

# Private Sector Leased Lettable Standard



## We will ensure:

### Walls and ceilings

- Will be free from damp, mould, large cracks and graffiti.
- Any room which is in a very poor state of decoration, for example due to offensive graffiti or mould growth, will be redecorated before you move in.

### Floors and stairs

- Vinyl flooring will be in a serviceable condition, secure, level and free from trip hazards.
- Floors and skirting boards will be clean, secure and free of rot and trip hazards.
- Stairs, handrails, steps and vertical posts will be securely fitted.

### Doors

- Doors will be clean, secure, easy to open and close, hinges and catches secure with effective restrictors.

### Windows

- Windows and frames will be free of rot or decay and open and close easily.
- Glazing will be in good condition and meets current British Standards.

- Window locks will be working and keys are provided.
- Child restrictors will be fitted to windows at first floor level or above.
- Glazing below a height of 800mm will be safety glass.

### Water

- The plumbing and water system will be tested to ensure it is in working order and free from leaks. Cold drinking water from the mains will be supplied to the kitchen.
- Taps will turn freely.

### Gas and electricity

- There will be an electricity supply to the property (most homes also have a gas supply).
- Wiring and gas systems will be checked and valid safety certificates issued (Electrical Installation Certificate and Landlord Gas Safety Record).
- The property will have meters.
- A carbon monoxide alarm will be provided where there is a gas supply to the property

**Tenants must arrange connection of gas and electricity supplies.**

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## Kitchens

- Kitchen units will be usable and safe.
- Work tops will be clean and sealed where the work top meets the wall and around sink.
- Sink will be cleaned and free of rust stains. The plug and chain will be securely fitted.
- Taps will be clean, easy to operate, marked hot and cold and drip free.
- Gas and or electric cooker points will be supplied as per the original fittings.
- iWashing machine hot and or cold valves will be clean, easy to open and close. Valves will be drip free and marked hot and cold.
- Waste fittings will be secure and drip free.

- Tiling will be clean, intact and not loose or cracked, and have a water tight mastic seal.
- If a shower is fitted it will be in working order with a shower curtain and rail provided.

## Cleanliness

- Any rubbish will be removed from the property prior to being let.

## Bathrooms

- The bath will be clean, sealed where bath edge meets the tiling, secure and free from major chips. The plug and chains as well as the bath panel will be secure and clean.
- The toilet pan, seat and cistern will be secure, clean, and easily flushable. A new toilet seat will be fitted in all properties prior to being let.
- The wash hand basin will be secure and clean.
- Taps will be secure, clean, easy to operate, drip free and marked hot and cold.



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