

RAILWAY HOUSING ASSOCIATION

POLICY STATEMENT

LETTABLE STANDARD

1. Statement of Intent

The Association aims to provide safe, comfortable and well maintained homes that meet the requirements and expectations of current and future residents, within a value for money context. We will relet properties in good condition that meet the 'Decent Homes Standard'. This is a standard established by the Government to "ensure that all social housing meets set standards of decency".

2. Implementation

All of the Association's properties meet the Decent Homes Standard and will continue to be maintained in order to do so.

Properties that are re-let will be in good repair, safe, secure and clean.

Prior to letting, all properties must meet the following standards as a minimum requirement. However, to enable properties to be re-let earlier, some of the work may be completed after the new tenant moves in. This will be subject to agreement with the new tenant.

2.1 External Environment

- All external paved areas free from obstruction, firm, even and well lit.
- Access to a hard paved drying area provided with firm even access and drying facilities for each property (this may be a shared area).
- Gardens and outbuildings free of hazardous materials
- Soft and/or hard landscaped areas suitable and well maintained.
- Sheds, greenhouses and other similar garden structures provided by previous tenants will be removed unless these are in good condition and the new tenant accepts responsibility for future maintenance

2.2 Internal Environment

- Free from infestation by fleas, vermin and cockroaches
- Roof in sound condition and waterproof
- All rooms, cupboards, drawers and loft space empty of furniture, carpets and rubbish

Railway Housing Association
Lettable Standard Policy continued

- Internal doors fitted to all rooms (unless designed as open plan), which open and close easily
- Heating to be combined with appropriate levels of ventilation and insulation.
- Heating systems ensure good distribution of heat within rooms.
- All habitable rooms, including the bathroom will have heating.
- All habitable rooms, excluding the bathroom, will have at least one electrical plug socket.
- Opening windows or trickle ventilation. Mechanical extractors provided in areas difficult to ventilate.
- Any evidence of damp to be investigated and appropriate action taken.
- All natural/artificial light adequate for safety, especially in staircases and communal areas.
- Floors generally level, clean and suitable to receive floor coverings.
- Floor coverings in kitchen and bathroom to be hygienic, easy to clean and moisture resistant.
- All sinks and baths will have plugs and chains fitted.
- Polystyrene ceiling tiles will be removed.

2.3 Kitchen

- All fittings in clean and serviceable condition.
- Work surfaces hygienic, easily cleaned and uninterrupted by circulation space.
- 1.2m run of work surface between cooker and sink.
- A minimum 800mm space will be provided for a cooker.
- Suitable connections for cooker
- At least 2 double socket outlets in addition to cooker point.

2.4 Safety & Security

- All external doors secure
- Two sets of keys provided
- All windows glazed
- Safety glazing provided for window glass below 800mm, glazed doors and side screens.
- Windows safely and easily operated.
- Windows and balconies to provide protection against falling for vulnerable tenants.
- Restrictors fitted on upper floor windows where appropriate.
- All windows will have locks, with or without removable keys.
- All banisters and handrails secure.
- All Central Warden Call equipment in working order.
- Gas and electric installations certified as safe by qualified persons.
- Suitable controls for heating, mains water, gas and electrical supplies.

2.5 Bathroom

- Sanitary fittings in good clean serviceable condition.
- New toilet seat (unless recently renewed).
- Minimum 2 rows of tiles as splash back to the bath and wash hand basin.
- Tiling or panelling up to the ceiling, if there is a shower.

2.6 Decoration

- All internal and external decorative surfaces in clean, safe and serviceable condition (internal decoration, including the filling of plaster cracks, is the tenant's responsibility. A decoration allowance may be given towards the costs of redecorating)

3. Responsibility

The Director of Asset Management is responsible for the effective implementation of this policy.

4. Review

The policy will be reviewed biennially in consultation with residents.

This policy applies to the beneficiaries of Joseph Hornby Stockdale Almshouses.

April 2010

This policy can be made available on request in other languages, large type, Braille or in audio format.