



# Lettable Standard

# 1. Introduction

The Lettable Standard sets out what you should expect when you move into your new home.

## 2. Kitchen

Kitchen units, worktops and sinks will be clean, free from serious chipping or deep scratches and in good working condition.

Wall tiles will be provided above all worktops and tiles will be sound, clean and well grouted.

If there is sufficient space, we will ensure there is room for a cooker, fridge/freezer or washing machine.

## 3. Bathroom/Toilet

The bathroom suite, shower and toilet will be clean and in good working order. All tiling will be clean and sound with no cracked or broken tiles, and the waterproof sealant around the bath and basin will be sound and watertight. The toilet will have a new seat fitted.

Any shower units and cubicles will be in good working order, sound and waterproof.

All shower heads will be new.

## 4. Floors

All floors will be free from damp and have no holes or serious damage to the boards. They will be in a good enough condition to lay a covering.

## 5. Walls and Ceilings

There will be no major cracks or loose/bulging plaster in the walls which will be in a condition that can be painted or decorated. Any fixings left by the previous tenant will have been removed and the existing decoration will be in good condition.

## 6. Doors and Windows

All doors and windows will be secure and in working order. External doors will have new locks and keys, and door entry keys or fobs will be supplied.

## 7. Decoration

The walls will be free from damp, mould or major defects. The rooms will be decorated to a good standard.

## 8. Heating, Electricity and Gas

Heating systems will be tested in line with current safety regulations and safety certificates provided where needed.

Sockets, switches and electrical fittings will be tested and safe to use. Customers will be shown the location of meters and isolation valves, and given a current Energy Performance Certificate.

It is the customer's responsibility to arrange for the connection and maintenance of a cooker by a suitably qualified person.

## 9. Health, Safety and Security

All properties will have had health and safety repairs carried out before customers move in. There will be a working smoke detector. Carbon monoxide detectors will be fitted in properties with gas.

## 10. Building Exterior and Gardens

The property will be wind and watertight, safe and secure. Permanent sheds and outbuildings will be emptied and in good repair. Pathways will be free from hazards. Gardens will be tidy, with defined boundaries, free from rubbish and ready for customers to maintain.



If you would like more information please get in touch

**Telephone:**

01246 217670

**Email:**

[contactus@rykneldhomes.org.uk](mailto:contactus@rykneldhomes.org.uk)

**Letter:**

Rykneld Homes  
Pioneer House  
Mill Lane  
Wingerworth  
Chesterfield  
S42 6NG

**Website:**

[www.rykneldhomes.org.uk](http://www.rykneldhomes.org.uk)