

HYDE HOUSING ASSOCIATION
TEMPORARY HOUSING

MINIMUM LETTABLE STANDARDS
READY TO LET PROPERTIES ONLY

1. GARDENS

- 1.1 No rubbish, glass, or vegetation. Must be cleared and tidy. No ponds. Sheds should be sound and empty. Any asbestos containing materials must be removed, unless they are roofing over a garage, in which case they must be sound, easily accessible and not broken. Sheds with asbestos components must be completely removed, by a licensed contractor
- 1.2 Gates must be in good working order
- 1.3 Drain gullies must not be blocked
- 1.4 Fences/walls must enclose boundaries; they must be secure and capable of lasting the lease period.
- 1.5 Paving must be level with no trips in excess of 20mm
- 1.6 Steps must be sound with unbroken front edges/nosing
- 1.7 A handrail must be fitted to service risings of 3 or more steps
- 1.8 Basement wells and other drops that may pose a danger must be guarded with a permanent barrier.

2. GARAGES

- 2.1 If integral, and Hyde are happy to accept the garage, it must have a properly working lock and door. If the garage is in a block, Hyde will not want to include the garage in the lease and it remains the landlord's responsibility.

3. ROOF

- 3.1 Appears sound /reasonable. No apparent leaks

4. CHIMNEYS

- 4.1 Appear sound, not leaning dangerously and no danger from falling debris apparent

5. GUTTERS AND DOWNPIPES AND DRAIN GULLIES

- 5.1 Not leaking. Working as it should be, appears secure, not broken, no evidence of blockages, nothing obvious in the gutters.
- 5.2 Drain gulley traps must be cleaned out.

6. EXTERNAL WALLS

- 6.1 Appear structurally sound
- 6.2 No debris, loose rendering etc on the walls or on window cills
- 6.3 Satellite dishes/cable wiring to be removed

7. EXTERNAL STAIRCASES

- 7.1 If a Fire Escape, must be secure no broken treads/railings
- 7.2 If an entrance, they must be secure, no broken treads/railings, open risers not permitted, Gapping within balustrades not to exceed 100mm, and they must have adequate handrails.
- 7.3 Iron staircases will be considered on an individual basis.

8. GAS SUPPLY

- 8.1 Meter must be provided and connected and preferably card operated

9. ELECTRIC METERS

- 9.1 Must be provided and connected and preferably key operated

10. ELECTRICAL INSTALLATION

- 10.1 All fittings must be undamaged, in good working order and secure, light shades removed, sockets and switches cleaned
- 10.2 A Domestic Periodic Inspection Report issued by "Hydes" Part P registered contractor must be provided stating that the entire installation is satisfactory and safe for at least the lease term

11. LIGHTS

- 11.1 Standard 20 watt (100 watt equivalent) low energy lights must be fitted throughout.
- 11.2 Bathrooms lighting should preferably be low energy sealed bulkhead type.

12. GAS INSTALLATION INCLUDING BUILT IN OVENS AND HOBS

- 12.1 Any exposed gas pipework and gas fittings must be secure
A "Landlords Gas safety Record" issued by "Hydes" GAS SAFE registered contractor must be obtained stating that everything passes safety checks

13. GAS BOILER

- 13.1 **The Gas boiler must be a condensing type boiler, and it must be less than 8 years old.**
- 13.2 It must have been serviced by a GAS SAFE registered gas fitter/firm within 1 month of lease start date, and service record provided. The boiler must be clean and secure with no missing parts, exposed wiring and must be secure. Boiler operating instructions must be provided and must be in good working order at handover to Hyde.

14. RADIATORS

- 14.1 They must be adequate, not detrimentally rust affected, in good working order and secure.

15. OTHER HEATING/ APPLIANCES

- 15.1 Properties must have adequate heating
- 15.2 Must be safe, properly installed and secure.
- 15.3 Gas fires are not permitted and must be removed, capped off and made safe - no back boilers.
- 15.4 Forms of heating apart from gas central heating will need approval – i.e. warm air heating

15. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

- 15.1 Lithium battery powered smoke detector 1 per storey, **battery having a 10 year life**, to be fitted in accordance with manufacturer instructions; Smoke detector user instructions must be left at the property. Location to be agreed
- 15.2 Lithium battery powered carbon monoxide detector sited close to the gas boiler, **battery having a 6 year life**, to be fitted in accordance with manufacturer instructions, Carbon monoxide detector user instructions must be left at the property. Location to be agreed

NOTE

Both detectors will be provided by Hyde and the cost deducted from the 1st months rental payment

16. VENTILATION

- 16.1 All rooms including the kitchen and bathroom must have at least 1 opening window. If the kitchen does not have a window, then it must be vented with an adequate extractor fan.
- 16.2 All Bathrooms and Cloakrooms must have extractor fans
- 16.3 All extractor fans must have overrun facility set to maximum.

17. MAINS WATER STOPCOCK

- 17.1 Must be inside the property, accessible and working

18. BUILT IN OVENS/HOBS EXTRACTORS

- 18.1 They must be less than 18 months old in good working order with no missing parts. The Landlord must be aware that they must either set up a separate service contract before the lease is entered into or “gift” the items to Hydes tenant. Otherwise they must be removed before handover, works tops cut and the exposed areas cleaned and made good. Typically the base unit plinths will need extending, into the cooker space.
- 18.2 Gas cooker point must be terminated with a back elbow type bayonet fitting pointing down.
- 18.3 Worktop ends must be sealed with purpose trims, Tiling edges made good, and floor coverings must be extended into the cooker opening.
- 18.4 The clear opening space must not be less than 600mm wide.

19. WHITE GOODS

- 19.1 Must be removed and any damage made good

20. INTERNAL WALLS AND PARTITIONS

- 20.1 Must be sound and show no signs of dampness or condensation mould. If affected by either, the defect must be effectively dealt with before handover.

21. FLOORS

- 21.1 Must be sound underfoot, floorboards secured and dry.
- 21.2 Any excessive springiness or known defect must be investigated and the defect effectively dealt with

22. CEILINGS

- 22.1 Plaster must be sound and in good condition.
- 22.2 Cracked ceilings must be tested to ensure that they are secure and not liable to collapse without warning.
- 22.3 Polystyrene ceiling tiles to be removed and damage made good.

23. WINDOWS

- 23.1 Should all preferably be double glazed in order to achieve EPC minimum rating requirements. If not, you are advised to consult with your licensed Energy assessor.

- 23.2 All habitable rooms must have at least 1 opening window. The opening must be at least 0.33m² and of proportions to allow escape in case of fire.
- 23.3 All opening windows must work properly and above ground floor, must be fitted with purpose restrictors to deter children opening them beyond 100mm.
- 23.4 All windows and glass must be cleaned inside and out, in good condition and watertight.
- 23.5 All locking window handles must be secure and have keys
- 23.6 All windows must be fitted with net curtains full window height x 21/2 times width

24. GLAZINGS

- 24.1 All cracked glazings, no matter how small, must be reglazed.
- 24.2 All missing or otherwise defective window putties must be replaced
- 24.3 All windows glazing less than 800mm above floor level must be safety glazed or provided with a safety barrier or covered in safety film
- 24.4 All door glazing (Apart from small panes as defined in the Building Regulations) less than 1500mm above floor level must be safety glass or covered with shatterproof material or safety film or boarded over and made good.

25. FRONT DOORS

- 25.1 Must be sound, and in good working order, ironmongery secure and in good working order.
- 25.2 Fully glazed entrance and back doors - the lower half of the door to be boarded over and made good
- 25.3 Cylinders to the front entrance and back door locks to the property must be changed for security reasons. The front entrance door must have a Yale cylinder night latch lock with external cylinder pull and Mortice lock ideally with internal thumb turn fitted to both the front and back doors.
- 25.4 A letter box, cover and door number to be provided

26. LOFTS

- 26.1 Must have minimum 150mm deep loft insulation and be cleared of possessions – Hyde will not be responsible for any items left in the loft during the term of the lease.
- 26.2 Loft hatch to be in good order

27. BATHROOM AND CLOAKROOM DOORS

- 27.1 Must be sound and in good working order, and fitted with a latch preferably a privacy type latch, alternatively a strong 150mm shoot or indicator type bolt

28. ROOM DOORS GENERALLY

- 28.1 Must be sound and in good working order – must open and close securely
- 28.2 Provide wall or floor mounted door stops to all internal doors, to avoid damage to plasterwork

29. STAIRCASES

- 29.1 Must be sound with no apparent defective nosing
- 29.2 Balustrade must not have gaps in excess of 100mm
- 29.3 All staircases must be fitted with handrails

30. DRY ROT, WET ROT, BEETLE INFESTATION, AND DAMPNESS

- 30.1 If identified, any remedial work to be undertaken by a specialist contractor before commencement of the lease

31. KITCHENS

- 31.1 Must have adequate and hygienic storage, and worktop space
- 31.2 There must be a 600mm wide space for a freestanding cooker, with both gas/electric cooker supply points
- 31.3 There must be a 600mm clear space with suitable taps and drainage and socket for washing machine installation
- 31.4 There must be an adequate space with a socket for either a fridge or fridge/freezer
- 31.5 Worktop must be undamaged and hygienic, there must be a tiled splashback with a mastic seal between tiling and worktop.
- 31.6 The sink and taps must be sound and not dripping/leaking
- 31.7 Wall and base units must have properly operating doors and drawers and must be secure and clean inside and out
- 31.8 Preferably, in addition to an opening window the kitchen should have an extractor fan
- 31.9 There must be at least 2 double socket outlets in a good position to supply worktop placed appliances

32. BATHROOMS/CLOAKROOM

- 32.1 Must be clean and hygienic, Toilet pans must be cleaned and disinfected inside and out.
- 32.2 Toilet seats to be replaced and must be rigidly fixed
- 32.3 There must be a secure toilet roll holder
- 32.4 Bathrooms must contain a bath, wash hand basin and toilet, unless there is a separate cloakroom
- 32.5 Bath panels must be secure and not have any sharp areas
- 32.6 Toilets must flush properly
- 32.7 Toilet, bath and wash hand basin must be checked to ensure no chips or cracks
- 32.8 Toilet bath and wash hand basin must be checked to ensure they are rigidly fixed, do not leak, and are complete with plugs and chains.
- 32.9 Taps must work properly and dripping or defective taps must be replaced.
- 32.10 Shower attachments to be removed and capped off. Shower screens to be removed and made good. Hyde will not take responsibility for showers and shower cubicles.
- 32.11 Tiles and seals must be undamaged and watertight. To be renewed if necessary.

33. SKIRTING BOARDS /ARCHITRAVE & FINISHING WOODWORK

- 33.1 Must be fitted firm and secure, skirting boards and bottom of the door architrave's should not show signs of damage/rot/decay.

34. SHELVING, WALL CUPBOARDS ETC

- 34.1 Must be sound, working properly and very secure, if doubt exists they must be removed and exposed areas made good.

35. DOORBELL/DOOR ENTRY SYSTEM

- 35.1 The doorbell must work, in the case of a flat the switch must be marked with the flat number
- 35.2 If a door entry system is fitted it must be tested and both the door release and telephone work properly. The door entry panel must be clearly marked with the flat number

36. EXTERNAL PAINTING

- 36.1 All external joinery and other painted surfaces must have sufficiently sound paint covering and window putties to provide protection for the lease period

37. INTERNAL PAINTING AND DECORATIONS

- 37.1 Must be clean and tidy
- 37.2 Kitchens and bathrooms should preferably have painted walls and no paper
- 37.3 Preferred wall colour is Magnolia throughout
- 37.4 All wallpaper must be securely stuck in place

38. FURNITURE

- 38.1 Must be removed

39. NET CURTAINS

- 39.1 Must be clean and fitted throughout - except to bathrooms

40. CURTAINS AND CURTAIN RAILS

- 40.1 When provided, they must be clean and secure

41. ENERGY PERFORMANCE CERTIFICATE

- 41.1 **Must be provided with a minimum rating of D**

42. FLOORCOVERINGS

- 42.1 Must be fitted throughout,
- 42.2 Carpets should be clean and fitted, with no stains or loose edges
- 42.3 Bathrooms and Kitchens must have vinyl or other waterproof type flooring, which must be sound clean and well fitted
- 42.4 Any other type of floor covering must be sound and in a condition commensurate with the lease length.

43. KEYS

- 43.1 3 tagged sets of all keys must be provided

44. ASBESTOS

- 44.1 If the landlord is aware that any asbestos containing materials are in or outside the house then this must be declared before the lease is entered into
- 44.2 If asbestos containing materials are identified at the initial inspection stage, a risk assessment will need to be undertaken .
- 44.3 If asbestos is discovered during the lease term it will be the landlord's responsibility to pay for a survey/report by "Hyde's" appointed specialist contractor. Any work needed to make safe will also be the landlord's responsibility.

NOTWITHSTANDING any of the foregoing, Hyde reserves the right to alter/add /or remove standards if they deem it necessary at the inspection stages.