

Decency Standard Inspection Form

Flats Only

Inspection Number: _____ Surveyor: _____

Date of Inspection: _____

Address: _____ Postcode: _____

Approximate year property built _____

Summary of Decency Standard Inspection

✓ = yes / pass ✗ = no / fail

Vulnerable Occupants?		Why vulnerable? / Which benefit?
1. Absence of Category 1 Hazards		Does premises pass Decency Standard? <input style="width: 40px; height: 20px;" type="checkbox"/>
2. Thermal Comfort		
3. Reasonable Repair		
4. Facilities and Services		

1. Absence of Category 1 Hazards

✓ = yes / pass ✗ = no / fail

If Category 1 hazard(s) exist, detail deficiencies below:

2. Thermal Comfort

✓ = yes / pass ✗ = no / fail

Premises must pass all three components to be Decent

Component	Decency Standard	Pass? ✓ / ✗
Type of Heating	Gas or oil programmable central heating / electric storage heaters / warm air systems / underfloor systems / programmable LPG or solid fuel central heating (circle which)	
Roof Insulation	<i>At least 50mm</i> if gas or oil programmable central heating; <i>At least 200mm</i> if electric storage heaters or programmable LPG or solid fuel central heating.	
Cavity Wall Insulation	Can replace Roof Insulation if gas or oil programmable central heating; Required in addition to Roof Insulation if electric storage heaters or programmable LPG or solid fuel central heating.	

3. Reasonable Repair

✓ = yes / pass ✗ = no / fail



Premises is not decent if it fails one key component (marked *), and/or, two other components

A component fails if it receives two ✗ (✓+✓ = pass, ✓+✗ = pass)

Component	Age	✓/✗	Condition	✓/✗	Pass?
External Wall Structure *	Less than 80 yrs?		Fail if Repair 30+% or Replace 10+%		
Lintels *	Less than 60 yrs?		Satisfactory or not		
Brickwork (spalling) *	Less than 30 yrs?		Satisfactory or not		
Wall Finish *	Less than 60 yrs? (30yrs if more than six storeys)		Fail if Replace/repoint/renew 50+%		
Chimney Stacks *	Less than 50 yrs?		Fail if partial rebuild		
Roof Structure *	Less than 30 yrs?		Fail if Replace 10+% or Strengthen 30+%		
Roof Covering / Finish *	Less than 30 yrs?		Fail if Replace/repair 50+%		
Windows *	Less than 30 yrs?		Fail if Replace any or Repair parts of two (see guidance)		
External Doors *	Less than 30 yrs?		Fail if Replace at least one		
Electrical System *	Less than 30 yrs?		Fail if replace/major repair		
Heating Boiler *	Less than 15 yrs?		Fail if replace/major repair		
Storage Heaters *	Present/Absent?		Fail if replace/major repair		
Gas Fires / Other Heating *	Less than 30 yrs?		Fail if replace/major repair		
Heating Distribution System	Less than 40 yrs?		Fail if replace/major repair		
Kitchen	Less than 30 yrs?		Fail if... (circle which) Major repair or Replace 3+ items: (Drinking water, Sink, Cooker, Hot water, Cupboards, Worktop)		
Bathroom	Less than 40 yrs?		Fail if... (circle which) Major repair or Replace 2+ items: (Bath/Shower, WHB, WC)		

4. Facilities and Services

✓ = yes / pass ✗ = no / fail



Premises is not decent if it fails three or more of the six components

For 'Kitchen Space and Layout', 'Bathroom Location' and 'Common Entrance Area':

A component passes if it receives two ✓ (two ✗ = fail, and a ✓ + ✗ = fail)

Component		✓ / ✗	Pass? ✓ / ✗
Kitchen Facilities	Less than 20 years old?		
Kitchen Space <u>and</u> Layout	Adequate space?		
	Adequate layout?		
Bathroom Facilities	Less than 30 yrs?		
Bathroom Location	Bathroom appropriately located?		
	WC appropriately located?		
Common Entrance Area	Adequate size?		
	Adequate layout?		
Noise Insulation	Adequate?		

Complete the Summary on the front to detail whether the property had passed or failed the Decency Standard

If the property has failed, use the space below to detail work required to meet the Standard: