

Letting Standard



Homes for Haringey

Minimum letting standards

- ✓ We are keen to let empty properties as soon as possible.
- ✓ When one of our properties becomes empty we usually have to do essential repairs before a new tenant moves in. Sometimes we carry out some repairs after the tenant has moved in.

Safe and Secure

- ✓ We will ensure that all properties are safe and secure when they are let.
- ✓ All properties will have had health and safety repairs carried out before a new tenant moves in, and the front door locks will have been changed. If there are non-essential repairs to be carried out once you have moved into the property, we will tell you about these when you view and give you details and timescales for completion.

Clean

- ✓ We clean all our properties and usually remove any items, fixtures and fittings left by the previous tenant, although, where they are in good condition, they may be left in place, and when they need to be replaced, we will use our standard fittings. Properties are let unfurnished, without any carpets or white goods provided.

Decorating

- ✓ If we think your new home needs decorating, we will provide a decorating pack containing paint, paper and tools to enable you to do the work.
- ✓ Decorations in supported housing accommodation will be in a good condition.

The minimum letting standard shows which works we'll carry out before or after the new tenant moves in:	Before:	After:
Electrics		
Full electrical safety check to British Standard (BS7671)	✓	
All unapproved wiring will be disconnected and removed	✓	
Alarms tested	✓	
Any non-essential items identified during the electrical check		✓
Gas		
Gas safety test to meet the Gas Safety (Installations and Use) Regulations 1998	✓	
All tenant installed gas appliances and gas pipes removed and capped at source	✓	
Flue outlets through walls made good	✓	
Heating		
All heating systems to be checked in accordance with gas and electrical regulations	✓	
Where the heating system is inadequate, a new system will be installed	✓	
Minor repairs which don't prevent the system from working		✓
Commissioning/installing the boiler and minor repairs on day the tenancy begins		✓
External doors		
Checked they are in a satisfactory condition providing an acceptable level of security	✓	
Essential repairs to doors	✓	
Replacement doors fitted	✓	
Front door locks changed	✓	
Letter plate fitted		✓
Windows		
All window frames in a satisfactory condition providing an acceptable level of security	✓	
Broken glazing replaced	✓	
Any window restrictors fitted will operate correctly	✓	
Replace double glazed units which have failed		✓
Replace glazing beads which have failed		✓

The minimum letting standard shows which works we'll carry out before or after the new tenant moves in:	Before:	After:
Walls and ceilings		
All surfaces are sound and free from major cracks, flaking, blown or missing plaster	✓	
Remove any polystyrene tiles and making good plaster	✓	
Remove any protruding screws and nails	✓	
Minor cracking of plaster & filling small nail/screw holes is a decorative defect for the tenant to make good		
Flooring		
Concrete floors Check all concrete floors are sound	✓	
Tiled floors Check floor tiles are in a good and secure condition. If more than a quarter of the tiles in a room are in poor condition, all the tiles will be replaced	✓	
All wet rooms have water resistant flooring	✓	
Timber and chip board flooring Check all floorboards are in good condition	✓	
Remove any protruding screws, nails and carpet track	✓	
Kitchens		
All kitchens will have as a minimum:		
A single drainer sink unit, fitted to a suitable base unit, complete with waste plug fixed to the sink by a chain	✓	
One double base unit	✓	
One double wall unit	✓	
A cooker space 60cms by 60 cms	✓	
Worktops fitted correctly and in good condition	✓	
Water resisting flooring	✓	
If a kitchen needs replacing, this will be done as part of our capital works programme in the future		
Hall, stairs and landing		
All hall stairs and landings will have as a minimum:		
A banister rail fitted and balustrades where provided, will be safe and secure.	✓	
Stair treads in sound condition	✓	
Where there is access to a loft, hatch covers installed and correctly fitted	✓	

The minimum letting standard shows which works we'll carry out before or after the new tenant moves in:	Before:	After:
Toilet and bathrooms		
All sanitary ware shall be clean and free from cracks or corrosion	✓	
Bath and wash hand basins will be fitted with a waste plug fixed to the appliance by chain	✓	
Hot and cold taps in working order	✓	
Toilet seats correctly fitted and free from damage		
Waste pipes free from obstructions or blockages	✓	
All splash back glazed wall tiles will be in good condition	✓	
Lock to WC and bathroom doors	✓	
Water resistant flooring	✓	
Replacement of any missing or cracked tiles		✓
Sheds (brick or concrete only)		
Doors and windows in good working order and in a reasonable condition. At least one key should be supplied to the new tenant where a lock is fitted.		✓
Roofs sound and free from leaks		✓
Exterior		
Roofing tiles must be intact, including ridge tiles	✓	
Flat roofs must be in a watertight condition	✓	
Chimneys shall be sound	✓	
All guttering and down pipes shall be in good working order	✓	
Gullies and drains, including waste outlets to be free from obstruction	✓	
Footpaths, boundary fences, walls and gates are to be in a serviceable condition		✓
Gardens shall be cut back to a manageable level and clear of rubbish	✓	