

The Lettable Standard

A checklist of the minimum standards that you can expect when you rent one of our homes.



gentoo

The Lettable Standard

This sets out the standard that all of our properties will meet when they are let to new customers. This standard is set to ensure that the property is safe, secure, clean and in a good state of repair.

The property will:

- Have fittings for a washing machine.
- Have a gas and an electrical safety check.
These statutory checks are undertaken to help ensure your safety. Certification will be provided for your information.
- Have had an asbestos survey carried out.
Details of this survey will be provided for your information.

Repairs and Maintenance

- The property will be inspected for any repair work that is needed and all major works completed.
- The property will be free of dampness.
- Minor repairs which do not impact upon this standard will be carried out once the tenancy has been granted.
- The property will have been cleaned to the following standard:
 - All floors swept.
 - Floors mopped where appropriate.
 - All kitchen cupboards will be emptied and the kitchen will be cleaned.
 - Bathroom and toilet fittings will be cleaned.
 - Internal glazing will be cleaned.
- A visual assessment for woodworm and major wet/dry rot will have been carried out, along with any remedial work.

Please remember: The installation of a gas or electric cooker is your responsibility. The installation of cookers must be undertaken by suitable qualified persons. Gas cookers must be fitted by a Gas Safe registered engineer.

Decorative condition

All walls and ceilings will be clean and free from graffiti with no major cracks. You will be responsible for decorating the inside of your home which may include filling small holes and cracks.

Garden and exterior

The garden will be essentially free from rubbish, rubble, debris or hazards.

External doors

A minimum of two keys per external door will be issued.

Windows

Windows which are designed to open and close will be in working order.

Toilets

All toilets will be in working order and all seats will be sanitised for hygiene purposes.

Bathroom

Your bathroom will be fitted with a bath or shower and a hand basin in matching colours. All sanitary fittings will be descaled and sanitised for hygiene purposes.

Boiler

The property will have a heating system that is in working order.

Please remember: A demonstration of how to operate your boiler will be carried out with you. A full instruction manual is also available on request.

Kitchen

Your kitchen will have facilities to prepare and store food. This will include a minimum of a single drainer sink unit with hot and cold water, double base unit and worktop, double wall unit or equivalent, all of matching design.

There will be an electric cooker point or a gas cooker point where gas is fitted.

Plug sockets

Sockets will be in working order.

Radiators

Radiators will be clean and in working order.

Smoke alarms

A minimum of one working smoke alarm or two in properties with two or more floors will be fitted.

Internal doors and woodwork

Doors and woodwork will be clean, tidy and hole free.

Please remember: Any decoration to woodwork is your responsibility.

Light fittings

A minimum of one light fitting in each room.

Flooring

Floor coverings are your responsibility. Floors will be inspected and prepared for the incoming customer prior to key handover. Any existing floor coverings left by the previous customer will be inspected and only left in property if they are in good condition. Where this happens these floor coverings will become your responsibility for maintenance and any renewal.

We hope this leaflet answers any questions you may have with regards to The Lettable Standard. Please remember should you rent one of our homes you must obtain permission from Gentoo to carry out any improvements or alterations to your home. When you leave the property it should be returned in this same standard.

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