

- The space provided for the fridge or fridge freezer will be 600mm.
- Kitchen flooring will be provided, either vinyl or tiles. Where this is tiling, tiles will be in good condition and free from cracks.
- Kitchens will be fitted with an extractor fan or passive stack ventilation.

Bathrooms

- Bathrooms will have a serviceable sanitaryware and comprise a wash hand basin, toilet (or separate with additional basin) and a bath or shower.
- Kitchen flooring will be provided, either vinyl or tiles. Where this is tiling, tiles will be in good condition and free from cracks.
- Bathrooms will be fitted with an extractor fan or passive stack ventilation.
- A two course tile splash-back will be provided around the wash hand basin and the bath, or in the case of a shower, the shower area will be fully tiled. Tiles will be in good condition and free from cracking.
- Wooden toilet seats will be replaced with plastic seats.

Clearance and Cleaning

- Homes, out-buildings and gardens will be cleared of all furniture, non-original fittings and carpets (except where a specific

request is made to leave floor coverings, when they will be gifted to the tenant with full responsibility for future maintenance and replacement).

- Pathways leading to front doors and refuse collection points will be clean and free from trip hazards.
- Homes will be cleaned at the end of the work and before the home is relet. Paint work will be washed down, floors swept & mopped with disinfectant. All kitchen units and surfaces will be free from grease, disinfected and ready for use. Kitchen sinks will be de-scaled. All bathroom sanitary ware will be cleaned and disinfected ready for use.

If you would like this document in another language or format, or if you require the services of an interpreter, please contact us.

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EMPTY HOME STANDARD



Estuary is a housing association with Charitable Status

Estuary has agreed in consultation with the Federation of Estuary Residents a minimum standard that must be met before we let our homes.

General

- Homes will be free from damp and serious condensation. (Effective measures will have been used to prevent reoccurrence where damp work has been necessary).
- Homes will be fitted with one mains powered battery back up smoke detector, appropriately located on each floor that provides living space.
- Staircases will be adequately lit and have securely fixed balustrades and handrails.
- Glazing below 800mm from finished floor level will be safety glazing.
- Balconies will provide protection against falling for vulnerable residents, members of their family and visitors.
- Floors will be generally level and suitable to receive carpets or other floor coverings.
- Internal walls will be in a condition ready for decoration preparation work. This will include walls free from nails or nail holes, screws or screw holes, but not hairline cracks.
- Instructions will be provided for using boilers and central heating systems.

Electrical

- Homes will have electrical installations certified as safe by a suitably qualified person. A copy of each certificate will be left in the home when it is ready for letting.
- Each room will have a minimum of one double socket, except the kitchen that will have a minimum of two double sockets.

Gas

- Homes will have gas installations certified as safe by a suitably qualified person. A copy of each certificate will be left in the home when it is ready for letting.

Heating and Hot Water

- Radiators and storage heaters will be well distributed.
- Fixed heaters (radiator, storage heater or equivalent) will be provided in the living room, bedrooms and bathroom.
- Homes will have an adequate means of providing hot and cold water for the size of property.

Doors and Windows

- External door locks will be changed before letting.
- External doors will be fitted with a 5 lever mortice lock.

- Doors and windows will have reasonable weather and draught protection.
- Windows will be in a serviceable condition and provide adequate ventilation for the room.
- Windows at ground floor level or in vulnerable positions will have locks.
- Windows to upper floors will have restrictors.

Kitchens

- Kitchens will have electric cooker socket, and where a gas supply is available, a bayonet fitting will be made available on request for a cooker.
- The cooker space will be 600mm or 550mm at Cascades.
- Kitchen units will be in a serviceable state of repair and mastic sealant will be provided at worktop/wall abutments.
- A two-course tile splash-back will be provided along the sink unit.
- Kitchens will contain at least one base sink unit, one further double (or two single) base unit and one double (or two single) wall unit.
- A space will be provided for a fridge or fridge freezer, located near to an electric socket.