

continued from overleaf

Internal condition of property

- Defective plasterwork should be repaired but hairline or minor cracks will be left for the tenant to fill during redecoration.
- Handsets / equipment for opening controlled doors to communal areas must be in working order.
- The stop tap will be clearly located and tested that it works correctly.
- In the winter period (1 October to 31 March) mains water is to be turned off at the stop tap and the feed tank to be drained of water through the kitchen taps. A notice must be left for incoming tenants advising them of this and of where the stop tap is.

Improvements installed by previous tenants such as sheds, patios and paths

- Any improvements made by a previous tenant are normally recorded. The incoming tenant will be given a choice of accepting responsibility for these (and all future maintenance) or having them removed by the council (such removal may have to take place after letting).

Any improvements that are not in an acceptable condition will be removed and the costs charged to the outgoing tenant.

Property Letting Standard

Wiltshire Council

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Wiltshire Council

Where everybody matters

PROPERTY LETTING STANDARD

The purpose of the Letting Standard is to ensure that all homes are clean, and in a satisfactory state of repair before being let to a new tenant.

OUR GUARANTEE

Our inspection will ensure that every home we offer for letting is fully checked and passed as:

- safe
- secure
- clean
- in good condition and
- with all services in working order

Safety checks

The council will ensure that properly qualified and skilled trades people carry out the following safety checks on an empty property

- gas safety check
- electric safety check
- smoke / fire alarm check and
- solid fuel enclosed fires

The council will ensure all windows and door locks are secure and sound, and easy to operate.

Decorating allowances

Decorations will be the tenant's responsibility. Decoration allowances will be awarded at the discretion of the Area Housing Manager and in accordance with the council's policy. We will try to assist tenants who are elderly and disabled if there is no one to help them.

External condition of property

- The garden should be cleared of rubbish and garden refuse. The grass and hedges should be cut back to a presentable standard.
- Paths and steps will be checked and repaired where they are in an unsafe condition.
- The external condition of the property will be checked through visual inspection of roof, chimneys, gutters, down pipes etc.
- External doors and windows will be inspected to ensure they are in a sound condition.
- External buildings will be sound, rubbish-free and swept clean and all window and door locks serviceable.
- Gates and fencing will be the responsibility of the incoming tenant.

Internal condition of property

- The property, including loft spaces, must be clear of rubbish and be in a reasonably clean and tidy condition.
- Any debris from old floor coverings such as adhesive / underlay must be removed. Gripper rods are normally left to cut down costs for the incoming tenant.
- Kitchen units and fittings, including drawers, hinges and cupboards should be in working order and fit for purpose. They must be clean and hygienic.
- A suitable cooker connection point will be provided (this could be gas or electric).
- Bathroom fittings (bath / shower / WC / wash hand basin) must be in working order and in a reasonable condition.
- A wet floor surface (vinyl) will be provided in the kitchen and bathroom
- Internal doors, skirting, facings, floors, stairs and banisters should be sound and secure.
- Glazed panels in communal areas will be fitted with safety glass.
- Central heating systems and other heating appliances must be in full working order.

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