

Re-let standard

Aims

It is extremely important that when a property becomes void, work carried out is consistent across the Association's stock, and minimum standards of accommodation are adhered to. This ensures that all tenants are let a property of an acceptable standard, and demonstrates to tenants the condition in which the property should be left when they move on.

Void/post-void work

Essential work should be carried out during the void to ensure that:

- the property is safe, secure and habitable
- there is no risk of damage to the fabric of the property (e.g. leaking pipes)
- there is minimum disruption from major works to the tenant
- the property is at a sufficient standard for re-let but the void period is minimised
- sub-standard tenant alterations are removed.

Non-essential work can be carried out after the new tenant has moved in. Examples of this include repairs to skirting, non-essential plumbing work, minor plastering work etc.

The decision on what work is done during or after the void will also depend on a number of other circumstances. These may include:

- the range and sequence of repairs and the contractors involved. For example, minor repairs to a bathroom would be carried out after the void period, but if extensive plumbing work was also required during the void period, the minor repairs would be carried out at the same time.
- The extent of work. For example, if all floor tiling needs to be replaced, then this would be done during the void period, however, if only a small amount of tiles needed to be replaced, this could be done when the property is occupied.

The Technical Officer will take the final decision on when works should be carried out.

The Standard

External

- Foul and surface water drains to be free flowing.
- Inspection covers and gully covers to be sound and in place
- Roof to be sound and free from leaks
- All fencing/walls to be sound and stable, and gates to be secure.
- Footpaths to front and rear doors to be in safe condition.
- Sheds/greenhouses/outhouses to be removed.
- Garden area to be rubbish free and in a reasonable condition.
- External pipework and gulleys to be sound and clear of rubbish.

- Windows to be in good working order with effective catches
- External doors to be sound and secure, with the paintwork in good order.
- Minimum of 1 lock on external doors, with all ironmongery in good working order.

Bathrooms

- Bathrooms to have a bath and/or shower
- All over bath shower installations to be removed unless installed by LHA, or of high standard and approved by Technical Officer
- WC and wash hand basin in good working order and free from damage.
- The perimeter of the bath/wash hand basin to be sealed by two courses of tiles and silicone seal joint and sufficient splashback tiling to be provided
- Plug and chain to wash hand basin and bath.

Kitchens

- Cupboards to be in good working order and free of damage.
- Worktops to be in good condition.
- Adequate space for a cooker and fridge.
- Electric socket for a cooker to be provided.
- Sink perimeter to be sealed and sufficient splashback tiling to be provided
- Plug and chain for sink provided
- Services for washing machine to be provided where adequate space

Decoration

- Walls and ceilings to be free from major cracks, holes, damp and mould free.
- All woodwork – e.g. skirtings – to be in place and free of serious scuffmarks, gouges or other damage.
- Wallpaper intact

Where the décor falls below the standard, a decoration allowance will be given to the tenant in the form of vouchers to use at local outlets. Further details can be found in the Association's decoration guidance notes.

Flooring/stairs

- All floorboards and hardboard/plywood sheets are to be properly secured.
- All treads, risers, strings are to be sound and secure.
- All handrails, banisters, newel posts and spindles are to be safe and securely fixed.

General

- All flooring to be safe and sound
- All internal doors to be sound and to operate effectively.
- An electrical test to be carried out and defects made good.
- All understairs cupboards and those against external walls are to be vented.
- The heating system is to be in good working order
- All pipework and radiators are to be in place and free of damage.

- Light fittings are to be in good working order.
- Any extractor fans are to be in good working order.
- All socket outlets are to be in good working order.
- Each property is to have a hard-wired smoke detector in good working order.
- The property will be let in a clean and tidy state.