

Hostels Lettable Standard



Gas, electric and water

- Electric wiring, fuseboard, sockets, switches and light fittings will be in working order.
- Gas boilers, radiators, thermostats and timer will be in working order.
- Your home will have an adequate and safe form of heating.
- Plumbing and water system will be tested to ensure it is in working order and free of leaks. Cold drinking water from the mains supplied to kitchen sink. Taps and stopcocks will turn freely.
- Once you have received the keys to the property and the tenancy agreement, you will need to contact an electricity and gas supplier to arrange a supply in your name.

Floors and stairs

- Vinyl flooring will be intact, secure, level and free of trip or slip hazards.
- Floors and skirting boards will be clean, secure and free of rot and trip hazards.
- Hand rail, stairs, steps and vertical posts will be securely fitted.

Doors and windows

- Doors will be clean, secure, easy to open and close, hinges and catches secure with effective restrictors.
- Window glazing will be intact and secure and windows will be easy to open and close.

Kitchens

- Kitchen units will be useable and safe.
- Worktops will be clean and sealed where work top meets the wall, and around sink.
- Sinks will be cleaned, free of rust stains. The plug and chain will be securely fitted.
- Taps will be clean, easy to operate, marked hot and cold, and drip-free.
- Stopcocks will be accessible and open and close.
- Gas cooker points will be clean and capped off with bayonet fittings, ready for cooker to be put in.
- The electric cooker power point will be supplied and clean, ready for cooker to be put in.
- Washing machine hot and cold valves will be clean easy to open and close. Valves will be drip-free, marked hot and cold and waste pipes secure and drip-free.
- Works may be carried out after you move in. We will tell you if these are required.



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Bathrooms

- Baths will be clean, sealed where bath edges meet the tiling, secure and free from major chips. The plug and chains as well as the bath panel will be secure and clean.
- The toilet pan, seat and cistern will be secure, clean and easily flushable. A new toilet seat will be fitted in all properties prior to being let.
- The wash hand basin will be secure and clean.
- Taps will be secure, clean, easy to operate, drip free and marked hot and cold.
- Tiling will be clean, intact, and not loose or cracked, with water tight mastic seal.

Walls and ceilings

- Walls and ceilings will be sound, free from damp, offensive graffiti, large cracks, loose plaster, bulges and holes.
- Any room which is in a very poor state of decoration due to, for example, offensive graffiti or mould growth for example, will be redecorated before you move in. You will be given a paint pack if required.

Health and safety

- To comply with current regulations we will check the property for asbestos and ensure that it is either removed or left in safe condition. If you are concerned about asbestos, contact our Health & Safety team on 0800 028 2028.
- Smoke detectors will be clean, secure and tested.

Cleanliness

- All floors will be swept. Tiled floors will be mopped.
- All doors worktops, cupboards and electrical outlets will be washed down.
- All items such as drawing pins and sticky tape will be removed.
- Wash hand basins, baths, and toilets will be cleaned and de-scaled as required.
- Any new sanitary ware or kitchen units are free of packaging.
- All radiators will be cleaned.
- Front doors and their frames will be cleaned and wiped down inside and out.
- There will be air fresheners in kitchen, toilet and bathroom.
- The front path or landing directly outside property will be swept.



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