

Lettable Standard

January 2022



North
Northamptonshire
Council

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Introduction

North Northamptonshire Council (NNC) is committed to providing high quality homes.

The NNC Lettable Standard is designed as a standard that will be applied to all council owned properties before they are let. Our standard has been designed in consultation with tenants and has been tested with our teams to ensure it is fit for purpose.

The focus of the standard is to provide safe, clean, and secure homes that are in good repair when we let them to new tenants.

Sometimes repairs and external works that do not prevent a tenant from moving in and enjoying their home may be done after the property is let to the tenant. An example of this would be re-glazing a window that has been made safe where the glass is on order. We aim to complete any such repairs within 28 days of the new tenant moving in.

The Lettable Standard sets out the expected condition of homes when we let them. How we manage the condition of the property during tenancies is set out further within our Tenants Handbook and Repairs Handbook.

Safe and Compliant

NNC will only let homes that have passed the required tests and safety checks. This section sets out the different legal requirements

A Gas Safety Check will be completed & a Landlords Gas Safety Record left at property

An Electrical Safety Check will be completed

An Energy Performance Certificate will be completed and provided at sign up to inform both the Council and the tenant how energy efficient the property is

Best practice on water hygiene will be followed when our properties are empty to ensure water is safe and hygienic. This will include running all taps, flushing all systems and draining down any longer term voids.

Asbestos will be managed as part of the void process. Where we do not have up-to-date certificates, we will carry out an asbestos test where applicable.

Smoke and heat detectors will be clean and fully operational with a hard-wired smoke detector fitted on each floor of the building and one heat sensor in the kitchen

Any fire hazards found will be removed

A housing health and safety rating system (HHSRS) assessment will be completed, and any Category 1 hazards removed.



Security



Homes will always be safe and secure prior to letting.

- All external locks will be changed including outhouses and stores
- Minimum 2 sets of keys will be supplied at sign up
- External doors will be secure, watertight, and fully operational
- Doors and windows will be secure
- Windows will open freely
- All handles and restrictors will be operational
- Window keys will be present
- Broken glazed units will be replaced
- Security lights will be supplied and fitted where appropriate for sheltered accommodation

Kitchen

Kitchens will be in good workable condition and hygienically clean prior to letting.

- There will be a suitable amount of worktop space and units, appropriate for the number of bedrooms in the property and suitable to the size and layout of the kitchen
- All door and drawer units will be adjusted to open and close freely
- All internal shelves to units will be present and secure
- The plumbing and stop cock will be effective and accessible
- Suitable floor covering will be fitted and in good condition
- Worktops will be clean and hygienic and free from major damage
- The sink will be clean and free from rust and stains
- Scratching in stainless steel sinks is acceptable, small dents are passable but unsightly large dents are not
- Plug and chain will be fitted to sink
- Taps will operate easily and be labelled hot and cold
- Where space allows there will be provision to site a fridge, washing machine and cooker
- Appropriate splashbacks (tiles, aqua boards, etc) will be provided behind sink and cooking area
- A cold feed and waste pipe will be supplied for a washing machine
- A gas or electric point will be supplied for a cooker

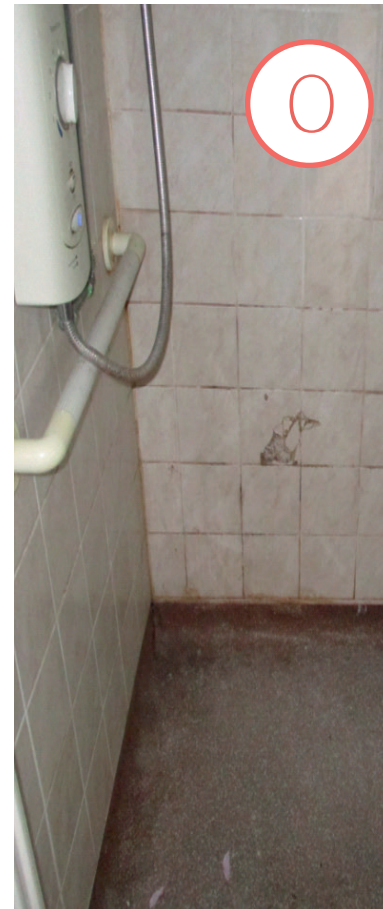
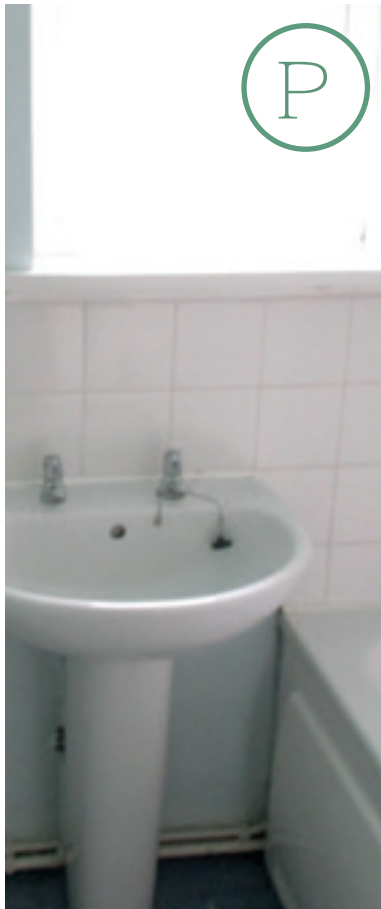


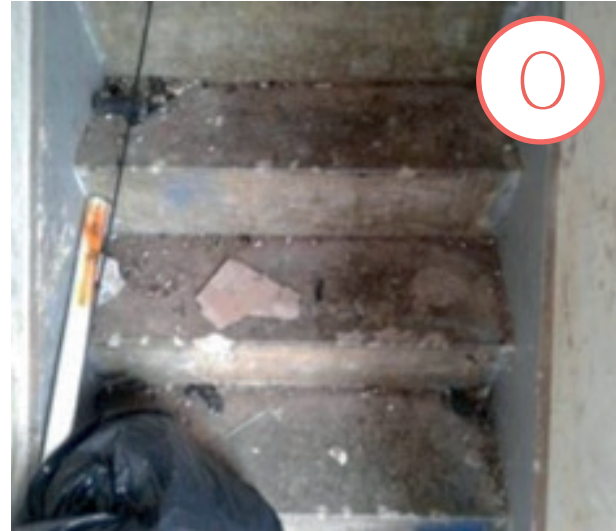
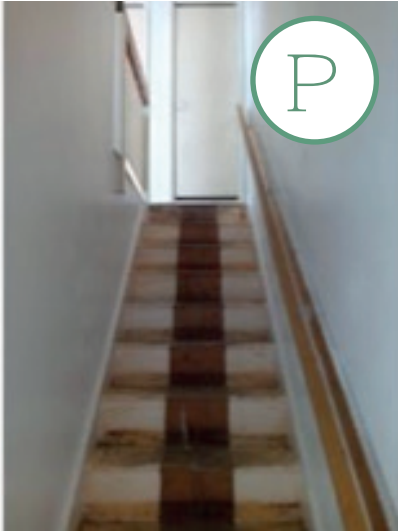


Bathroom

Bathrooms will be in good workable condition and hygienically clean prior to letting.

- The plumbing will be effective and accessible
- All toilets will work properly, easy to flush, no cracks, and securely fixed
- The toilet seat will be renewed, unless already in very good condition
- Any damaged silicone seals will be renewed
- Plug and chain will be fitted to sink
- Appropriate tiling or alternative splashback will be fitted to the rear of the basin and bath area
- Suitable floor covering will be fitted and in good condition
- A hot and cold-water supply will be provided to the wash hand basin, bath, and shower where fitted
- Taps will operate easily and labelled hot and cold
- Where a shower is left in situ appropriate tiling or alternative splashback will be in place

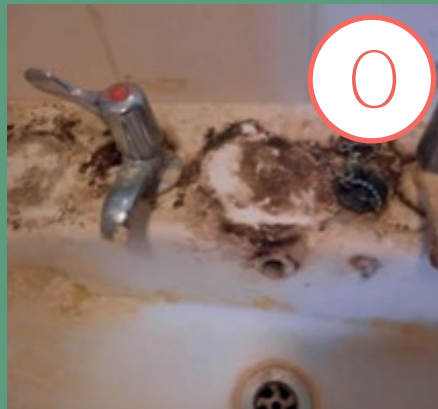




General

Homes will be in a good condition of general repair prior to letting.

- Walls will be de-nailed, and any holes filled
- Stair treads will be free of nails, etc
- Loose floorboards, stair treads, balustrades and risers, handrails will be secured
- Skirting boards, architrave, internal doors, and windowsills will be replaced or repaired
- Any wires and cables will be tied back and secure
- A television aerial point will be available in sheltered schemes and flats, but not in houses



Cleanliness

Homes will be clear and cleaned to a reasonable standard prior to letting, with the kitchen and bathroom having had a full hygienic clean.

- Clear of all goods, possessions, debris, and rubbish
- Free from vermin and insect infestation
- Fully cleaned prior to letting, all surfaces wiped down and hygienic
- Any areas of mould will be removed and treated
- Deep hygienic clean to kitchen and bathroom, particularly sanitary units

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External Areas

External areas will be clear of debris and in a manageable condition for the new tenant prior to letting.

- Sheds / outbuildings in an unsafe condition will be removed, where in useable condition a shed may be gifted to the new tenant with their consent (not the Council's ongoing responsibility)
- Where necessary and possible hedges and trees will be cut back to a manageable level and all debris cleared away. Grass areas will be strimmed back.
- Dangerous, dead, or diseased trees will be removed
- External boundaries, fencing and walls adjacent to the public area (pavement/ alleyway) will be installed or replaced where required
- Where the Council are responsible, internal boundaries will be denoted and a suitable boundary will be provided where applicable.
- Footpaths (within the boundary) providing essential access and egress to the property will be re-paired

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Decoration

Homes will be prepared ready for decoration for the new tenant prior to letting.

- The property will be prepared for decoration for the incoming tenant
- All walls and ceilings will be free from cracks, holes, mould and defects and prepared ready for decoration
- Where dark paint has been left or there is new plaster, walls will be given a mist coat to help pre-prepare the surface for decorating.
- Windows, UPVC frames, sockets and switches will be free from paint.
- Where applicable wallpaper and textured surfaces will be assessed, if heavily damaged remedial work will be undertaken.



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