

This leaflet outlines the standard you can expect of the new home you are offered

We inspect and carry out work to every empty property. We aim to make sure that every home we offer will be safe, secure and clean.

We do not provide carpets, curtains, kitchen appliances or furniture.

The kitchen and bathroom will have slip resistant flooring and will be decorated.

Floors in the other rooms will be ready for the new tenant to fit floor coverings, and the walls will be ready for the tenant to decorate (there may be small cracks which the tenant will fill when decorating).

All water, electrical, gas (where installed) and heating services should work properly.

All essential repairs are carried out while the property is empty. However, there may be some minor repairs which we will carry out after you have moved in.

Safety and security

Your safety is very important. We inspect all empty properties to check that your new home provides a safe living environment. This includes:

- checking for asbestos

- making sure any secondary means of escape is clear
- fitting smoke alarms
- carrying out a gas safety check of any landlord gas appliances
- checking the electrical services.

All doors and windows are checked to make sure they work and are easy to use. Front door locks are replaced.

If your property has a door entry system, the handset will be working. You will be given a key or fob for the communal entrance door.

As a tenant you will be responsible for maintaining door locks and bells, internal glazing and doors.

Household services

All landlord gas appliances will be checked before you move in and will be checked and serviced every year. We will give you a copy of the current gas and electrical safety certificates.

You are responsible for arranging gas/electricity supplies to be connected to your home.

Many of our properties have individual central heating and hot water systems, however, some are connected to a communal system. We will tell you if your home has communal heating and hot water, how the system works and the charges.