

RAILWAY HOUSING ASSOCIATION

POLICY STATEMENT

LETTABLE STANDARD

1. Statement of Intent

The Association aims to provide safe, comfortable and well maintained homes. We will endeavour where practicable to achieve the standards for temporary housing as defined in the Housing Corporation's Design and Quality Standards (April 2007).

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 resident moves in. This will be subject to agreement with the new resident.

2.1 External Environment

- all external paved areas free from obstruction, firm, even and well lit.
- 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.

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
- heating to be combined with appropriate levels of ventilation and insulation.
- heating systems ensure good distribution of heat within rooms.
- opening windows or trickle ventilation. Mechanical extractors provided in areas difficult to ventilate.
- any evidence of damp to be investigated and appropriate action taken.

2.2 Internal Environment

- 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.

2.3 Kitchen

- all fittings in clean and serviceable conditions.
- work surfaces hygienic, easily cleaned and uninterrupted by circulation space.
- 1.2m run of work surface between cooker and sink.
- 500mm clear worktop space either side of cooker, wall units set back 100mm from adjacent cooker space.
- space and connections for cooker at least 2 double socket outlets in addition to cooker point.

2.4 Safety & Security

- all external doors secure
- safety glazing provided for window glass below 800mm glazed doors and side screens.
- windows safety operated.
- windows and balconies to provide protection against falling for vulnerable residents.
- restrictors fitted on upper floor windows where appropriate.
- in vulnerable locations window locks fitted at ground floor level.
- 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.

2.6 Decoration

- all internal and external decorative surfaces in clean, safe and serviceable condition.

2.7 Noise Abatement

- where applicable, all party walls and separating floors of appropriate construction to minimise noise transmission.

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.

February 2008

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