

Grading of Bed & Breakfasts

1. Standard of the Rooms

Poor

To be awarded where one or more of the minimum standards are not met in section 1 of the Inspection Schedule

Satisfactory

To be awarded where all minimum standards are met in this section of the Schedule

Good

To be awarded where all minimum standards are met in this section of the Schedule, and the fixtures, fixture and layout of the room is considered to be of a high standard - ie, it is well decorated, has good storage space and provides good natural lighting

2. Storage, Preparation of Food and Cooking Facilities

Poor

To be awarded where a resident has inadequate, or no use, of one or more of the facilities listed in 2(a) of the Inspection Schedule, or where one or more of the minimum standards in 2(b) and/or 2(c) are not met

Satisfactory

To be awarded where a resident has shared use of all the facilities listed in 2(a) of the Inspection Schedule, subject to the minimum standards in 2(b) and 2(c) being met

Good

To be awarded where a resident has exclusive use of all the facilities listed in 2(a) of the Inspection Schedule, subject to the minimum standards in 2(c) being met

3. Toilet & Personal Washing Facilities

Poor

To be awarded where a resident has inadequate or no use of one or more of the facilities listed in 3(a) or 3(b) of the Inspection Schedule

Satisfactory

To be awarded where a resident shares either the bath/shower or WC facilities with other residents, subject to the minimum standards in 3(b) being met

Good

To be awarded where a resident has exclusive use of all the facilities listed in 3(a) of the Schedule

4. Management Standards

Poor

To be awarded where there continues to be a breach of one or more of the management standards, despite 2 months notice having been given by the Council to the B&B to rectify the breach

Satisfactory

To be awarded where there has been a breach of one or more of the standards, but these have now been rectified within the 2 months deadline, following notification of the breach by the Council

Good

To be awarded where it is found that there has been no breach of any of the management standards following initial and subsequent inspections by the Council

Grading of Bed & Breakfasts continued

- Add up each of the *Ratings* ('poor', 'satisfactory' or 'good') in the 4 sections identified within the Inspection Schedule
- Points awarded should be as follows:
 - **0pts** for each poor rating
 - **5pts** for each satisfactory rating
 - **10pts** for each good rating
- Grading of the B&B should then be based on the overall totals:
 - **A** (31 to 40 pts)
 - **B** (20 to 30 pts)
 - **C** (10 to 19 pts)
 - **D** (0 to 9 pts)

Explanation of Grading System

Grade A Premises

These premises are likely to provide good quality temporary accommodation, and should be considered first for availability when an emergency placement is required for a homeless household

Grade B Premises

These premises are likely to provide a satisfactory standard of temporary accommodation, and should be considered next, when 'grade A' premises are not available for placing a homeless household

Grade C Premises

These premises have a number of shortcomings, failing to meet minimum standards in at least one area. Placements are suitable for the short-term only, and the Council should seek to re-house homeless households from these premises within 6 weeks of the initial placement being made

Grade D Premises

These premises have many shortcomings, failing to meet minimum standards in several or all areas. No further placements should be made, and existing households should be re-housed as quickly as possible