



## **Homes for Ukraine – Accommodation Check Information Sheet**

**In the first instance, we would always advise sponsors to refer to the Government’s guidance, as this is subject to change. This is available [here](#).**

### **When will we visit your property to carry out the checks?**

We are prioritising inspections firstly on whether guests are already present in the property, and then by the number of guests in the group, especially where there are young children present.

### **What will we check and what documents will I need to provide?**

Below are some of the essential checks that will be undertaken at the time of inspection, please note this is not an exhaustive list, but these are likely to be key areas of focus for the Homes for Ukraine Scheme inspections.

We will ensure that your property is safe from Cat 1, high Cat 2 hazards by carrying out a Health and Housing Safety Rating System (HHSRS) inspection. If you want to know more about this assessment further information can be found [HERE](#)

Alongside the HHSRS standards, we will be applying the Government’s specific Homes for Ukraine scheme guidance, this will include the following:

- **Gas Safety**

It is important for the safety of all occupants in your homes that any gas appliances are serviced regularly to ensure they are safe. Before the date that you become a host to a family from Ukraine, please arrange for a gas engineer, who is currently accredited by the Gas Safe Register, to carry out a Gas Safety Check on all gas appliances, flues and fittings in your property, in accordance with the Gas Safety (Installation and Use) Regulations 1998.

If works are required to make your gas appliances, flues and fittings safe; arrange for the engineer to undertake them. When any required works are carried out, the engineer can then issue a “Gas Safety Record” to you – please check this is the one you will be issued as this is the only certificate we can accept.

This must certify that the gas appliances, flues and fittings are safe to use. Please retain this certificate and present it to the Sheffield City Council’s Housing Inspector when they visit your home.

- **Solid Fuel Burning Appliances**

As with gas appliances, it is important that any solid fuel burning appliance is safe so we will check that you have a working carbon monoxide detector in any room containing a solid fuel burning appliance (e.g. a coal fire, wood burning stove).

- **Fire Safety**

All homes should have working smoke alarms. We will check to ensure that these are working and are fitted to ceilings on the escape route of your home. This usually comprises of hallways and landings on each storey in the house, including any cellars. For the smoke alarm fitted in the cellar to be able to raise the alarm to occupants who may be asleep one or two storeys above it, it should be interlinked to the smoke alarm(s) that are fixed to ceilings of the storeys where bedrooms are located. Battery alarms and a wireless radio link are acceptable.

- **Falls on Stairs**

In order to prevent falls from occurring on stairs and steps, we will be looking to see if handrails are securely attached to at least one side of the staircase over the full length of the flight of stairs. If no handrail is in place, we will ask that one is fitted, and the details will be provided to you by the officer carrying out the checks. If you know that you do not have any handrails on your staircase then we ask that they are fitted at a height of 900mm above the pitch line of the stairs.

- **Space Standards**

The Government guidance states:

“Two people should not be in one room unless they are: adult cohabiting partners; a parent and child; two siblings of the same gender if aged over 10; two siblings regardless of gender if aged under 10. Individuals who didn't previously know each other should not be given the same room.”

Our officers will take a pragmatic approach to the enforcement of this guidance, as all properties are different, so there is not necessarily a 'one size fits all' approach. Officers may only be able to take a view as to the suitability of any occupation arrangements following inspection of the property but if you have concerns that your accommodation clearly is not suitable, please let us know.

## **Management Arrangements**

Where the sponsor is not present in the accommodation used by the guests, we will check that satisfactory management arrangements are in place to support the guests, for instance in case of emergency at the property.

We will ask to see any kind of management agreement that has been drawn up for these purposes.

### **What happens after the accommodation checks have been carried out?**

After we have carried out the checks, officers will discuss any concerns they have which may require works to be carried out. Every property is different and specific advice will be provided by the officer following inspection. As a general principle, guests will be able to remain in the property whilst required remedial work is carried out, except when the most serious health and safety hazards are identified.

Should your property be found to be unsuitable, and the guests must leave, the Council can provide advice and assistance under Homelessness legislation. Assistance may be provided in the form of short-term emergency accommodation, but advice will be given for each individual situation. In a crisis or emergency situation you can contact Housing Solutions on 0114 2736306 during office hours Monday to Friday 8.30am to 5pm, or on 0800 7311 689 outside of these hours.

### **What happens when the scheme ends**

As previously advised we do recommend that you regularly check the Government guidance as it is regularly updated. Currently, the Government guidance states that sponsors are required to provide suitable accommodation for a minimum of 6 months. We do not know how long the Homes for Ukraine scheme itself will be in operation for, but it may be worthwhile considering your options for when the scheme does come a close.

Once the scheme has ended, if you do choose to continue sharing your home with your guests, or consider starting to charge rent from guests in a separate property, you should be aware that if a property is occupied by at least three people who constitute more than one household, and the occupants share basic amenities, it may be classed as a House in Multiple Occupation (HMO), and if there were five or more occupants it may be subject to Mandatory Licensing. Under the Homes for Ukraine scheme the Government state that as no rent is payable by the guest(s) councils are expected not to consider accommodation to be HMOs.

More information and guidance regarding HMOs can be found [here](#).