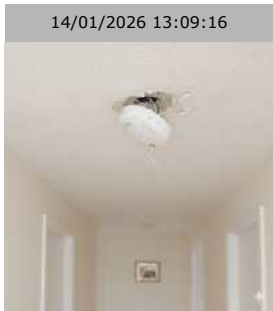
Are carbon monoxide alarm/s present in the property? Yes

Location of carbon monoxide alarm/s Utility room next to boiler

Have all carbon monoxide alarm/s been tested and are in working condition? Yes

If 'no' - please provide details

Photos



Property Exterior

Is the property exterior in good repair and not subject to neglect? Yes

Are all outbuildings, yards and forecourts in good repair and not subject to neglect? Yes

Is the garden in a safe and tidy condition? Yes

Are all boundary fences, walls and railings in good and safe repair? Yes

Is there a sufficient number of bins to store refuse before collection? Yes

If 'no' answered to any of the above, please provide details

Gas and Electric

Have all gas appliances been inspected within the last 12 months? Yes

Has a copy of the most recent gas safety certificate been supplied to the tenants? Yes

Gas and Electric - Continued

Has an inspection report on the electrical installation been carried out within the last 5 years? Yes

Have portable appliances such as kettles, microwaves etc been tested? Yes

If 'no' answered to any of the above, please provide details

