

## Re-Let Standards

This document sets out the condition of the property at the start of your tenure & when you hand in the keys at the end of your tenancy.

Works	Minimum Standard
<b>Non-standard fittings (Internal and External)</b>	All non-standard fixtures and fittings should be removed unless otherwise agreed with the Association. These include shelving, name plates, coat racks towel rails etc.
<b>Alterations &amp; Improvements</b>	<p>Any alterations &amp; improvements carried out by the previous tenant have been approved by us and are of an acceptable standard. We will inform new tenants of any such items and whether they are required to take on the maintenance and upkeep.</p> <p>Alterations or improvements that have not been approved by us and are of an unacceptable standard, will be removed. The property will then be re-instated with all costs being charged to the former tenant.</p> <p>We will give the outgoing tenant an opportunity to return the property to its previous standard before giving up the tenancy as part of pre termination inspection</p>
<b>General Cleanliness (All Rooms)</b>	<p>The house is cleared of furniture, floor coverings and belongings from the previous tenant.</p> <p>Depending on their condition, curtains, floorcoverings, or blinds left by the former tenant are left for possible use by the new tenant in agreement with the Housing Officer.</p> <p>If these items are retained by the new tenant, the tenant will be made aware that OHAL has no responsibility/liability for these items.</p> <p>All Fittings, including windows, sanitaryware and kitchen units are clean inside and out.</p> <p>All surfaces including walls, doors, framing, skirting boards, facings, light switches, fans, and sockets are wiped down with noticeable marks cleaned away.</p>
<b>Kitchens &amp; Bathrooms</b>	<p>Kitchen units and worktops will be secure and in working order.</p> <p>Bathroom sanitary wear will be secure, clean, and free from chips or cracks.</p>

<p><b>Floors</b></p>	<p>Floors will be free from major faults. We will not provide floor coverings but may leave those of the previous tenant if in good condition. Floor coverings left are your responsibility.</p> <p><b>Note</b> good condition floor covering not suitable for underfloor heating will be removed.</p>
<p><b>Decoration</b></p>	<p>Walls will be free from damp, mould, or major defects. We will remove or paint over any graffiti and will strip poorly hung or damaged wallpaper.</p> <p>Walls will be left smooth, all paste removed, filing any holes sanded smooth then undercoated.</p> <p>In some circumstances, a voucher/décor pack will be awarded for tenants to carry out their own decoration.</p> <p>Internal decoration is a tenant's responsibility.</p>
<p><b>Doors &amp; Windows</b></p>	<p>All doors and windows will be secure and in working order. External doors will have replacement locks. Door entry keys or fobs will be supplied.</p>
<p><b>Electrics &amp; Heating</b></p>	<p>Sockets, switches, and electric fittings should be white British Standard free from paint or other marks/stains.</p> <p>All non-standard electrical fittings for example spotlight light fittings, dimmer switches metal face plate sockets should be removed by the former tenant.</p> <p>Heating systems will be intact and operational, including controls.</p> <p>All sockets, switches, fittings, detectors (smoke, heat &amp; CO<sub>2</sub>) and heaters will be tested in line with current safety regulations. You will be provided with a current energy performance and electrical inspection certificate.</p>
<p><b>Outside</b></p>	<p>The property will be wind, watertight, safe, and secure. Any outbuildings such as sheds will be emptied.</p> <p>Pathways will be free from hazards with gardens tidy, free from rubbish and in a manageable condition at date of entry.</p> <p>Where required, gardens are brought up to a reasonable standard, e.g., overgrown bushes and trees are trimmed or removed.</p>

