



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Mr Allen
17 Rivershill Drive
Heywood
OL10 3BJ



STRATEGIC HOUSING SERVICES

Paul Beardmore
Head of Strategic Housing Services

Private Sector Housing
Paul Gordziejewicz
Private Sector Housing Manager

PO Box 423, Municipal Offices,
Smith Street, Rochdale OL16 1WB

Tel: (01706) 926623/926596

Fax: (01706) 924875

Email: landlord.accreditation@rochdale.gov.uk

Web site: www.rochdale.gov.uk

Your Ref:

Our Ref: 010120

Enquiries: Ross Giles/ Shazia Irshad

Date: 29 September 2008

Dear Mr Allen

Re: Landlord Accreditation Scheme – 304B Oldham Road, Middleton, M24 2DP

Please note that the above property was inspected on the 17th September 2008 for the purposes of the Accreditation Scheme. Unfortunately at the time of inspection the property failed to meet the standards of accreditation.

The Housing Act 2004 identifies a number of housing health and safety hazards that are a risk to the occupants of any dwelling. Once a hazard is identified it is assessed as to how dangerous it is and what the likelihood of the hazard causing harm to the occupants of the dwelling is.

The hazard is then scored and categorised into either a category 1 hazard or a category 2 hazard. Category 1 hazards are the serious hazards that may cause a health or safety risk to the tenants and it is advised that improvements are carried out to reduce these risks. Category 2 hazards are less serious hazards and depending on the score of the hazard, improvements may be recommended to the landlord under the Accreditation Scheme with the aim of preventing the category 2 hazards becoming more serious.

This letter and attached schedule identify the works required to reduce the risks from those hazards and bring the property up to the standards of Accreditation. There are certain works that the Accreditation Scheme will pay for. If so, these works will be listed on the attached schedule.

As you may be aware the Accreditation Scheme is offering a small works grant to help landlords bring the property up to the required standard. You can contact the Accreditation Team on 01706 926623 to find out what works you may qualify for.

To progress with the works that the Accreditation Scheme will complete, I would be grateful if you could complete the confirmation form overleaf and return in the enclosed SAE. Once this is received I can arrange for the works to be completed.



Thank you for supporting the Accreditation Scheme, if you have any queries or would like further information regarding the inspection or required works please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ross Giles', written over a faint circular stamp.

Ross Giles
Private Sector Housing Co-ordinator
Rochdale Landlord Accreditation Scheme

I/we give consent for Rochdale Landlord Accreditation Scheme to carry out the specified works as detailed in the schedule of works for the following property:

304B Oldham Road, Middleton, M24 2DP

This consent is given on the basis that I/we agree to carry out the works that are required by us to bring the property up to the Accreditation Standards.

Signed..........Date....06.10.08.....

works required for Accreditation - 304B Oldham Road, Middleton, M24 2DP

Deficiency description	Hazard description	Hazard Number	Schedule Item	Schedule item description	Category Score of Hazard
proper/secure side gate fitted.	Entry by Intruders	12	1	Provide lockable and secure high level gate.	2
burglar alarm fitted.	Entry by Intruders	12	2	Fit burglar alarm.	2
lagging incomplete within the outhouse.	Excess Cold	2	3	Complete pipe lagging.	1
cracks in and uneven paving to side elevation area.	Falls on the level	20	4	Patch repair concrete paving to provide a smooth level surface.	2
shower is not connected to the water supply.	Personal hygiene and sanitation	17	5	Connect the shower to the water supply.	2
handle fitted to gas meter isolation valve. then door to meter box housing.	Uncombusted fuel gas	9	6	The gas isolation valve should be fitted with a secured handle and the meter box door be replaced.	2

essential works to meet DHS and become accredited:

edule items 3

mall works grant of £500 is available towards these works. Attached is a copy of the Approved Contractors list for Rochdale, you are free to
ose any contractor from the list, who will provide estimates to both L/L and Rochdale MBC. Any sums exceeding £500 will be invoiced to the
llord.

commended works

edule Items 1, 2, 4, 5, 6