



## Housing & Neighbourhoods Service

# Lettable Standards

Your new home should be at our lettable standard when you move in, it will be structurally sound, watertight, free from damp and mould and compliant with all statutory requirements.

Your property and garden will be clean and free from rubbish and belongings. If you have a garden, we will cut back the grass, shrubs and hedges when you move in, ready for you to maintain it.

Sheffield City Council do not provide or replace garden fencing or gates. If you want to install your own garden fence you will need to request permission to do this.



### Walls, Ceilings and Decorating

We let our homes in reasonable decorative condition, however the tenant is responsible for decorating the interior. We will remove substantial or obscene graffiti, replace damp or damaged plaster and smoothly fill all cracks over 4mm wide or dents and holes over 50mm in diameter.

If a large area of existing wallpaper is damaged, it will have been removed and the area left clean and tidy, it will not be removed if is a small area or could easily be painted over.

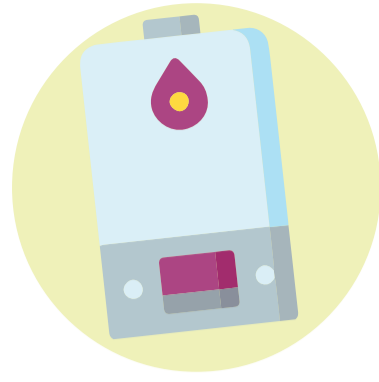
If you choose to decorate and remove existing wallpaper, which subsequently damages plaster, you may be re-charged to put any damage right.





## Doors and Windows

Doors and windows will be secure, opening and closing freely. You will have 2 keys to each external door lock and, if you live in a flat, 2 keys or fobs for the communal doors.



## Gas and Electricity

British Gas will usually be your gas and electricity supplier at the beginning of your tenancy, but should you wish to, you are free to transfer to a supplier of your choice. At the sign up for your new tenancy we will make a priority appointment for utilities to be re-instated. We will give you a copy of the latest gas certificate along with the Energy Performance Certificate for your home.

For your safety, we are legally required to check and service gas boilers every year. We take enforcement action against tenants who don't keep annual gas servicing appointments.



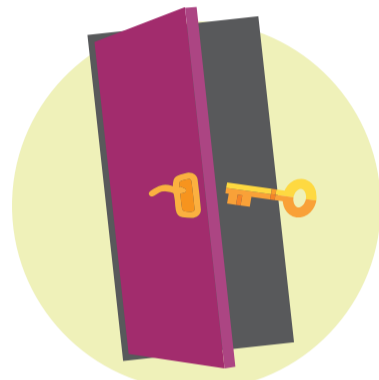
## Floors / Stairs

Floors and floor tiles will be level and safe. Stairs will be intact and stair handrails will be fitted the full length of the stairs, secure and fit for purpose.

## Kitchens

Kitchen units, worktops, tiles and taps will be clean and in a safe hygienic condition. The property will have a connection for either a gas cooker or an electric cooker. Any tiling will be clean and undamaged. Kitchens will contain as a minimum:

- 1 x serviceable sink with double base unit complete with drainer, plug, chain, taps and waste and 1 additional double base unit where possible.
- 1 x pantry/store or minimum 1 x double wall unit.



## Leaving your property

We will take photos of your home and garden (if applicable) when we let the property. When you leave, we will check they meet at least this condition and will charge you for any work we have to do if it doesn't. You must return the property with vacant possession; and it must be clear of any rubbish or belongings.

We aim to carry out a pre-quit inspection where we will identify any issues that need to be rectified to prevent a re-charge when leaving, or if we are unable to carry out this inspection prior to quitting, this will be completed once keys are returned, and any recharges would still apply.



## Bathrooms

A bath or shower, a wash hand basin and toilet will be provided. Bathroom and toilet fittings, including taps, will be clean and in a safe and hygienic condition without leaks or damage. All existing tiling will be clean, and undamaged.

**To report a repair, please ring 0114 273 5555**

**Email: [housingvoids@sheffield.gov.uk](mailto:housingvoids@sheffield.gov.uk)**

**Telephone: 0114 293 0000**

