

believe housing lettable standard

the specification our homes will meet
when they are ready for new tenants.

what you can expect from the standard

Your new home will be clean, safe and secure.

your kitchen:

- Will be clean and functioning
- Will have a cooker point – it is your responsibility to arrange for your cooker to be connected by a registered gas or electrical engineer.

your bathroom:

- Will have at least a bath or shower, wash hand basin and toilet, which will be clean and will work properly
- Where a separate toilet and wash hand basin is currently provided in the property, we will ensure that these items are maintained.

your garden (if applicable):

- We will ensure the garden is tidy and free from rubbish
- Sheds, greenhouses and other such structures will be removed unless you have decided that you want to keep and be responsible for them

across your home we will:

- Provide plumbing and an electric socket for a washing machine where practicable - the connection of the washing machine is your responsibility
- Ensure that stop taps work correctly and will tell you where to find it, as well as gas and electric meters
- Ensure that all glazing is intact and where windows are designed to open and close that they do so easily
- Ensure that all external and internal doors are fit for purpose and open and close easily
- Ensure that all floors and fixed floor coverings are secure and free from slip or trip hazards
- Ensure that all electrical fittings, such as lights, sockets and switches are safe and work properly
- Provide smoke alarms
- Provide carbon monoxide alarms where required
- Provide information about the location and condition of any asbestos materials in the property
- Carry out full gas and electrical safety tests and issue you with relevant certificates
- Check the depth of the loft insulation and top this up if needed after you have moved in
- Issue you with an energy performance certificate.

what about outstanding work?

Some works may be carried out after you move in, but if this is the case you will be made fully aware what is outstanding and when it will be rectified.



items left by the previous tenant

Items either inside or outside of the home that are non-standard, such as sheds, greenhouses, or were installed by the previous tenant, will be removed. If you would like to keep them, we will leave them for you and they will be your responsibility to maintain¹.

These items will not form part of the premises let to you under your tenancy. For the avoidance of doubt, we give no warranty as to the fitness or condition of these items. If however you don't want to keep any remaining items, we will organise a removal after you have signed your tenancy agreement.

additional items left in property, which the new tenant accepts and becomes responsible for:

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.....
.....

landlord

.....

tenant's name

.....

tenant's signature

.....

date:

..... / /

(witnessed by) name

.....

job title:

.....

(witnessed by) signature

.....

date:

..... / /

¹We will only maintain those matters we are obliged to maintain under section 11 of the Landlord and Tenant Act 1985 and any tenancy agreement between us.



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