IS YOUR HOME READY TO MOVE INTO?

ROUNDSHAW HOMES LETTING STANDARDS

Roundshaw Homes try to set a good standard for the properties that we let. We want you to start your new tenancy in a home that is in good condition and ready for you to move into immediately.

When a property becomes empty we carry out a number of checks, and undertake any necessary repairs so that it is ready for you to move into.

The following is a summary of the condition that your home should be in before you move in:

- Your new home should be clean and tidy. There will be no rubbish or previous tenants belongings left in the property. All surfaces will have been cleaned and floors washed.

- When viewing the property, we may offer some things that were left by the outgoing tenant to you as a “gift”. These may include carpets, built-in wardrobes or kitchen appliances in good condition. If you accept these you will be responsible for their repair, maintenance and ultimate replacement. If you do not, we will remove the items and leave the property in a clean and tidy condition.

- The property will be secure with locks on all external doors, and suitable catches on all ground floor or vulnerable windows.

- The kitchen will provide a minimum equivalent of one sink and 1000mm base unit; one 1000mm cupboard base unit and one 1000mm wall unit. There will be a space for a refrigerator and sufficient power socket outlets.

- Suitable work tops will be provided and they will be clean and readily cleansable. The work surfaces and cupboards will be clean, in repair and fit for immediate use. The kitchen will be provided with non slip floor coverings that are in repair.

- Wall tiles will be affixed soundly with no missing or lose tiles and will be clean and readily cleansable.

- The bath, wash hand basin and WC will be clean, in repair and ready for immediate use.

- The property will be provided in reasonable decorative order and there should be no flaking paint or peeling wallpaper.

- Whilst style and personal taste do vary considerably, should an occasional room require redecoration we will provide you with a decorations allowance.

- If the property is considered “hard to let”, or has been subjected to considerable abuse or neglect by an outgoing tenant, we will carry out more extensive decorations prior to offering the property to let.

- The electrical installation to the property will have been inspected, tested and be safe and ready use. Any repairs will have been undertaken and a light bulb will be provided in each room.

- All gas appliances provided by us (central heating boilers, gas fires etc.) will have been inspected, tested and serviced prior to you moving in. We will provide you with a copy of the Landlords Gas Safety Certificate with the tenant’s information pack and tenancy agreement. DO NOT MOVE INTO YOUR HOME OR USE ANY GAS APPLIANCES IF YOU HAVE NOT BEEN PROVIDED WITH THIS CERTIFICATE.

- Unless you agree, there will be no unfinished or outstanding repairs within the property. If the kitchen or bathroom is old and worn (but still in repair and functional) and in need of replacement, it is possible that these will be replaced as part of a future stock renewal program. We can tell you when this is likely to occur.

- If we are providing you with furnished accommodation, the furniture will be in a clean, safe and sound condition and will conform to the current fire safety standards.

- From the 1st October 2008, your landlord is required to provide an Energy Performance Certificate showing how energy efficient your future home is. This certificate will be provided to you before you sign the tenancy agreement.

If you find that your home does not meet these letting standards, please contact Roundshaw Homes *on 020 8773 5050* immediately.