

Housing



Reading
Borough Council
Working better with you

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Relet Standards - what to expect when you move in

Please note: Pictures are examples only – your new home may be different

General

- All rooms will be professionally cleaned
- Standard light fittings will be provided in all rooms
- Windows will provide natural light and ventilation to all living and bedrooms
- All plasterwork will be sound.
- We will agree decorating vouchers at sign up – if needed
- We do not provide any floor coverings¹



Security

- All doors and windows will close securely and be in good condition.
- A 5 lever dead lock and night latch will be fitted to front door
- Working locks will be fitted to all ground floor windows
- Opening restrictors will be fitted to windows on first floor and above



Kitchen

- Cold/Drinking water tap
- 2 course tile splashback fitted around worktops
- Space for a cooker and washing machine

Kitchens are replaced every 25 years - repairs will be on a like-for-like basis to match existing units.



Bathroom

- Fixed bath or shower
- 3 course tile splashback fitted around the bath.
- Hot and cold running water to the basin

Bathrooms are replaced every 35 years.



¹ Except when we replace a kitchen or if previous tenant left floor covering in very good condition

Safety

Before you move in we will:

- We will install battery smoke detectors with 10 year life and sealed battery
- Carry out gas and electrical safety checks using gas safe registered engineers/qualified electricians.
- Leave instructions for your heating system
- Identify any asbestos and remove polystyrene ceiling tiles.



Block Safety

We will:

- Make sure flats have fire safety instructions (also explained at viewing)
- Check ALL fire doors to stairwells have self-closers fitted to prevent fire spreading.
- Check the handrails are fitted to one side of stairwells.
- Check for structural defects.

Fixtures, fittings and decorating

- No rising or penetrating damp.
- Chimney breasts - will be bricked up/plastered.

Decorating vouchers will be agreed at sign up

Trees, fencing & sheds

We will:

- Remove any small trees (up to 4 metres) or large shrubs within 2-3 metres of the property and cut back any larger trees overhanging roofs
- Demolish any home built shed or lean-to – we only leave sheds if they are in good condition)
- Check the 3' chain link fencing marking the boundary (we don't provide panel fencing but may make exceptions when replacing gates)



Garden

We will:

- Cut the grass & foliage
- Leave any patio if it is in sound condition and does not breaching damp proof course
- Leave paths – if they are in good condition and free of hazards
- Remove any ponds and reinstate ground
- Leave washing lines/posts – if in good condition (we don't provide lines or posts)
- Remove any parking space/drive UNLESS it is in good condition/hazard free and there is a dropped curb in place.



Roof

We will:

- Check the loft space is clear of all items & rubbish
- Inspect the insulation
- Replace any missing broke roof tiles.
- Check the gutters & down pipes are free of leaks and clear of leaves/debris
- We will tell you if there is any work we plan to complete after you have moved when you sign your Tenancy Agreement.

We aim to complete this work within 6 weeks of your tenancy starting.

Other Information

- You can't leave mobility scooters in communal areas, corridors or inside your flat.
- If you need disabled adaptations talk to your Occupational therapist.
- Gas and water supplies will be turned off while the property is empty - we will recommission your gas supply on the day you sign your tenancy. You will need to turn on your water supply at the stopcock.
- The Council pay rent, council tax and utilities costs on your home up until the time your tenancy starts. Once you sign the tenancy agreement these costs become you responsibility.
- To report any problems or outstanding repairs call centre on 0118 937 3757

You are responsible for looking after your property throughout your tenancy.

When you end your tenancy and leave the property you must leave it as near to the relet standard as possible. Before you leave we will inspect your property and tell you what works must be done before you move out. If you don't we will do the work and recharge our costs to you.