

General Needs Lettable Standard



General building condition and external areas

We will ensure:

- The property is structurally sound, weather-tight, clean and cleared of any debris and the previous occupants' belongings, other than furniture or fittings tenants wish to be recycled to them. Tenants are wholly responsible for maintaining these going forward.
- Paths, paving, steps, boundary walls, fences and gates, plus any garden buildings, are in reasonable repair and safe.
- Private gardens are clear of rubbish and grass is cut to a manageable level, with a maximum height of 300mm.

Floors, stairs, walls and ceilings

- Floors are safe and level, with no trip hazards and any worn or broken tiles are replaced.
- Non-slip flooring is fitted in kitchens and bathrooms. If ceramic tiles are already fitted these will be retained, subject to the agreement of the incoming resident.
- Stairs and banisters are safe and banister rails are in place.
- Walls, skirting boards and ceilings are free of nails and screws and are ready to receive decoration (some minor filling may be required and paint packs may be provided).

Tenants are responsible for the internal decoration of their home

Doors and locks

- All doors and frames are free of rot or decay and doors open and close easily.
- Glazing is in good condition and meets current British Standards.

- Front doors have a cylinder lock and a five-lever mortice lock, each with two keys.
- Side or rear doors are fitted with a deadlock and/or barrel bolt.
- Flats that share an internal communal corridor have a self-closing, 30-minute fire resistant door.
- Loft access is secure.
- External letter boxes have a new lock and key.

Windows

Windows and frames are free of rot or decay and open and close easily.

- Glazing is in good condition and meets current British Standards.
- Window locks are working and keys are provided.
- Child restrictors are fitted to windows at first floor level or above.
- Glazing below a height of 800mm is safety glass.

Heating and insulation

- The property is heated by radiators or by electric storage or panel heaters.
- External pipes are lagged and the cold water tank is covered and insulated.
- All stopcocks are labelled and working.
- Lofts are insulated to a minimum thickness of 270mm.
- Where possible, cavity walls are insulated.
- Tenants are issued with an Energy Performance Certificate.

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Gas and electricity

- There is an electricity supply to the property (most homes also have a gas supply).
- Wiring and gas systems are checked and valid safety certificates issued (Electrical Installation Certificate and Landlord Gas Safety Record).
- The property has meters.

Tenants must arrange their own connection of gas and electricity supplies.

Kitchens

We will provide:

- Worktops, tiling, units and drawers that are clean and functional.
- Space for a gas or electric cooker plus fridge, washing machine where space permits.
- Where relevant, the washing machine hot and cold valves will be clean, easy to open and close and drip-free.
- An electric and/or gas cooker point and at least two double sockets.
- A sink, with a hot and cold water supply, drip-free and marked hot and cold, a plug and chain, plus tiled splashback.
- A method of ventilation, either by opening windows or by a clean and working extractor fan.
- A 30-minute fire-resistant door to the kitchen (or the space including the kitchen).

Bathrooms

- Wash hand basin, bath, taps which are drip-free and marked hot and cold, plus a tiled splashback.
- Plugs and chains for baths and wash hand basins.
- Toilets and toilet seats that are clean, free from cracks and chips and in working order.

- If a shower is fitted it will be in working order with a shower curtain and rail provided.
- Tiled/panelled splashbacks that are clean and sealed.
- A method of ventilation, either by opening windows or by a clean and working extractor fan.

Electrical

- Lounge: at least three double sockets.
- Main/only bedroom: at least two double sockets.
- Other bedrooms: at least one double socket.
- Hall/landing: at least one single socket per floor.
- Bathroom/toilet – none. A shaver point will not be provided unless already fitted.
- A working low energy bulb in every light fitting.
- Sealed lights in the bathroom and kitchen.
- A working smoke detector in the hall and on each floor and a wired heat sensor in the kitchen.
- A carbon monoxide alarm where there is a gas supply to the property
- All switches, light fittings and sockets will be safe and working.

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