

Our lettings standard

At Homes for Life, we take the safety and comfort of you and your family very seriously. We are proud of the quality of the homes we rent. This leaflet explains what condition you can expect a home to be in when you first rent it from us:

Inside your home

General

- Your home will be free of rubbish, including the roof space.
- Your home will be free from damp and mould growth.
- All internal doors will be in place, correctly fitted and with appropriate ironmongery.
- All floors will be sound. However, they may require further preparation for some floor coverings.
- Stairs and handrails (where required) will be secure and safe.

Gas, electricity, heating and energy efficiency

- An electrical check will be carried out between tenancies, including testing of smoke, heat and CO detectors. Identified priority repairs will be undertaken.
- All rooms and halls on each floor will have appropriate socket outlets and at least a single lighting pendant. These will all be in sound condition.
- Where a gas supply is present a gas test will be carried out between tenancies and a landlord's gas safety certificate secured. A copy of that certificate will be provided for your information.
- The central heating system will be in good working order.
- Your home will meet relevant requirements for smoke, heat and CO detectors. These and any emergency alarm equipment will be tested between tenancies.
- A valid energy performance certificate will be provided to you. *(These are valid for up to 10 years, but properties should also be resurveyed after any material changes.)*

Kitchens and bathrooms

- Plumbing and drainage will be free from leaks and in working order.
 - All hand basins, sink units, shower (where provided) and baths will be clean, with a plug, chain and taps in good working order.
 - All walls adjacent to baths and hand basins will be provided with an intact splash back and have an effective seal. Showers (where provided) will be tiled or wall boarded and sealed.
 - Kitchens and bathrooms will be adequately ventilated with extract fans in good working order.
 - There will be an adequate hot and cold water supply in the bathroom and kitchen.
 - The kitchen will have space for a cooker and a fridge or a tall fridge/freezer. Where there is sufficient space within the kitchen, there also be space and adjacent cold water supply and waste plumbing. You will be responsible for arranging connection of your own appliances, by suitably qualified competent persons. Gas appliances can only be connected by someone who is a gas safe registered.
 - The kitchen fixtures and fittings will be clean, safe and in good working order.
 - Work surfaces will be provided with an intact tiled or wall boarded splash back.
- Decoration**
All walls, woodwork and ceilings will be in a good condition and ready for you to decorate. In some instances we will offer you decoration vouchers to help with the cost of decorating your new home.

Cleanliness Standard

- Walls will be clean and free of cobwebs, blue tack, sellotape, posters, etc.,.
- Kitchen units, work surfaces, cupboards, drawers, and the sink will be clean.
- All bathroom fittings, for example, toilet, bath, sink wall tiles and floor covering will be clean.
- Internal surfaces such as window frames, door and door frames, radiators, and skirting boards will be clean.
- All stairs, steps and floors will be clean.
- All internal and accessible external windows will be clean.

External & Security

- Your home will be structurally sound and safe.
- The roof will be weather tight. Guttering and downpipes will not be blocked and will be watertight.
- All external doors will be intact, secure, properly fitted, will open and close freely and have appropriate ironmongery. Locks will have been changed between tenancies, and you will be given 2 sets of keys.
- All windows will be secure, properly fitted, and will open and close easily. All glazing will be intact.
- Any boundary walls or fences will be intact, with gates in place and properly fitted. Your garden will be free from rubbish and broken glass. Overgrown lawns, shrubs or trees will be trimmed.
- External surfaces will be free from graffiti.
- Pathways, steps and external handrails (where provided) will be secure and safe.
- Out buildings joined to the property will be free of rubbish safe and water tight. Free standing sheds are gifted to the tenant and become their responsibility. Sheds which are not in reasonable condition or unsafe will be removed and that are of garden ground left safe prior to tenancy start.
- Where fitted, rotary driers and wash poles will be secure will be in working order.

Subsequent Repair & Maintenance

Please note that under your Tenancy Agreement tenants are responsible for future repair and maintenance of some elements and may also be charged for repairs and maintenance which are necessary due to damage, whether accidental or otherwise. Please see our Recharges Policy for further detail.

More information

Please remember that in some cases some of the works may be done after you move in. These will be lower priority repairs and will be completed within 21 days.