



Lettable Standard



What you can expect
from your new home

This leaflet sets out the standards you can expect from Selby District Council relating to the property you have been offered.

The Lettable Standard is the minimum standard of repair that you can expect to find when you rent a Selby District Council property.

Before you move in, we will check your new home to make sure it is safe, secure, clean and in a good state of repair.

Your Community Officer and Asset Co-ordinator are available to answer any questions you have relating to the Lettable Standard.



WINDOWS & DOORS

- 🏠 Windows and external doors will be secure, water tight and free from defects
- 🏠 Keys will be provided for all doors that have fitted locks (and windows where available)
- 🏠 Internal doors will be free from defects and function properly
- 🏠 All skirting boards, door frames, architraves, and mouldings will be in place

FLOORS/STAIRS

- 🏠 Floors surfaces will be clean and in a safe and sound condition and suitable for your own floor covering
- 🏠 If fitted, handrails and balustrades will be secure and at the appropriate height and the staircase will be in sound condition
- 🏠 Any damaged flooring will be made good and levelled



KITCHENS

- 🏠 A gas or electric cooker point will be available
- 🏠 There will be at least a sink unit, a double floor unit and double wall unit
- 🏠 There will be at least a 1 metre worktop and two power sockets in accessible locations
- 🏠 There will be at least one row of splash back tiles around the sink and worktop with no cracks
- 🏠 Sealant around sinks and worktops will be present and in good condition
- 🏠 A washer space will be provided with hot and cold water feeds where possible

BATHROOMS/WC

- 🏠 There will be at least a toilet, bath or shower and wash hand basin
- 🏠 All bathroom fittings will be securely fixed and free from cracks & stains
- 🏠 A new W/C seat and cover will be fitted and the bathroom window will have obscure glass
- 🏠 There will be at least one row of splash back tiles around the bath & sink with no cracks, and sealant will be present and in good condition
- 🏠 A shower curtain or screen will be provided where a shower is fitted and the hoses and handsets will be clean and defect free

PLUMBING

- 🏠 Plumbing will be free from defects and leaks and all taps will be in working order
- 🏠 Sinks, wash basins and baths will have a plugs and chains attached
- 🏠 Unless agreed with the outgoing tenant, DIY fittings will be removed

WALLS & CEILINGS

- 🏠 Will be graffiti free, safe, and free from large cracks and holes
- 🏠 Polystyrene tiles will be removed
- 🏠 Unsound plaster will have been replaced



EXTERIOR

- 🏠 Roof coverings, chimney stacks, soffits, fascias, gutters and rainwater pipes will be fixed securely, in working condition and free of leaks or blockage
- 🏠 External walls and roofs will prevent water penetration into your home
- 🏠 Footpaths, steps and handrails within the boundary of your home will be safe for the purpose of travelling to and from your home
- 🏠 Gardens will be tidy and free of rubbish
- 🏠 Trees and bushes will be trimmed back where necessary
- 🏠 Garden structures will be safe
- 🏠 Driveways will be left in place where there is a dropped kerb and it is safe and defect free and does not pose any parking or neighbourhood issues



ASBESTOS

- 🏠 We will follow Control of Asbestos regulations 2012 when dealing with any asbestos in the property



CLEANLINESS

- 🏠 Before you move in all rubbish, furniture, carpets etc will be removed internally and externally unless agreed otherwise
- 🏠 Kitchen units, work surfaces, bathroom fittings, cupboards, doors/frames, window sills, skirting boards, fire surrounds, radiators, tiles, floors and insides of windows will be clean
- 🏠 We will resolve any issues with infestations, damp or mould growth
- 🏠 We will sweep and wash all your floors



GENERAL

- 🏠 All smoke alarms & CO₂ detectors will be installed and operational in line with current regulations
- 🏠 Instructions for all gas appliances supplied will be provided
- 🏠 Disabled adaptations will remain where suitable
- 🏠 Details on how to find the fuse box and water stop tap will be provided by your Community Officer
- 🏠 Non-standard items will be left in place where safe and defect free



GENERAL (cont'd)

- 🏠 If you live in a block of flats or a sheltered community you will have smoke seals and fire strips fitted to your external doors
- 🏠 Fire doors will function correctly where fitted
- 🏠 Loft space will be insulated



SERVICES

- 🏠 There will be at least one form of heating in good working order
- 🏠 The gas supply and any appliances will have been safety checked
- 🏠 The electrical system and any landlord supplied appliances will have been safety checked and you will receive a copy of any completed electrical certificates
- 🏠 Solid fuel appliances and flues will be tested to ensure they are safe.
- 🏠 Chimney and flues will be swept and tested before you move in and will be swept on an annual basis
- 🏠 The gas supply will be uncapped at a time agreed with you. You will be given copy of the Landlord's Gas Safety Certificate at this time



MORE INFORMATION

If you have any questions about this leaflet please contact us.

There are a number of ways you can get in touch.

ONLINE

www.selby.gov.uk

SEND US AN EMAIL

info@selby.gov.uk

BY PHONE

01757 705101

POST

Selby District Council, Civic Centre, Doncaster Road,
Selby, North Yorkshire, YO8 9FT

VISIT US

Market Cross Shopping Centre, Selby, YO8 4JS