

St Albans City & District Council

Lettable Standards



St Albans
City & District Council

Housing Services

Lettable Standards

- ✓ We want our properties to be of a consistently high standard.
- ✓ We have worked with our customers to develop these lettable standards.
- ✓ Ensure that when you rent one of our properties it will be safe, secure, clean and in good condition.
- ✓ All properties are unfurnished.

Doors

- All internal and external doors will be free from damage and they will open and close easily.
- Each external door will have a lock change.



Kitchens

- Kitchen units, worktops, splash backs and sinks will be clean and in good working condition.
- Provided that there is enough space within the kitchen, we will fit plumbing and an electrical socket for a washing machine—washing machines are not provided and the connection of a washing machine is your responsibility.
- We will attempt to provide both gas and electric cooker points to your property but this may not always be possible—cooker / ovens are not provided
- If your preferred cooking method differs from that which is provided, it is your responsibility to arrange an alternative supply.
- We will ensure that you have an adequate number of kitchen cabinets and a clean worktop for food preparation.

Bathroom and toilet

- All bathroom and toilet fittings will be clean and in good working order. We will provide a new toilet seat.
- The tiled surrounds to the bath and sink will be clean and in good condition. Where possible we will provide a bath mixer with handset attachment, shower curtain and rail.



Ceilings

- We remove polystyrene ceiling tiles from all rooms when the property is empty.

Internal Woodwork

- All internal woodwork will be free from visible damage or decay.

Windows and glazing

- All glazing will be intact when you move into the property. All windows that are designed to open will do so easily.
- Curtains / blinds are not provided

Heating and mains services

- We will carry out gas and electrical safety checks to ensure that the heating system, electrics and appliances are in safe working order. These will be done before you move in.
- Your home will have at least 1 smoke detector that is wired into the mains electrical supply and has a battery back-up.
- You will also have a carbon monoxide alarm which will identify any noxious fumes.



Cleaning

We will clean the property as follows, once all the works are complete:

- Sweep and wash the floors.
- Clean the kitchen units and worktops.
- Clean the bathroom and toilet fittings.

Welcome Pack

You will be provided with a Welcome Pack containing useful information about the Council and the range of services we offer.



Post tenancy and external repairs

To avoid causing you any unnecessary delays in moving into your new home, we may need to carry out some repairs after the start of your tenancy. Any such repairs will be discussed and agreed with you before you sign your tenancy agreement. You will be provided with timescales for completing the work in good time.

The garden

All private gardens will be free from rubbish and any lawn will be cut back if very overgrown. Sheds, greenhouses and other similar garden structures will be removed. On some occasions bases may be left. We do not provide or maintain boundary fences unless they border a road or public path.

Decoration

You are responsible for decorating the inside of your home including filling small holes and cracks. We may offer you decorative vouchers if your new home is in very poor decorative order.



Floors

We will ensure there is adequate flooring in the kitchen and bathroom. All floors and fixed floor coverings will be in a good and safe condition.

We may gift you carpets left by the previous tenant if they are in a good condition. It will be your responsibility to maintain and replace these.

General information

The lettable standard is the minimum standard of repair that you can expect to find when you move into one of our properties. This should not be confused with the Decent Homes Standard. This is a separate standard established by the government to 'ensure that all social housing meets set standards of decency'.

Any Decent Homes work required to your home will be carried out in accordance with our Capital Works Programme.



St Albans
City & District Council