



# Lettable Standard

The Lettable Standard tells you in what condition you can expect to find a property offered to you by Sarh. It also tells you we are meeting any statutory obligations, including fitness and general Health and Safety.

We promise to keep the standard under review and would welcome any feedback you may have.

**Your new home will be safe, sound, secure and clean.**

**We will make sure that the property is safe for you to move into.**

This means:

- There will be no bare wires or damaged electrical fittings
- Missing or unsafe flooring & floor treads on stairs will be repaired or replaced
- Missing or damaged handrails will be repaired or replaced
- Missing or damaged glazing will be replaced
- We will carry out a safety check to gas and electric installations
- Damaged gas and electrical appliances will be repaired or replaced
- Your home has been inspected for asbestos and, if any was found, action has been taken to remove or make it safe. Please read our enclosed leaflet on asbestos for further information.

**We will make sure that the property is in sound and good repair.**

This means:

- Major structural works will be completed before you move in
- Where identified on inspection, major plaster repairs will be completed before you move in
- Doors and windows will open and close correctly
- Kitchen units and worktops are in good working order and fit for purpose
- WC cisterns are not damaged and flush correctly and baths and wash hand basins are not cracked or holed and are in good condition
- Leaking pipe work is repaired or replaced
- We will advise you of any minor repairs and the timescales for their completion when you sign for your tenancy.
- Plastic pillar taps will be replaced where required

**We will make sure the property is secure for you to move into.**

This means:

- Door and window locks will operate correctly
- Gas and electric meter cupboards will be fitted
- Every property will be fitted with a hard wired smoke alarm (subject to planned programme)
- Where appropriate, ensure 5 lever locks are fitted to entrance or exit doors

- Controlled entry communal entrances will operate correctly

**We will clean the property before you move in.**

This means:

- We will clean kitchen units and worktops and, where appropriate, wash down all paintwork and clean windows internally (and externally for houses and bungalows)
- We will clear all rubbish from the house, gardens, outbuildings and communal areas and trim untidy gardens
- We will clean and disinfect sinks, toilets, baths and wash hand basins
- We will fit new toilet seats to all void properties
- We will leave air fresheners in the property
- We will sweep and clean all floors

Name \_\_\_\_\_

Address of property offered

\_\_\_\_\_

Did you accept the tenancy?     **Y or N**     (please circle as appropriate)

Your comments

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Actioned by

Date: