



Keniston has a standard for the state of repair of properties before they are re-let. This is called 'The Void Standard' and below is the standard the Association has set.

If the decorative condition of the property is particularly poor and the Technical Officer considers that this will significantly affect its re-letting, minimum decoration should be ordered. This should include emulsions on walls (and ceilings where necessary), rather than the papering of walls.

The Association will aim to offer its flats and houses in the best lettable condition it can, and with this in mind the following minimum standards have been set.

- An electrical and gas safety check will be carried out on every void property and works which are prejudicial to health and safety will be carried out before the property is re-let. Minor electrical works can be carried out shortly after the re-let. (This work will be carried out by suitably qualified operatives).
- The Housing Officer will ensure the gas safety certificate is current and a copy handed to the new tenant.
- An Energy Performance Certificate will be provided before an applicant accepts the tenancy.
- Any signs of water damage will be cured and plasterwork treated or renewed.
- In cases of serious condensation, steps will be taken in an effort to resolve the problem for example, trickle vents will be fitted to windows where heavy condensation appears.
- All handrails to staircases etc. will be checked and re-fixed where necessary.
- All glazing to the property will meet the glazing regulations where glazing standards fall below Part N of the building regulations. Any renewal or replacement of glazing will be brought up to this or the current standard.
- Floors in the property will be left in a condition ready to receive floor coverings.
- Doors and windows will be provided with suitable locks or fasteners for their location.
- Walls, ceilings and woodwork – walls and ceilings will be left in a serviceable condition. Defective and missing plasterwork will be replaced or repaired. Woodwork will also be left in a serviceable condition and necessary repairs and replacement will be carried out. Cracked wall tiles will be replaced.
- Heating – All properties have a heating system utilising the available energy source. We will ensure that the living room, bedrooms and bathroom have adequate heating provision.

OUR VOID STANDARD



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- Kitchen – the minimum standard for a kitchen will include a food preparation area (work tops) of hygienic and easy-clean type, and a sink and sink base unit, plus a minimum of:

500x 500 floor units and worktops
Or 1 1000x 500 floor unit and worktop
And 1 500x 500 wall unit

There will also be a space for a cooker with an electrical and gas (where gas is supplied) cooker point as well as at least two double socket outlets.
- Bathroom – bath or shower, hand basin and WC (this may be in a separate room) will be included as a minimum. All fittings will be of a clean and serviceable condition.
- External – all rubbish will be removed from the gardens/yards/balconies. Overgrown gardens will be left in a maintainable state. Ponds will be emptied of water and the new tenant will be asked if they wish to retain it or have it removed. Self-seeding trees will be removed or cut down to ground level.
- General – the property will be left in a clean and tidy condition which has a good smell and is ready for viewing. Any non-standard fixtures and fittings should be removed.

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If you would like this document in another format, such as large print or a coloured background, or if you would like this or any of our leaflets translated into another language, please contact our office:

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