

Your guide to Lettable Standards

Putting People 1st

This document outlines Pineview Housing Association's Lettable Standard. This is the standard you can expect when you move into your new home. It is our aim to provide tenants with a high quality home which they can be proud of.



Work to ensure the property meets the lettable standards should be carried out before you move in.

However, certain works may be undertaken after the property has been re-let.

This is done to minimise the time that the property is empty and help you move in quickly.

External (where applicable)

- ✓ Sheds, Cellars, outbuildings are cleared of all contents.
- ✓ Boundaries, whether fenced or walls, are in a reasonable and safe condition. Gates, particularly to rear gardens are secure.
- ✓ Gardens are cleared of rubbish.
- ✓ Paths and driveways are in a safe condition.

Roofs and Guttering

- ✓ All roofs are watertight.
- ✓ Gutters/downpipes are in good working order, free-flowing and take rainwater to discharge points.

External Joinery and Windows

- ✓ External paintwork to windows are attended to on a repeat programme, approximately every 5 years. If prior to letting, the external decorations are found to be in a very poor state, we will try where possible to bring the programmed works forward.
- ✓ Windows will open and close without defect.
- ✓ All glazing is in a good condition.

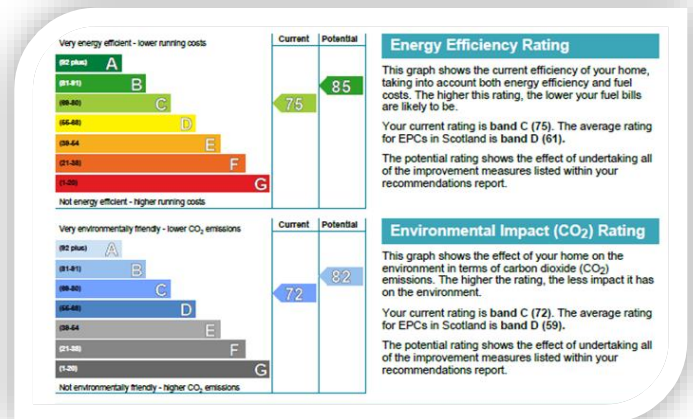


Energy Efficiency

- ✓ An Energy Performance Certificate will be provided that outlines how energy efficient your home is.

Internal – General

- ✓ All furniture, rubbish, etc is cleared.
- ✓ There should be no insect or rodent infestations.
- ✓ The property is clean and hygienic.
- ✓ All fixtures and fittings are washed clean.
- ✓ All floors are swept and cleaned.



Doors

- ✓ Doors are in good condition and working properly.
- ✓ Front doors and flat entrance doors are fitted with a secure locking mechanism.
- ✓ Where relevant, rear tenement close doors will be fitted with secure locking mechanism.

Floors and Skirting

- ✓ All loose and missing floorboards to be re-secured/replaced.
- ✓ Floor surface to be even to allow carpets to be laid.
- ✓ Missing or badly damaged skirting/facing to be repaired or replaced.

Woodwork and Stairs

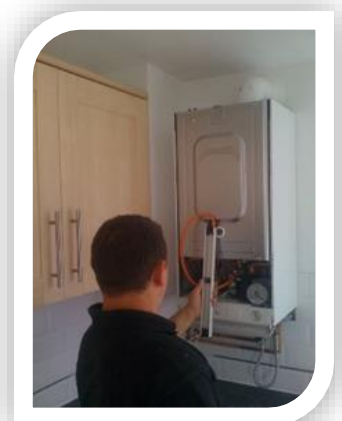
- ✓ All internal woodwork is free from serious defects.
- ✓ Stairs are secure, free from major defects and fitted with handrails to comply with building regulations.

Electrical Installation

- ✓ All electrics have been subject to a check and a certificate of inspection issued to you.

Gas and Installations

- ✓ The gas installations have been tested by a Gas Safe registered contractor and you should have a copy of the gas certificate issued to you.
- ✓ The existing heating system has been serviced.
- ✓ You will be provided with a boiler instruction manual.



Plumbing Installations and Bathroom

- ✓ All sanitary fittings including cisterns, ball valves, wastes, taps, overflows etc have been tested for leaks and left in full working order.
- ✓ Where replacement of a part of the bathroom suite is required, the available colour match should be investigated. If the colour match is not found a 3 piece white bathroom suite will be installed.
- ✓ Extractor fans to internal bathroom have been checked and left in working order.
- ✓ Any electric shower will be included in the electric check. This will be maintained where applicable and you will sign a disclaimer if shower is your own responsibility.

Kitchen

- ✓ All kitchen units will be cleaned inside and out, secured to the wall and will be in sound condition.
- ✓ Cooker gas supplies have been checked as part of the gas installation. Supply will be capped when you move in.
- ✓ Where applicable, space for white goods is provided, with water supplies for washing machines.

Planned and Cyclical Programmes

- ✓ Residents will be notified annually of planned and cyclical works being carried out. Details are also included in quarterly newsletters to all residents.



Please let us know what you think

We always welcome feedback from our customers. If you would like any further information about our lettable standards or any other matter, please simply contact us by:

- ✓ telephoning 0141 944 3891 to speak to a member of our team.
- ✓ texting us on 0741 834 7038 and a member of our team will call you back.
- ✓ emailing us at mail@pineview.org.uk
- ✓ use our Contact Us form on our website www.pineview.org.uk/contact-us/
- ✓ find us on Facebook www.facebook.com/pineviewhousing or
- ✓ writing to us at Pineview Housing Association, 5 Rozelle Avenue, Glasgow G15 7QR.



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