

ARENA GROUP LETTABLE STANDARD

Information and Responsibilities

- Utilities information (including meter numbers)
- Nearby amenities
- Home owner type pack
- Welcome pack

Cleanliness Standards

- No smells
- No stains
- Free from mould
- No pests
- Deep cleaned kitchen and bathroom
- Cleared loft with insulation topped up

Kitchens

- Tiling behind cooker space
- Gas fitting for cooker
- Washing machine plumbing/waste
- Ventilation for dryer (if there is an allocated space)
- Worktop seals in good condition
- Non-slip vinyl floor-covering with welded joints
- Serviceable units
- Adequate power sockets for all appliances

Bathrooms

- Matching suite
- No cracked tiling
- Seals around bath and basin in good condition
- Non-slip vinyl floor-covering with welded joints
- Adaptations left in
- Showers will be left in and a curtain rail provided

Doors

- Weather tight
- 5 lever locks
- Serviceable non-tarnished letter-box
- Open and shut freely
- Working handles and latches
- No damage
- Intercom/access working

Windows and Glazing

- Weather tight
- No failed DGU's
- Clear 'trickle' ventilation
- Downstairs windows will have locks
- Handles & Locks working with keys

Walls/Floors/Ceilings

- All sound & free from cracks
- No creaking or flexing floor boards
- Plasterwork sound (hairline cracks classed as decoration)

Heating and Hot Water

- Serviced economic system
- Fully controllable
- CP12
- EPC

Electrics

- MCB Consumer unit
- Adequate sockets
- Fused spurs for kitchen appliances
- Smoke detectors

Fixtures & Fittings - By agreement with incoming tenant the following may be retained:

- Carpets/Laminate flooring
- Blinds
- Curtain rails (battens will be provided)
- Fans
- Adaptations

Garden & Externals

- Grass cut
- Fences & Gates repaired
- Rubbish removed
- Trees/bushes trimmed & pruned
- Sheds/greenhouses left by agreement (No eyesores)
- Paving safe

Decoration

- All walls where décor damaged shall be stripped
- Further decoration according to matrix (Below)

The decoration matrix is intended to establish a uniform approach to the decoration of void properties. Lettings shall indicate the lettability of each property when the keys are handed in.

CONDITION OF DECORATION	EASY TO LET	DIFFICULT TO LET	VERY DIFFICULT TO LET
SMOKE DAMAGE, GRAFFITI ETC.	✓	✓	✓
POOR	X	✓	✓
OK	X	X	✓
GOOD	X	X	X

