

MAINTENANCE	Void and Empty Properties - Moving in Letting Standards
Providence Row Housing Association	VERSION: 2

Moving In Letting Standards: Flats and Self Contained Units General Needs Properties: No provision of White Goods or Furniture



When you move into a Providence Row Housing Association property you can expect your new home to be clean, safe and secure. Here are some details of the standard you should expect to find. Please note some works needed to meet this standard may be completed after you move in. We will at all times tell you about this when you sign up for your licence or tenancy.

Externally

- Your home will be structurally sound and safe.
- All external doors will be secure and fitted with locks and you will be provided with a full set of keys.

Internally (General)

- Your property will be free of rubbish.
- Your property will be free from damp and mould growth.
- All internal doors and door handles will be in place and correctly fitted.
- The flooring will be clean and even.
- Where carpets have been left these will be deep cleaned.
- Where lino is present this will be deep cleaned.
- All walls, woodwork and ceilings will be clean and where necessary repainted. You may also be offered decoration vouchers to assist you in redecorating to your choice.

Internally (Bathrooms)

- Bathroom doors will be fitted with a secure lock.
- Toilets will be deep cleaned.
- A new toilet seat will be fitted.
- Baths and Sinks will be deep cleaned. Where there are lime scale marks these will be treated before hand.
- There will be a plug and chain for each sink and bath.
- Tiles will be cleaned and grouting retouched.
- Plugholes will be cleaned and be debris free.
- Plumbing and drainage will be free from leaks and in good working order.
- There will be adequate hot and cold water supply in the bathroom.

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Internally Kitchens

- The flooring will be clean.
- All tiles will be cleaned and grouting retouched.
- Kitchen sinks will be deep cleaned. Where there are lime scale marks these will be treated before hand.
- There will be a plug and chain for the kitchen sink or where there is a fixed mechanism this will be in full working order.
- Water will drain from the sink in a proper manner.
- Plugholes will be cleaned and be debris free.
- Kitchen cupboards will be cleaned internally and externally and be in good working order.
- All kitchen cupboards will be empty.
- The kitchen door will be sound.
- There will be adequate hot and cold water supply in kitchen.
- The kitchen will have space for a cooker and a fridge.
- Workspaces will be cleaned and provided with an intact tiled splash back which is also deep cleaned.

Gas and Electrics

- All rooms will have appropriate socket outlets and at least a single lighting pendant. These will be in sound condition.
- A visual electrical check will be carried out. If any issues are identified a full electrical test will be carried out.
- A gas test will be carried out and a landlord's gas safety certificate will be provided to you for your information.
- The heating system will be in good working order.
- All smoke detectors and emergency alarm equipment will be tested. Your home will either have a hard wired smoke detector or a battery operated one with a 10 year life battery fitted.

Cleaning Standards (Summary)

- Walls will be cleaned down and free of cobwebs, blutack, sellotape, posters, etc
- Kitchen units, work surfaces, cupboard, drawers and the sink will be thoroughly cleaned.
- All bathroom fittings and floor covering will be thoroughly cleaned and disinfected.
- All internal surfaces such as window frames, doors and door frames, radiators, skirting boards will be washed down and left thoroughly clean.
- All floors will be swept, mopped and left clean.

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