

Home standard when re-let

When you move into your home, we make sure that it is safe, clean and free from the need for immediate maintenance. We will check that:

Security

- External doors and windows are secure
- All external door locks are changed
- All opening windows open freely
- All window handles, catches and restrictors are operational and window lock keys provided
- All broken glass is replaced
- Smoke, heat and carbon monoxide detectors are fitted and tested in working order
- A security light outside the front door is provided where applicable.

Services and safety

- Electrical wiring systems are tested and certified as safe by a qualified electrician, with a copy of the certificate provided
- Gas installation safety checks are carried out by a qualified engineer, and a Landlord Gas Safety Record provided
- Heating and hot water systems are in working order
- Gas fires which are not part of the main heating system are removed
- Up to five low energy light bulbs are fitted
- At least one window at first floor level will open wide enough to be used as an emergency escape.

Decoration

- Rooms are free from graffiti
- Poor wall surfaces are plaster-skimmed or wallpapered
- Strong decorative colours such as black or dark purple are painted over in a neutral paint
- Decoration vouchers are issued to contribute towards the cost of redecorating rooms in poor condition
- Homes designated as especially for older people are decorated to a good standard
- Missing or damaged wall tiling is replaced or repaired.

Floors and doors

- Missing or damaged flooring, skirting or moldings are replaced or repaired
- Carpets are removed
- Laminated flooring is removed
- Vinyl flooring is slip-resistant
- Missing doors are replaced and in good working order.

Kitchen

- Wall and floor cupboards are in good condition
- Sinks and associated plumbing are checked
- Washing machine plumbing is provided
- The main stop tap is in good working order.

How to get in touch

For further information please email us at:
info@orbit.org.uk

Or call:
0800 678 1221

Follow us:



Home standard when re-let

Bathroom

- The bathroom suite is clean and in working order
- Wall tiles are fitted to the back of the bath and washbasin
- All sinks have plugs and chains
- A new toilet seat is fitted.

Outside

- Any garages and sheds are cleared of all rubbish
- Overgrown gardens, trees and hedges are cut back and waste cleared, grass cut to a manageable length
- Dangerous or dilapidated structures such as sheds are removed
- Footpaths providing essential access are repaired or replaced
- Broken rainwater gutters and downpipes are repaired or replaced
- Repairs to the external structure and roof are carried out
- Walls and fences to external boundaries and privacy panels are in good condition
- Boundaries between homes are marked
- Outhouse locks are in working order
- Ponds are removed
- Any damaged asbestos or asbestos that forms part of a service duct is removed and the area left in good condition.

Additional measures

- Your new home is clean, including floors, windows, kitchen units and bathroom suite
- Where applicable, up to 270mm of loft insulation is provided
- If any major works are planned shortly, (for example, new windows, kitchens, bathrooms, heating system, external decoration) we will let you know.

How to get in touch

For further information
please email us at:
info@orbit.org.uk

Or call:
0800 678 1221

Follow us:



Orbit Help



@OrbitHelp



Live chat on our website
[orbit.org.uk](https://www.orbit.org.uk)



**building
communities**