



LETTABLE STANDARD

General Information

- The lettable standard, is the standard of repair that you can expect to find when you rent one of our properties.
- This should not be confused with the Decent Homes Standard which is a separate standard established by the Government to “ensure that all social housing meets a set standard of decency”
- Any Decent Homes work required to your home will be carried out in accordance with our published Decent Homes Programme.

External

- Roof covering to be sound and free from loose, missing or defective tiles.
- All gardens, paths, patios and steps to be secure and free from trip or slip hazards.
- A washing pole will be provided (where appropriate).
- Drains and gully's to be clear of blockages.
- Inspection covers will be fixed securely and the supporting brick work to be in sound condition.
- All gardens will be free from rubbish and any lawn will be cut back to 50mm/2 inches.
- Sheds, greenhouses and other similar structures will be removed unless they are in safe condition.

Health & Safety

- Location of gas, electric, stop cocks and water meter (where applicable) to be clearly labeled
- Gas appliance will be inspected and tested and a safety certificate (CP12) issued upon occupation.
- A full electrical test will be carried out and a current test certificate issued on occupation.

Cleansing Standard

- The property will be clear of all rubbish and tenant belongings, including loft space, bin stores and outhouses where relevant.
- Sweep timber and concrete floors.
- Clean with a hot wash vinyl floor coverings, skirting and stairs.
- Clean with a hot wash the kitchen units, worktops and tiled areas.
- Clean with a hot wash the bathroom and toilet fittings including tiled areas.
- All internal faces of glazing will be cleaned.

Internal Works

- All internal and external doors will be fit for purpose and they will open and close easily.
- Each external door will have a lock change.
- Unwanted fixtures and fittings to be removed, including picture hooks, mirrors, wall fixings, cabinets, rails, shelving, wall boards, broken dado/picture rails or any unfit fixture that is not an inherent part of the property, and made good.
- All internal woodwork will be fit for purpose and free from decay.
- All glazing will be intact when you move into the property.
- All windows that are designed to open will do so quite easily.
- All bathroom and toilet fittings will be clean and in good working order.
- We will provide a new WC seat.
- We will remove polystyrene ceiling tiles and make good.
- If we consider any of the exposed hot pipe work within the property to be in a hazardous location then we will arrange for it to be boxed in.

Kitchens

- Kitchen units, worktops, splash backs and sinks will be in good working condition.
- Provided that there is space within the kitchen, we will fit plumbing and an electrical socket for an automatic washing machine. The connection of your washing machine is your responsibility.
- We will attempt to provide both gas and electric cooker points to your property but this may not always be practical.
- If your preferred cooking method differs from that which is provided, it is your responsibility to arrange an alternate supply,
- Please note that it is your responsibility to arrange the connection of your cooker by a registered gas or electrical engineer.
- If a new kitchen is required we will where practical remove pantries to create more space for white goods or for fitting extra units.

Floors

- All floors and fixed floor coverings will be secure and free from trip or slip hazards.
- Vinyl floor coverings will be secured to the floor. We may remove vinyl Floor tiles from rooms other than kitchen and bathrooms.
- Whilst some floorboards may have some slight movement or minor cracks, they will be free from major faults that could cause injury.

Plasterworks

- Walls and ceilings will be in sound condition and free from damp and excessively loose plaster.
- Once you have moved into your property and you start stripping wallpaper, this may bring areas of plaster off. We will aim to have this plaster work carried out within 7-10 working days of notification.

Decoration

- You are responsible for decorating the inside of your home including filling small holes and minor cracks.
- Awards will be made for properties that have been assessed to have rips or tears to the décor, or where a room has been stripped and prepared for decoration, to a maximum of £200.00 per property.