

Homes for Haringey

Letting Standard



Homes for Haringey

www.homesforharingey.org

“working with residents to provide quality housing services and decent homes”

Introduction

Every council property should be clean and in a good state of repair when you move in. The Homes for Haringey Letting Standard sets out what you can expect.

Before you move in, we will check the home to make sure it is safe, secure, clean and in a good state of repair. We ask you to keep your home in this condition.

If you would like more information about the Homes for Haringey Letting Standard, please contact Customer Services on 0800 195 3404.

How to use the Homes for Haringey Letting Standard

The standard of repair or cleanliness for each area of your home is in black text. Next to each standard are two tick boxes. You can use these as a checklist when you move into your new home.

Blue text is additional information.

Some photographs of acceptable and unacceptable standards can be found throughout this booklet. The number above each photo shows you which standard it relates to.

Contents

Glossary	5
----------	---

Inside your home

Utilities	6 & 7
-----------	-------

Floors and stairs	8 & 9
-------------------	-------

Internal doors and windows	10 & 11
----------------------------	---------

Kitchen	12 & 13
---------	---------

Bathroom	14 & 15
----------	---------

Walls and ceilings	16 & 17
--------------------	---------

Miscellaneous	18
---------------	----

Cleanliness	19
-------------	----

Outside your home	20 & 21
-------------------	---------

Notes	22 & 23
-------	---------

Glossary

Capped off

The main gas supply pipe to the meter has a disk put in it to stop the gas from being used.

Cistern

A small tank used to store water for toilet flushing.

CORGI

Confederation for the Registration of Gas Installers.

CORGI is the National Watchdog for Gas Safety in the United Kingdom. Make sure that any engineer you employ to check or fix gas is CORGI registered.

Glazing

Glass in a frame such as a window or door.

NICEIC

National Inspection Council for Electrical Installation Contracting.

NICEIC is the electrical contracting industries' independent voluntary regulatory body for electrical installation safety matters. We recommend that any engineer you employ is NICEIC registered.

Pointing and render

Pointing is the area between the bricks. Render is the cement or plaster used to cover the bricks.

Inside your home

Utilities

YES NO

1/ Electric checks

All electrical fittings will be tested to comply with the current safety regulations (NICEIC). Safety certificates will be held by Homes for Haringey and can be provided on request.

As a minimum, there will be two double switched sockets in the living room, one in each bedroom, one single in the hall and three double sockets in the kitchen.

Wiring, fuse-board, sockets, switches and light fittings in working order.

2/ Gas checks

The gas system will be tested before you move in. Safety certificates will be provided when our CORGI registered gas and central heating maintenance contractor has visited to show you how to use the boiler and central heating system. You must contact our contractors yourself.

Boiler, radiators, thermostat and timer in working order.

YES NO

3/ Heating

Your home has an adequate and safe form of heating.

Most of our properties have gas central heating. For those without central heating, we will ensure that there is a gas or electric fire in the living room.

4/ Plumbing and water system

This includes all tanks, cylinders, pipe-work, taps, stop valves, drainage, baths, showers, basins, sinks, toilet and cisterns.

Plumbing and water system will be tested to ensure it is in working order and free of leaks. Cold drinking water from the mains supplied to kitchen sink. Taps and stopcocks will turn freely.

5/ Electricity and gas supply

The council will not provide you with an electricity and gas supply. Once you have received the keys to the property and the tenancy agreement, you will need to contact an electricity and gas supplier to arrange a supply in your name.

Occasionally, the property may not have an electricity or gas meter and you will need to contact an electricity and gas provider to arrange for one to be put in.

Acceptable Standard

1



1



Unacceptable Standard

1



1



Inside your home

Floors and stairs

YES NO

1/ Vinyl flooring

Clean undamaged washable vinyl flooring or similar is provided in the kitchen, bathroom and WC. We will not provide floor covering to other rooms.

Intact, secure, level and free of trip or slip hazards.

2/ Floors and skirting boards

Carpets and carpet grippers left by the previous tenant will be removed.

Clean, secure, free of rot and trip hazards.

3/ Stairs

Hand rail, steps and vertical posts securely fitted.

Acceptable Standard

1



2



Unacceptable Standard

1



2



Inside your home

Internal doors and windows

YES NO

1/ Internal doors

The bathroom and WC doors will be fitted with a suitable lock that can be used from the inside. We will fit new doors if necessary with a latch and handle. No locks will be provided on internal doors.

Clean, secure, easy to open and close, hinges and catches secure.

2/ Windows

We will only provide security locks to windows on the ground floor. The fitting of extra security locks is your responsibility.

Glazing intact and secure. Windows easy to open and close.

Acceptable Standard

1



2



Unacceptable Standard

1



2



Inside your home

Kitchen

	YES	NO		YES	NO
1/ Kitchen units			7/ Cooker points		
The number of kitchen units will depend on the size and layout of the kitchen. As a minimum, we will fit one unit with a stainless steel sink, one double base unit and one double wall unit.			Gas – clean and capped off with bayonet fittings, ready for cooker to be put in.	<input type="checkbox"/>	<input type="checkbox"/>
Sound and useable. All drawers and doors open and close without catching.	<input type="checkbox"/>	<input type="checkbox"/>	Electric – power point supplied and clean, ready for cooker to be put in.		
2/ Work top and sealant			8/ Washing machines		
Clean and sealed where work top meets the wall, and around sink.	<input type="checkbox"/>	<input type="checkbox"/>	Where there is sufficient room, we will leave a 600mm space with a cold and hot water supply waste pipe ready for washing machine to be fitted.		
3/ Sink			Hot and cold valves clean and easy to open and close. Valves drip-free and marked hot and cold. Waste pipe secure and drip-free.	<input type="checkbox"/>	<input type="checkbox"/>
Clean and free of rust and stains. Plug and chain secure.	<input type="checkbox"/>	<input type="checkbox"/>			
4/ Taps					
Clean, easy to operate, marked hot and cold, and drip-free.	<input type="checkbox"/>	<input type="checkbox"/>			
5/ Stopcocks					
Accessible and easy to open and close.	<input type="checkbox"/>	<input type="checkbox"/>			
6/ Tiling					
We will make sure there are two rows of tiles on the walls above the work surface and sink.					
Clean, not loose or cracked.	<input type="checkbox"/>	<input type="checkbox"/>			

Acceptable Standard

1



2



3



Unacceptable Standard

1



2



3



Inside your home

Bathroom

YES NO

1/ Bath

Clean and sealed where bath edges meet the tiling. Secure and free from major chips. Plug and chain secure. Bath panel secure and clean.

2/ Toilet pan/seat/cistern

Secure, clean and easy to flush.

3/ Wash hand basin

Secure and clean. Plug and chain secure.

4/ Taps

Secure, clean, easy to operate, drip free and marked hot and cold.

5/ Tiling

We will make sure there are two rows of tiles above the wash hand basin and three rows of tiles above the bath.

Clean, intact, not loose or cracked.

Acceptable Standard

1



2



3



Unacceptable Standard

1



2



3



Inside your home

Walls and ceilings

YES NO

1/ Walls and ceilings

We will make every effort to find areas of defective or loose plaster. Please note, problems are sometimes difficult to see when walls and ceilings are papered.

Sound, free from damp, graffiti, large cracks, loose plaster, bulges and holes.

2/ Decorations

You will be given a decoration allowance for any room that we decide is in need of decoration.

Any room which is in a very poor state of decoration, due to graffiti or mould growth for example, will be redecorated before you move in.

Acceptable Standard

1



1



Unacceptable Standard

1



1



1



Inside your home

Miscellaneous

	YES	NO		YES	NO
1/ Asbestos			4/ Non-standard fittings		
To comply with current regulations we will check the property for asbestos and ensure that it is either removed or left in a safe condition. If you are concerned about asbestos you should contact our Asbestos team by calling 0800 195 3404.			Alterations carried out by previous tenants that do not conform to the Homes for Haringey standard will be removed.	<input type="checkbox"/>	<input type="checkbox"/>
2/ Smoke detectors			5/ Sheltered housing		
We will provide two smoke detectors in a house: One in the hall/lobby and one in the landing. In a flat, we will provide one smoke detector in the hall/lobby. The smoke detectors will be wired into the electrical installation and will also be fitted with a battery back up. It is your responsibility to replace the battery.			Kitchen fitted with cooker	<input type="checkbox"/>	<input type="checkbox"/>
Clean, secure and tested.	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen fitted with fridge		
3/ Adaptations for people with disabilities					
Adaptations include shower rooms, stair lifts and ramps.					
Adaptations will be clean, secure and working.	<input type="checkbox"/>	<input type="checkbox"/>			

Inside your home

Cleanliness

	YES	NO		YES	NO
We will:					
Sweep all floors.	<input type="checkbox"/>	<input type="checkbox"/>	Make sure that any new sanitary ware or kitchen units are free of packaging.	<input type="checkbox"/>	<input type="checkbox"/>
Mop all floors if tiled or covered in a washable surface.	<input type="checkbox"/>	<input type="checkbox"/>	Clean all radiators.	<input type="checkbox"/>	<input type="checkbox"/>
Wash down doors, worktops, cupboards and electrical outlets.	<input type="checkbox"/>	<input type="checkbox"/>	Clean front door, wipe down frames inside and out.	<input type="checkbox"/>	<input type="checkbox"/>
Remove all items such as drawing pins and sticky tape from walls.	<input type="checkbox"/>	<input type="checkbox"/>	Leave air fresheners in kitchen, toilet and bathroom.	<input type="checkbox"/>	<input type="checkbox"/>
Clean and de-scale wash hand basins, baths, and toilets as required.	<input type="checkbox"/>	<input type="checkbox"/>	Sweep front path or landing directly outside property.	<input type="checkbox"/>	<input type="checkbox"/>

Outside your home

	YES	NO		YES	NO
1/ Roof					
Safe, secure, free of leaks, wind and watertight.	<input type="checkbox"/>	<input type="checkbox"/>			
2/ Brickwork, pointing and render					
Clear of graffiti, no major cracks, wind and watertight.	<input type="checkbox"/>	<input type="checkbox"/>			
3/ Drains, gutters, down pipes and overflows					
Safe and secure. Free from blockages, weed growth and leaks.	<input type="checkbox"/>	<input type="checkbox"/>			
4/ Windows					
Safe, wind and watertight, open and close freely, glazing and frame secure. Locks in good working order.	<input type="checkbox"/>	<input type="checkbox"/>			
5/ Doors					
<i>We will ensure that the lock is replaced and that you are provided with two full sets of keys.</i>					
Secure, open and close freely, wind and watertight, locks in good working order.	<input type="checkbox"/>	<input type="checkbox"/>			
			6/ Gardens (front and rear)		
			<i>When you move in, the garden is your responsibility.</i>		
			Cleared of rubbish. If badly overgrown, grass and vegetation will be cut back to a manageable level.	<input type="checkbox"/>	<input type="checkbox"/>
			7/ Garages, sheds and outbuildings		
			Cleared of rubbish, safe, lockable, secure, wind and watertight.	<input type="checkbox"/>	<input type="checkbox"/>
			8/ Pathways to the front and back doors		
			Pathways are even and free of trip hazards.	<input type="checkbox"/>	<input type="checkbox"/>
			9/ Fences, walls and gates		
			Intact, free of graffiti and defects. Gates have working catches or locks.	<input type="checkbox"/>	<input type="checkbox"/>
			10/ Air vents		
			Clean and free of blockages.	<input type="checkbox"/>	<input type="checkbox"/>
			11/ External painting		
			<i>Homes for Haringey has an external decorations programme which makes sure all properties are painted regularly.</i>		

Note – on some occasions, items listed in this section will be completed after you have moved in to the property.

Acceptable Standard

5



6



Unacceptable Standard

5



6



6



Notes

Notes

Translation and interpreting services

The Homes for Haringey Letting Standard sets out the level of repair and cleanliness you can expect when you move into a Council property. For a free copy of this in your own language, please complete and return the form below.

Albanian



Standardet e Qirasë të Homes for Haringej përcaktojnë nivelin e riparimit dhe të pastërtisë që ju mund të prisni kur të zhvendoseni në pronë të Këshillit. Për një kopje falas të kësaj në gjuhën tuaj, ju lutem plotësoni dhe ktheni formularin e mëposhtëm.

Kurdish



Standardên Kirêdayinê yên Homes for Haringey asta tamîr û paqijîya ku hun dikarin di dema barkirîna xwe ya milkekî Şaredarîyê de hêvî bikin, pêşkêş dike. Heke hun kopîyeke wê bi zimanê xwe û bêpere dixwazin, ji kerema xwe forma jêrîn tije bikin û bişînin.

Arabic



البيوت لمعيار تأجير هارينجي تُعرض مستوى التصليح والنظافة الذي يُمكنك أن تتوقع عندما تتحول إلى ملكية البلدية. لنسخة مجانية في لغتك الخاصة، رجاءً أكمل وأرجع الإستمارة في الأسفل.

Portuguese



O Homes for Haringey Letting Standard (Padrão de Locação da Lares para Haringey) estabelece o nível do estado e limpeza que você pode esperar quando você se mudar para uma propriedade do Concelho. Para uma cópia gratuita disso em sua própria língua, por favor complete e retorne o formulário abaixo.

Bengali



দ্য হোমস্ ফর হ্যারিংজে লেটিং স্ট্যান্ডার্ডস অর্থাৎ হারিংজেতে বাড়ী ভাড়া দেওয়ার মান নামে এই পুস্তিকায় সেরামত ও পরিচ্ছন্নতার মাত্রা নির্ধারণ করে দেওয়া হয়েছে যেটা আপনি কাউন্সিলের কোন বাসায় উঠলে আশা করতে পারেন। এর একটা কপি আপনার নিজের ভাষায় বিনামূল্যে পেতে চাইলে, দয়া করে নিচের এই ফর্মটা পূরণ করে ফেরত পাঠান।

Romanian



“Homes for Haringey Letting Standards” vă explică nivelul de reparații și curățenie care este de așteptat de către dvs când vă mutați într-o locuință de consiliu. Pentru a obține o copie în limba dvs, vă rugăm completați și returnați formularul de mai jos.

French



Les Normes de Location de Homes for Haringey présentent le niveau de l'état et de propreté auquel vous pouvez vous attendre lorsque vous emménagez un logement du Conseil Municipal. Pour en obtenir un exemplaire gratuit dans votre langue, veuillez compléter et renvoyer le formulaire ci-dessous.

Somali



Homes for Haringey heerarkeeda kiraynta guryaha ayaa dejinaysa heerka dayactirka iyo nadaafadda ee aad filan karto marka aad u guurto guri kawnsalku leeyahay. Si aad u hesho koobbi lacag la'aan ah oo ku qoran luqaddaada, fadlan buuxi oo soo celi foomka hoose.

Greek



Το Πρότυπο Ενοικίασης Σπίτια για το Haringey καθορίζει το επίπεδο επισκευής και καθαρότητας που μπορείτε να αναμένετε όταν μετακινηθείτε σε κατοικία του Δήμου. Για δωρεάν αντίγραφο αυτού του φυλλαδίου στη γλώσσα σας, παρακαλώ συμπληρώστε και επιστρέψτε το έντυπο κατωτέρω.

Turkish



Homes for Haringey Kiralama Standartları, bir Belediye konutuna taşındığınızda sunulmasını bekleyebileceğiniz temizlik ve tamir düzeyi standartlarını ortaya koyar. Bu bilgilerin Türkçesinin ücretsiz bir kopyasını edinmek isterseniz, lütfen formu doldurup aşağıdaki adrese gönderin.

Please tell us if you would like a copy of this booklet in another language that is not listed above or in any of the following formats, and send the form to the Freepost address below.

In large print

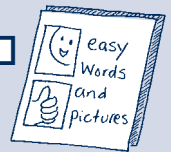
On CD-ROM

On audio tape

In Braille

In another language

Which language? _____



Name: _____

Address: _____

Telephone: _____

Email: _____

Please return to: **Freepost RLXS-XZGT-UGRJ Haringey Council, Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ**



Homes for Haringey uses recycled paper as part of its commitment to improving the environment.