

SCHEDULE 1

1. The Landlord shall ensure that the Property and the Properties from the Start Date and throughout the Term meets the following standards:
 - 1.1 The Property shall be fit for human habitation as defined in the Housing Act 1985 or if applicable the Housing (Scotland) Act 1987;
 - 1.2 The Property shall have adequate and safe lighting provision, whether natural or artificial;
 - 1.3 The Property shall have an adequate and safe supply of electricity, water and other utilities as required and where all meters shall be of the quarterly type; for the avoidance of doubt the use of card or key meters shall not be allowed;
 - 1.4 The Property shall have functional and safe electrical and (where appropriate) gas appliances including the provision of cooking arrangements all of which shall conform to relevant Regulatory Requirements;
 - 1.5 The Property shall have smoke alarms installed which are in full working order;
 - 1.6 The Property shall be adequately ventilated throughout;
 - 1.7 The Property shall have a full and safe central heating system installed. Paraffin or bottled gas fed heating systems shall not be used;
 - 1.8 The Property shall have adequate notices setting out the action to be taken in the event of fire and identifying all emergency exits, these notices shall be displayed in prominent places throughout the Property. The notices shall be capable of being understood by persons who do not read English and shall include diagrams showing emergency exits;
 - 1.9 The Property shall have rooms of sufficient size to accommodate appropriate furniture and activity;
 - 1.10 All electrical appliances in the Property shall be either new or, if second hand, shall be supplied complete with a twelve month guarantee;
 - 1.11 All soft furnishings in the Property shall be supplied complete with a fire certificate in compliance with the Regulatory Requirements in relation to the provision of such certificates as shall be then ruling and as may be amended, extended or otherwise modified by whatever means, from time to time;
 - 1.12 All wall coverings shall be in solid colours with no patterns and shall be capable of being painted as necessary. Where wall coverings are not in solid colours it shall be the sole responsibility of the Landlord to secure similar matching coverings in the event of any damage thereto requiring reinstatement;
 - 1.13 The Property shall be furnished and fitted out to a reasonable standard taking into account the status and limited means of those persons who will be in occupancy and shall include the furniture and fittings as detailed below: