

MAINTENANCE	Void and Empty Properties
Providence Row Housing Association	VERSION: 2

Moving In Letting Standards: Flats Supported Properties: White Goods & Furniture Provided



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 and lino will be in good condition and clean.
- 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 and 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.
- Showers will be in good working order with all fittings and will be in good working order.

Internally Kitchens

Effective Date: 14 th September 2017	Review Date: 10 th March 2026
Approved by PRHA Board SLT: 2 nd April 2026	File No: MP32

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- 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.
- The fridge will be clean and in good working order with a PAT cert if not hard wired.
- The cooker will be clean and in good working order with a PAT cert if not hard wired.
- You will have a table and chair/s in your kitchen which is in a good condition.

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.
- Your gas/electric meter will be ready for you to register.

Carpets and Furniture

- All carpets will be clean, intact and unworn.
- The bed/sofabed will be stable and in good condition.
- You will be provided with a new mattress.
- You will be provided with a small bedside table.
- You will be provided with a cupboard for your clothes.
- You will be provided with a comfortable seat or small sofa which is clean, stable and unworn.
- You will be provided with a kitchen table and chair which is in good condition.

Cleaning Standards (Summary)

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- Walls will be cleaned down and free of cobwebs, blu tack, 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.