

Building Maintenance Service

HOUSING LET STANDARD

General

- Property will be clean and free of rubbish throughout
- Decoration will be issued via a voucher system (if applicable). Delivery or pick up is available.
- Tenants less able will be given assistance by the in-house painting team (Housing Officer will identify).

Walls & Ceilings

- Finishes will be sound and suitable for decoration
- Skirtings, door facings and other timber will be intact and securely fixed
- Any wall tiling will be clean, free from cracks and chips and with all grout/sealing intact

Floors

- Floors will be free of coverings unless retention agreed with incoming tenant¹
- Surface will be sound and secure with all boards fixed securely
- Floors will be clean

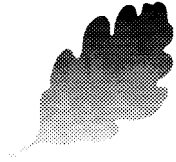
Stairs

- Balustrades and handrails will be securely fixed
- Timber stairs and treads will be fully secured and nosings in good condition
- Treads on concrete stairs will be level, smooth and free of cracks

Windows

- Windows will operate smoothly and be watertight
- Glazing will be intact, free from cracks and securely fixed
- All ironmongery will operate correctly with all restrictors and locks having release mechanisms or keys

¹ The Council cannot be responsible for any floor coverings that the incoming tenant decides to keep or provide



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Doors

- Doors will be intact and hung correctly
- Ironmongery will operate correctly
- External doors will be draught free and have secure locking devices with new keys
- Doors will be provided to all door openings

Sanitary Fittings

- Fittings will be clean, free from cracks, chips and suitable for use
- Seals will be intact and fittings securely fixed
- Taps, valves and showers where fitted will operate correctly
- Baths, wash basins, showers and WC will drain effectively
- Mechanical ventilation when fitted will operate effectively
- New shower hose and handset will be fitted where installed

Kitchen Fittings

- Work surfaces and units will be clean with all doors and drawers operational. (Doors or drawer may be different colours).
- Sink will be clean, free from damage and will be free draining
- Mechanical ventilation when fitted will operate effectively

Heating

- Heating and hot water systems will have adequate controls and will be fully operational
- All thermostatic valves will operate correctly

Services

- Mains water supply will be provided with an appropriate accessible shut off valve and feed to the kitchen tap
- A current gas safety certificate will be provided
- An electrical safety test will be carried out
- Appropriate fully operational (gateway) smoke and carbon monoxide detectors will be provided
- If an alarm system is fitted it will be fully operational

External

- Garden area will be tidy and free of all rubbish
- Paths and steps will be in a safe condition and free of obstructions
- Handrails when provided will be secure
- Gates will be secure and operational
- Clothes poles/rotary driers will be provided and will be upright and secure