

Our lettable standards

The lettable standard tells you what condition you can expect to find a property offered to you by South Yorkshire Housing Association. Your new home will be safe, secure and clean. All properties must meet the following standards as a minimum.

Kitchens

Kitchen units including work surfaces, cupboards and drawers will be clean internally and externally.

All seals around sinks and worktops will be in place.

Washing machine taps and waste pipes will be provided and capped off.

There will be a minimum of two base units and one wall unit

Deeply scratched or burnt work tops will be replaced.

Bathroom and WC

All bathroom and toilet fittings will be clean and in good working order.

The toilet seat will be undamaged and securely fixed.

The tiled surrounds to the bathroom and sink will be clean and in good condition.

There will be at least 2 rows of splash back tiles over the sink and bath.

Heating and main services

We will carry out gas and electric safety checks to ensure that the heating system, electrics and appliances are in safe working order and certificates will be issued to new tenants.

Tenants will be issued with an energy performance certificate.

The location of gas and electricity meters will be pointed out at the accompanied viewing.

Stop cocks will be clearly labelled.

Cleaning

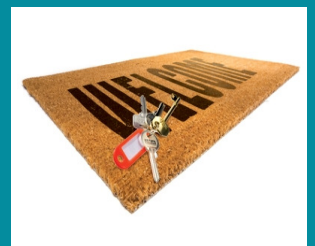
All internal areas of the dwelling will be clean and free from rubbish.

All furniture and personal possessions and rubbish left by the previous tenant will be removed from the property.

All floors will have been swept and mopped.

All walls and ceilings will be free from graffiti.

All radiators and connecting pipe work will be clean.



Floors

All floors and floor coverings will be in good and safe condition.
All floorboards will be free from major faults that could cause injury.
All broken or missing floor tiles will be replaced.
Any non slip vinyl sheet flooring will be sealed and undamaged.

Windows and glazing

All glazing will be in tact and all windows that are designed to open will do so.
All seals and beading will be in tact in double glazed units
We will provide keys to window locks.
Sills will be clean.

Doors

All internal and external doors will be free from damage and open and close easily.
Two keys will be supplied to every door lock.
There will be no holes in internal or external doors.
All door closers should be in place and working correctly.

Walls and ceilings

Any polystyrene ceiling tiles will be removed and plaster work repaired.
All substantial cracks and damaged plaster will be filled.
All nails, screws and hooks will have been removed and holes filled.
The dwelling will be free from rising and penetrating damp.

Internal woodwork

All internal wood work will be free from damage or decay.
Stair treads and banisters will be secure.
At least 1 hand rail will be supplied to any stairs.
All skirting boards will be in place.

Externally

All gardens will be free from rubbish and trimmed back where they are overgrown.
Boundary walls and fencing will be safe and secure.
All gates will be in working order.

T.V aerials

You as the tenant are responsible for maintaining any T.V aerial for the property.
We will maintain shared aerials in blocks of flats only.

Decoration

You are responsible for the decoration of the inside of your home; it is our responsibility to ensure you have an acceptable base to start from.

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