Home standard when re-let

When you move into your home, we make sure that it is safe, clean and free from the need for immediate maintenance. We will check that:

Security:

- External doors and windows are secure
- All external door locks are changed
- All opening windows open freely
- All window handles, catches and restrictors are operational and window lock keys provided
- All broken glass is replaced
- Smoke, heat and carbon monoxide detectors are fitted and tested to ensure they're in working order
- A security light outside the front door is provided where applicable.

Services and safety:

- Electrical wiring systems are tested and certified as safe by a qualified electrician, with a copy of the certificate provided
- All empty properties with a gas installation are to be decommissioned following a full system test (when the property is empty) including capping off the mains gas supply. Recommissioning will be arranged once the tenancy has been signed
- Gas fires which are not part of the main heating system are removed
- Up to five low energy light bulbs are fitted
- At least one window at first floor level will open wide enough to be used as an emergency escape.

Decoration:

- In line with the Conditions of Tenancy decoration is the responsibility of the incoming tenant.
- Please note that it is likely that properties in Independent Living, Sheltered, Supported or designated for elderly or disabled persons (bungalows) will require partial or full redecoration, only when in poor condition.
- All surfaces where required should be prepared to a point which will allow an incoming tenant to decorate using the materials supplied in the Decorating Pack.

Floors and doors:

- Missing or damaged flooring, skirting or moldings are replaced or repaired
- Carpets if in a good condition will be left, professionally cleaned and gifted to the incoming customer subject to tenancy type
- Laminated flooring if in good condition will be left and gifted to the incoming customer subject to tenancy type
- Vinyl flooring is slip-resistant in kitchens and bathrooms
- Missing doors are replaced and are in good working order.

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Kitchen:

- Wall and floor cupboards are in good condition
- Sinks and associated plumbing are checked
- Washing machine plumbing is provided
- The main stop tap is in good working order.

Bathroom:

- The bathroom suite is clean and inworking order
- Wall tiles are fitted to the back of the bath and washbasin
- All sinks have plugs and chains
- A new toilet seat is fitted.

Outside:

- Any garages and sheds are cleared of all rubbish
- Overgrown gardens, trees and hedges are cut back and waste cleared, with grass cut to a manageable length
- Dangerous or dilapidated structures such as sheds are removed
- Footpaths providing essential access are repaired or replaced
- Broken rainwater gutters and downpipes are repaired or replaced
- Repairs to the external structure and roof are carried out
- Walls and fences to external boundaries and privacy panels are in good condition
- Boundaries between homes are marked
- Outhouse locks are in working order
- Ponds are removed
- Any damaged asbestos or asbestos that forms part of a service duct is removed, and the area left in good condition.

Additional measures:

- Your new home is clean, including floors, windows, kitchen units and bathroom suites
- Where applicable, up to 270mm of loft insulation is provided
- If any major works are planned shortly, (for example, new windows, kitchens, bathrooms, heating systems, external decoration) we will let you know.

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