



## Fitness for Human Habitation (FFHH) Assessment

14/01/2026 13:03:44



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)

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## 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**

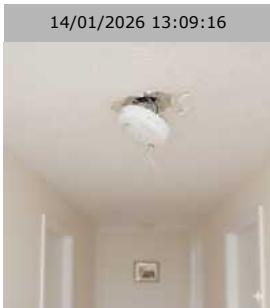
## Smoke and Carbon Monoxide Alarms

**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
<b>If 'no' - please provide details</b>		Smoke alarm in hallway hanging from ceiling, requires urgent repair
<b>Are carbon monoxide alarm/s present in the property?</b> Yes		
<b>Location of carbon monoxide alarm/s</b>		Utility room next to boiler
<b>Have all carbon monoxide alarm/s been tested and are in working condition?</b> Yes		
<b>If 'no' - please provide details</b>		
<b>Photos</b>		
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## Property Exterior

<b>Is the property exterior in good repair and not subject to neglect?</b>	Yes
<b>Are all outbuildings, yards and forecourts in good repair and not subject to neglect?</b>	Yes
<b>Is the garden in a safe and tidy condition?</b>	Yes
<b>Are all boundary fences, walls and railings in good and safe repair?</b>	Yes
<b>Is there a sufficient number of bins to store refuse before collection?</b>	Yes
<b>If 'no' answered to any of the above, please provide details</b>	

## Gas and Electric

<b>Have all gas appliances been inspected within the last 12 months?</b>	Yes
<b>Has a copy of the most recent gas safety certificate been supplied to the tenants?</b>	Yes

## Gas and Electric - Continued

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

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

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

