



Sandbourne Housing Association

Lettable Standard

Sandbourne is committed to providing high quality homes. Our properties meet the Decent Homes Standard which is set by the Government to ensure that all social rented housing is at least a minimum standard.

We continue to invest in our properties so that the decency standard is maintained. We do this through annual improvement and maintenance programmes and by having a minimum standard for the homes that we let.

We have developed this minimum 'lettable' standard, in consultation with residents, so that anyone renting one of our properties knows what they can expect.

As a new resident you can expect:

Bathroom

- Every home will have a wash hand basin, toilet and either a bath or shower with plugs and chains provided.
- All sanitary ware will be clean and free from lime scale.
- There will be wall tiles or panelling around the bath and a splash back behind the sink.
- If a shower is provided the head and hose will have been replaced. Future replacements are your responsibility.
- Walls will be tiled or panelled to the ceiling where there is an over-bath shower, and floor to ceiling in the shower area to wet rooms.
- The floor covering will be slip resistant.

Decoration

- We will ensure that the wall and ceiling plaster is in good condition. Cracks over 5mm will be repaired and walls will, in Sandbourne's view, be smooth enough to decorate.
- Woodwork will be clean, free of damage and ready for decorating.
- We will leave the sealant and splash back tiles around the sinks and bath in a good condition.

Doors/windows

- Two sets of door keys and/or key fobs will be provided for each household.
- Key safes will be provided at 60+ developments for use by residents.
- All external doors will be weather tight and secure.
- All windows will be secure and open and close correctly.
- We will assess misted double glazing units and may replace these depending on their condition and location within the home.
- Any missing door numerals will be replaced as required.

Electrical

- Electrical wiring will have been inspected and an AEICR safety certificate can be issued on request.
- At least one double socket or two single sockets will be provided in each room (excluding the bathroom).
- Kitchens will have at least two double sockets.
- An electrical cooker point will be provided in the kitchen.
- If your home is heated by gas, it will have a working smoke alarm and CO2 detector.
- Energy saving lightbulbs will have been provided in every room. You will need to replace these when they fail in the future.

External

- Any garages that belong to the property will be secure and operational.
- For houses only - any sheds that are considered to be in a good condition will be 'gifted' to you and will become your responsibility in the future.

Gardens

- Gardens will be manageable and free from rubbish.
- Garden boundary fences that adjoin public highways will be secure.
- Boundary fences between homes will be what Sandbourne determines to be suitable and secure.

Gas supply

- Any gas installation will be inspected and a gas safety certificate issued to the occupier at the start of their tenancy, or within 14 days.
- Where gas heating is provided, wherever possible and practical, this will include a cooker connection.

Heating

- The whole property will have heating, with individual temperature controls in each habitable room.
- Sufficient loft and cavity insulation will be installed and pipes lagged (where appropriate).

Kitchen

Every kitchen will have:

- A minimum of two base or wall units. The total number of units provided will depend on the size of the kitchen.
- Adequate mechanical or natural air extraction arrangements.
- A washing machine connection point and drainage (in 60+ homes this is only where there is sufficient space).
- A floor covering that will be slip resistant.

Management of Asbestos

- We will inspect the property before you move in to ensure that there is no disturbed asbestos present.
- We will provide information on any asbestos that is in the property, which you need to take into account when doing DIY.

Stairs and floors

- All stairs will be safe with a minimum of one handrail, and there will be no more than 100mm between each balustrade.
- All floorboards will be secured and floors will have even surfaces.

General

- We will ensure that the property has been cleaned before you move in and that if there is a garden, this will be clear of rubbish.
- The property will be structurally safe and secure.
- An Energy Performance Certificate (EPC) will be completed and given to you when you move in, or within 14 days.
- We will leave floor coverings left by the previous resident entirely at our own discretion, if these are in good condition. You will be expected to sign a form stating that you accept any floor coverings you want in the condition that they are, and they will become your future responsibility.
- The property will be wind and weather tight.
- Any door entry or call system, where provided, will work correctly.

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