



LETTING STANDARD

MAKING SURE YOUR HOME IS SAFE

This is a guide to the standards that we set for the safety, cleanliness and repair of a home before it is rented to one of our customers.

Our promise to residents is to make every home safe and healthy by our commitment to these standards.

All our homes must meet these standards before a resident can move in.

When a property becomes empty we will carry out an inspection and complete anywork to bring our homes up to these standards.

KEY:









Before you
move in



After you
move in



Before you
move out

MINIMUM STANDARD CHECKLIST	WORK COMPLETED
Utilities	
Gas and Electric meters in place / In credit	 
Gas safety check complete.	
Electric safety check complete.	
Heating	
Adequate and safe form of heating.	
Plumbing and water systems	
Plumbing and water systems tested to ensure they are in working order and free from leaks.	
Electrical	
Sockets, Switches and light fittings will be clean and in working order	
Smoke detectors/carbon monoxide detectors provided and fitted by Plymouth Community Homes. Fire safety advice leaflet left in property.	

MINIMUM STANDARD CHECKLIST

WORK COMPLETED

Asbestos

A visual check of the property for asbestos, to ensure it is either removed or left in a safe condition.



Floor and stairs

Vinyl flooring sealed, secure and intact



Skirting boards in place and secure.



Flooring to be sound and secure.



Stairs and handrails secure.



Carpets / Flooring will remain fitted, if they are left in good order.



Internal doors and windows

Internal doors secure, easy to open and close, hinges and catches secure.















Window glazing intact and secure.



Only repaired by PCH free of charge with a crime number after occupation

Windows easy to open and close.



MINIMUM STANDARD CHECKLIST	WORK COMPLETED
Kitchen	
Kitchen units sound and useable. Drawers and doors in good working order.	 
Worktops sealed and secure	
Kitchen sink / taps secure and in good working order. Plug and chain secure.	
Kitchen waste secure and free flowing.	
Stopcock(s) location identified and easy to open and close.	
Tiling in good condition.	 
Cooker points – Minimum – Electric cooker point provided. Gas cooker point will only be provided if suitable to the property. Existing gas cooker points will be capped off. Permission will be required from PCH to install a gas cooker	
Washing machine cold valve easy to open and close. Waste Spigot in place and capped.	 
Bathroom / Wet room / WC	
Bath - Secure and sealed. Free from major chips. Plug and chain secure. Bath panel secure.	

MINIMUM STANDARD CHECKLIST

WORK COMPLETED

Bathroom / Wet room / WC

Electric shower fitted and in working order.



Toilet pan/seat/cistern secure / in good working order/
free flowing / new toilet seat fitted.



Wash hand basin secure / free flowing / Plug and chain
secure.



Basin taps secure and in good working order.



Tiling in good condition.



Walls and ceilings

Visual inspection for damp and mould completed.



All walls free from large cracks and loose plaster.



Decorations

Rooms shall not be decorated unless
exceptional circumstances



Where decorations are poor, Decoration vouchers will be
given for the purchase of material and equipment.



MINIMUM STANDARD CHECKLIST

WORK COMPLETED

Cleanliness

All floors cleared and free from debris.



All surfaces, including worktops, doors, and cupboards cleaned.



Wash hand basins, baths and toilets cleaned and de-scaled.



All radiators cleaned.



Front door/ frame cleaned; Window frames / sills cleaned.



All loft areas clear of items. (Loft areas shall not be used to store any items)



Exterior Ground floor windows cleaned.



Electrical sockets and fittings cleaned.


















Extractor fans and air vents cleaned.



Floor free of Gripper Rods, Nails and Staples.



MINIMUM STANDARD CHECKLIST	WORK COMPLETED
DIY and Non-standard fittings	
Non-Standard fixtures and fittings may be left in the property if in a good condition. (Items that are gifted, will be incoming residents responsibility, including maintenance /repairs)	 
Outside your home	
Roofs sound, secure and watertight.	
External wall is a sound and waterproof condition.	
Drains, gutters, and down pipes - secure and free flowing.	
External doors secure, open and close freely. Locks changed to entrance doors.	 
Gardens to be cleared up to the boundary lines, left in a manageable condition.	 
Garages, sheds, and outbuildings clear and secure.	 
Pathways to the front and back doors in sound condition.	 
Fences, walls intact, free of graffiti and major defects.	 

If you have any questions, please contact our **Repairs Team** on **0808 230 6500** or email **repairs@plymouthcommunityhomes.co.uk**



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