



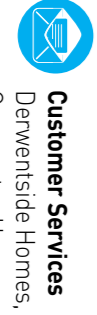
The Lettable Standard

A checklist of the minimum standards that you can expect when you rent one of our homes



If you require this document in different formats, languages, large print, Braille or audiotape please contact us using the contact details at the bottom of this page.

बंगला Bengali	আগার বাসি এই ডকুমেন্টটি বিভিন্ন আকার, ভাষায়, বড় বাগায়, ভেইন অথবা অডিওট্যেপ গ্রহণজনক রূপে ভারত অনুমত করে এই পূর্ণাঙ্গ লিডার যোগাযোগের বিবরণটি কাজে লাগিয়ে আগারের সাথে যোগাযোগ করুন।
中文 Chinese	如果您想收到本文件的不同格式版本、其他语言版本、大字体版、盲文版或录音磁带，请按照本页末尾的联系方式与我们联系。
हिन्दी Hindi	यह दस्तावेज विभिन्न आकारों में, भाषाओं में, बड़ी छपाई में, ब्रेल या ऑडियो टेप के रूप में चाहने हैं तो कृपया इस पन्ने के नीचे दिये गए संपर्क ब्यारे का उपयोग करके हमसे संपर्क करें।
Magyar Hungarian	Ha Ön eltérő formátumban, más nyelven, nagy betűs nyomtatással, Braille írással vagy hangszalagon szeretné megkapni ezt a nyomatványt, lépjen érintkezésbe velünk a lap alján található kapcsolati felvételi címek használatával.
Latviešu Latvian	Ja jums šis dokuments ir nepieciešams dažādos formātos, valodās, lielā drukā, Braila rakstā vai audiotrakstā, lūdzu, sazināties ar mums izmantojot kontaktinformāciju šīs lappuses apakšā.
Lietuviškai Lithuanian	Jeigu jums reikia šio dokumento kitais formatais, kalbomis, dideliu šriftu, Brailio raštu arba įrašytu į garsojuostę, prašome susisiekti su mumis, naudojant šio puslapio apatčioje pateiktus kontaktinius duomenis.
Polski Polish	W przypadku zainteresowania wersją dokumentu w innym formacie, języku, wydaniem drukowanym duża czcionką, pisany m allabetem Braille'a lub w formie nagrania, prosimy o kontakt. Dane kontaktowe podano na dole strony.
ਪੰਜਾਬੀ Punjabi	ਇਹ ਦਸਤਾਵੇਜ਼ ਅਲੱਗ ਅਲੱਗ ਸਰੂਪਾਂ, ਭਾਸ਼ਾਵਾਂ, ਵੱਡੇ ਅੱਖਰਾਂ, ਬਰੇਲ ਜਾਂ ਆਡੀਓ ਟੇਪ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਇਸ ਪੰਨੇ ਦੇ ਹੇਠਲੇ ਹਿੱਸੇ 'ਤੇ ਦਿੱਤੇ ਸੰਪਰਕ ਵੇਰਵੇ ਦੀ ਵਰਤੋਂ ਕਰਕੇ ਸਾਨੂੰ ਸੰਪਰਕ ਕਰੋ।
اردو Urdu	اگر آپ کو یہ دستاویز مختلف شکلوں، زبانوں، جلی حروف، بڑے یا آڈیو ٹیپ میں منگنا ہو، تو براہ کرم اس پانے کے نیچے دیئے گئے رابطہ تفصیلات استعمال کر کے ہم سے رابطہ کریں۔



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The property will have:

- A main access free from major hazards;
- A single stair rail/banister where appropriate;
- Fittings for a washing machine

Repairs and Maintenance:

- The property will be inspected and free of dampness,
- A visual assessment for woodworm, major wet/dry rot, will have been carried out and any remedial work carried out
- Minor repairs which do not impact upon this standard will be carried out once the tenancy has been granted

Decorative condition:

- All walls and ceilings will be clean and free from graffiti and have a reasonable finish with consideration to the work carried out e.g. rewire;

What Derwentside Homes Lettable Standard states

“This sets out the standard that all Derwentside Homes properties will meet when they are let to new tenants.

This standard is set to ensure that the property is safe, clean and in a good state of repair for the incoming tenant.

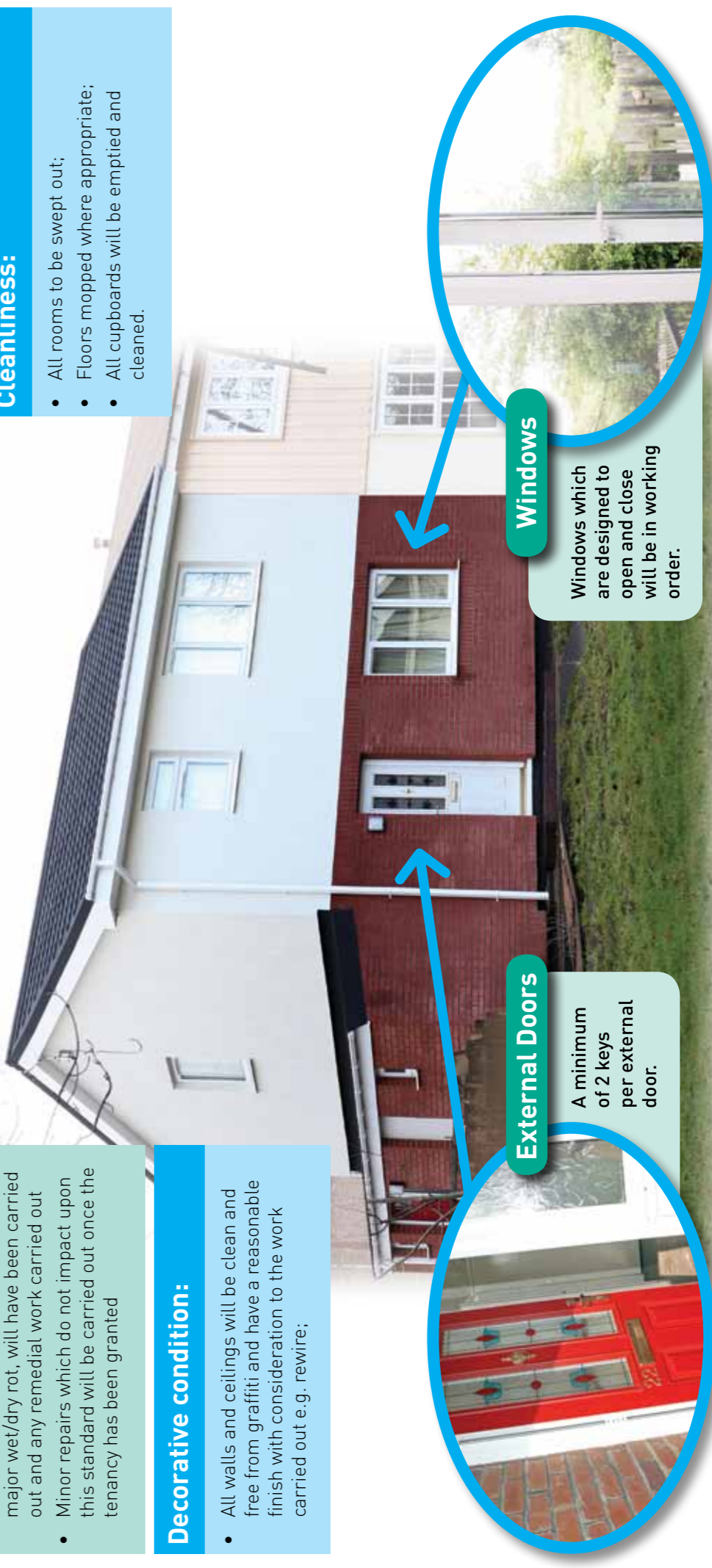
All major repair work will be carried out before the tenant moves in but where minor works are required; these may be carried out after the property is accepted by appointment. In these cases a target time for completion will be given.”

Garden and Exterior:

- The garden will be trimmed and essentially free from rubbish, rubble, debris, or hazards;
- For those properties with solid fuel heating, storage facility will be provided;
- Any garden/yard will include a clothes post and/or clothesline hook.
- We will ensure fencing repairs are carried out.

Cleanliness:

- All rooms to be swept out;
- Floors mopped where appropriate;
- All cupboards will be emptied and cleaned.



External Doors

A minimum of 2 keys per external door.

Windows

Windows which are designed to open and close will be in working order.

The Derwentside Homes Lettable Standard

Toilets

All toilets will be in working order. All seats will be sanitised for hygiene purposes.



Light Fittings

A minimum of one light fitting in each room.



Smoke Alarms

A minimum of one working smoke alarm or two in properties with two or more storeys.



Bathroom

A bath or shower, wash hand-basin in working order and in matching colours. All sanitary fittings descaled and sanitised.



Radiators

Radiators will be clean and in a reasonable finish;



Boiler

A heating system that is in working order



Internal Doors

Doors and woodwork will be clean, in a reasonable finish. Internal doors will be fitted and hole free.



Kitchen

Facilities to prepare and store food including a minimum of a single drainer sink unit with hot and cold water, double base unit and worktop, double wall unit or equivalent all of matching design. All cupboards and work surfaces will be emptied and cleaned. There will be an electric cooker point in the property and a gas cooker point where gas is fitted.



Plug Sockets

Sockets in working order.



Fires

A gas/solid fuel service and electrical check will be carried out – you will be given a copy of the gas service records.

