

Housing Advice & Information

Property checklist

Here are some practical things to look out for or check when you go to view properties. Ask the landlord or agent if you are unsure of anything.

Important

- Is the property accredited with LSH? Contact us to check.
- Does the property have a licence with Liverpool City Council?
- Talk to the current tenants about their experience of living there.

Outside

- Is there good street lighting?
- Are there good transport links?
- What is the local area like?
- Is the outside of the property in good condition?
- Are the drains and gutters clear? Dark staining underneath gutters is evidence of leaks
- Check for missing roof tiles

Security

- Is there a working burglar alarm?
- Is the house easy to secure?
- Are the external doors solid?
- Are the windows double glazed?
- Do the external doors have 5 lever mortice locks?
- Do the downstairs windows have locks?

Utilities

- If possible, ask the current tenants how much the bills are.
- Are bills included in the rent? If so is there a cap and is it reasonable?
- Does the heating system work? Does the property feel cold?
- Does the hot water work?
- Are there enough plug sockets in each room (at least 2 doubles).
- Is there internet access and is it included in the rent? What is the package?

Furniture

- Has the property got enough furniture for number of tenants?
- Does any of the furniture belong to existing tenants?
- Do all soft furnishings supplied eg. sofas and beds, have a fire safety label attached?
- Is all furniture in good condition?
- Do the bedrooms have a bed, desk and storage?
- Are there blinds or curtains throughout?
- Are the carpets in good condition?

Plumbing

- Does the shower work properly?
- Try the taps, do they all work?
- Do all the sinks drain?
- Does the toilet flush or leak?
- Is there any damp or mould growth?

Kitchen

- Is the kitchen appropriate for the number of tenants?
- Is there enough freezer/fridge space?
- Is the kitchen clean and hygienic?
- Do the appliances work properly?