

Letting Standard for New Homes Fact Sheet



THE STANDARD TENANTS SHOULD EXPECT WHEN MOVING INTO THEIR NEW HOME

1 Safety & Security

- At least 2 keys shall be provided for each door lock. If window locks are fitted at least 3 keys per property will be provided.
- All entrance doors are to be secure when locked.
- Where installed, door entry systems will be in working order.
- All properties to be fitted with working battery operated smoke alarm(s), 1 per flat or bungalow, 2 per house or maisonette. If installed, mains powered smoke alarms will also be checked.
- If the property is on the first floor or above, restrictor locks can be fitted to the upstairs windows (except fanlights) on request of the tenant.

2 Washing & Cooking

- Where practicable all properties to have a standard fridge/freezer and washing machine space with necessary power, water supplies and waste fittings. This may be completed after the tenant has moved in. (Practicable = still space for one base unit, excluding sink base).
- Kitchens will have 4 sockets (normally double), at least one of which will be above the worktop.
- Where there is an additional utility room the kitchen and utility room together shall have 5 sockets (normally double).
- All properties to have a cooker space with either a gas or suitable electric supply. Both will be provided if required and there is an existing supply to the property.
- The cooker space will be in a safe position away from windows, doors, sinks and not at the end of a run.

3 Heating & Hot Water

- All properties to have an energy efficient permanent form of heating to all main rooms (lounge, dining room, hall). (Where full central heating does not already exist the Council will install this at the earliest opportunity).
- All properties to have a hot water system installed. If immersion heaters exist there should be a top and bottom immersion heater in place. Hot water storage cylinders to be adequately lagged.
- Where gas heating appliances are installed a copy of the last service record will be provided to the new tenant(s).

4 Fixtures & Fittings

- Kitchens to be to the same standard that applies for kitchen refurbishments. (See Appendix).
- The units, sink, worktop and wall tiling shall be complete, clean and capable of being kept in a hygienic condition.
- No electric sockets will be within easy reach of the kitchen sink.
- All taps shall be in working order and not dripping with both hot and cold taps to the sink, basin and bath. All wastes shall be fitted with plugs and chains. Waste pipes will be securely fixed.
- Toilets, baths and basins shall be securely fixed and shall be free of substantial defects, cracks, chips and the like.
- Minimum 300mm high tiling above bath, basin and worktops, with silicone sealant to junction with wall.
- The floors will be fit for purpose and ready to accept floor coverings. The Council will repair obsolete floor tiles with latex screed to receive floorcoverings to be provided by the incoming tenant(s).

5 Decoration

- The internal decorations will be clean and tidy, with walls and woodwork washed down.
- Any polystyrene ceiling tiles in the kitchen will be removed
- If the property is in poor decorative condition, or the existing colour scheme is extreme and unlikely to be acceptable to an incoming tenant, paint (and if requested by AHO a decorating kit) will be offered to the incoming tenant in order to decorate the property.
- If the property is badly stained with nicotine the affected areas will be washed down/sealed prior to decoration by the incoming tenant/Council.
- If the work required is beyond that which can reasonably be expected of a tenant or the tenant is unable to undertake this due to age/disability then the property will be decorated by The Council.
- If The Council redecorates a property the following shall apply:
 - Walls; magnolia emulsion (or incoming tenants' choice if known at time of decoration), if necessary over a lining paper or woodchip,
 - Ceilings; matt white emulsion,
 - Woodwork; white water based gloss.

6 Externally

- Garden area/sheds/storage areas will be clear of rubbish and hazards.
- Garden to be in a maintainable condition.
- The main entrance paths/steps will be in acceptable condition, and not deemed a trip hazard.
- Fences will be in a safe and reasonable condition.

If you are not happy with the standard of your new home please contact your Area Maintenance Officer on **01273 484448**.

Appendix

General kitchen guidelines

This standard is a benchmark against which kitchens can be assessed by the Council in different size properties. It is accepted that wall/floor space may not always allow for the run of units indicated.

1 bedroom

- 1.5m (5ft) drawerline base unit
- 1m (3ft) base unit with sink over
- 2.0m (6ft) of wall units
- 4m (12ft) of work surface (incl inset sink run)

2 bedroom

- 2m (6ft) drawerline base unit
- 1m (3ft) base unit with sink over
- 2.5m (8ft) of wall units
- 4.5m (15ft) of work surface (incl inset sink run)

3 to 4 bedroom

- 2.5m (8ft) drawerline base unit
- 1m (3ft) base unit with sink over
- 3.5m (11ft) of wall units
- 5m (16ft) of work surface (incl inset sink run)

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電話: 01273 484141 或
電子郵件: lewesdc@lewes.gov.uk

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