

Colchester Borough Homes

Property Standards

Your new home will be safe, clean and in good repair

Void Works

Minimum Lettable Standard

A minimum standard has been developed for all general needs and sheltered properties to be offered for letting. This lettable standard ensures consistency of quality, value for money, and repair.

Kitchen (minimum)

Must have:

- ☐ an adequate supply of hot and cold water
- ☐ an empty, clean and hygienic sink unit with drainer, plug and taps
- ☐ 1 x double base unit (empty, clean and hygienic)
- ☐ 1 x double wall unit (empty, clean and hygienic)
- ☐ 2 x double power points
- ☐ 1 x cooker point (either gas or electric)
- ☐ clean, hygienic working surfaces and splash back tiling of a minimum of 300mm above working surfaces and sink units
- ☐ floors sound, washable and clean

Bathroom/WC (minimum)

Must have:

- ☐ an adequate supply of hot and cold water
- ☐ a clean and hygienic bath with plug and taps
- ☐ a clean and hygienic hand basin with plug and taps
- ☐ a clean and hygienic WC and seat
- ☐ clean and hygienic tiling
- ☐ an effective bath seal
- ☐ floors sound, washable and clean

All rooms (minimum)

Must have:

- ☐ adequate ventilation for their purpose, taking account of their means of heating
- ☐ a door with operable furniture
- ☐ walls, internal joinery and ceilings that are reasonably able to be decorated without the use of expensive materials or special tools
- ☐ no health and safety risks to incoming tenants (nails protruding from floor boards or walls, gripper rods, cracked glass, polystyrene tiles etc)
- ☐ no rubbish or other property relating to the previous tenancy remaining (including that in the loft, cellar etc)
- ☐ floors sound and clean
- ☐ clean surfaces
- ☐ adequate lighting
- ☐ all built in cupboards empty, clean and hygienic
- ☐ all improvements, which would not be maintained by CBH removed

- ❑ handrails/balustrades securely fixed and safe
- ❑ window locks (to windows accessible without the use of a ladder) and restrictors where required. Two window lock keys will be supplied if available. (If not available, a window lock change should be arranged through the Repairs Operations Centre once the tenant has moved in)
- ❑ at least one electrical socket per room

Services (minimum)

Must have:

- ❑ gas connected to any property that has gas central heating fitted
- ❑ an electrical check, any necessary repairs carried out and certificate provided
- ❑ a hard wired smoke alarm
- ❑ a gas appliance or gas soundness test and any other necessary repairs carried out and certificate provided
- ❑ flue(s) that meet current regulations
- ❑ all plumbing and drainage free from leaks and in good working order
- ❑ all exposed pipes, water tank and hot water cylinder lagged
- ❑ adequate means of heating that is in good working order
- ❑ extractor fans etc clean and fully functional

Structure (minimum)

Must have:

- ❑ a roof that is wind and weather tight
- ❑ rainwater goods that are not blocked and are watertight and fit for purpose
- ❑ windows with no defective glazing
- ❑ windows that are weathertight
- ❑ structurally sound and safe floors, with no major variations in level
- ❑ all rising damp, dry rot or infestation dealt with
- ❑ all walls structurally safe

External (minimum)

Must have:

- ❑ rubbish removed from garden (in exceptional cases vegetation should be cleared as well)
- ❑ grass cut to a reasonable height
- ❑ all existing CBC owned fencing to be in a safe condition
- ❑ external paving, walls and steps safe
- ❑ a letterbox or letter plate fitted
- ❑ secure front and rear doors (with lock change) and windows
- ❑ lighting upgrades in areas where health and safety risks exist
- ❑ all equipment/facilities supplied will be in a reasonable state of repair

You will be given a copy of the Safety Check Report to confirm that the gas service has been checked and is in good working order

A schedule of all works to be carried out post sign up has been agreed with me and a copy is attached to the form.

- ☐ I hereby confirm that this property has met all of the conditions of the void standard and I undertake to return the property in the same condition when terminating my tenancy subject to fair wear and tear.

☐

☐

☐ Address of Property

..... Signed

Tenant (s)

..... Signed

Housing Officer Date

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