

Stoke-on-Trent City Council Empty Property Standards

KITCHEN

- ✓ The sink-top and work surfaces will be in a clean and hygienic condition.
- ✓ All units will be secure and doors and drawers will operate satisfactorily.
- ✓ The water supply will be working.
- ✓ The number of storage cupboards will depend on the size of kitchen. The storage space will consist of wall and floor units.
- ✓ Tiled areas will be sealed and free from cracked/broken tiles
- ✓ There will be a safe and compliant cooker space with a suitable gas and electric point if both are available. It is your responsibility to arrange the connection of your cooker by a suitably qualified person.
- ✓ There will be a minimum of two double electrical sockets.
- ✓ We will provide space for a fridge and, washing machine with plumbing, taps and waste, the connection of your washing machine is your responsibility.
- ✓ The kitchen floor will have a washable clean floor covering free from broken and damaged tiles.

BATHROOM AND TOILET

- ✓ All existing bathroom elements will be operational and free from leaks.
- ✓ All glazed tiled areas will be correctly sealed and free from cracked or broken tiles.
- ✓ All toilets will work properly, be securely fixed and have a new toilet seat fitted. Further replacement toilet seats, as needed throughout your tenancy, will be your responsibility.

CEILINGS AND WALLS

- ✓ Visible plasterwork will be of a decoratable standard.
- ✓ We will remove any polystyrene tiles throughout the property.
- ✓ All walls and ceilings will be free from damp or mould.
- ✓ Graffiti will be removed or decorated over internally and externally.

HEATING AND MAINS SERVICES

- ✓ If the property has a gas supply, we will have the gas supply and any appliances tested in line with current gas safety regulations to make sure they are safe and in working order.
- ✓ We will give you a copy of the landlord's gas safety certificate and let you know where the emergency control valve is when you sign the tenancy agreement.
- ✓ The mains water supply will be left working, the main stop tap (also called a stopcock) will be checked and left operational. We will let you know where it is on the sign up visit.
- ✓ We will have the electrical supply checked in line with the National Inspection Council for Electrical Installation Contractors (NICEIC) inspection procedure.
- ✓ Appropriate smoke alarms will be installed at the property.

DECORATION

- ✓ The redecoration of the property is your responsibility, including filling small holes and cracks.

FLOORS AND STAIRS

- ✓ With your agreement the previous tenants carpets, lino, ceramic tiles, laminated or wooden floor coverings that in reasonably good condition will be left in the property. The ongoing maintenance and replacement of these items would become your responsibility.
- ✓ Floors will be even and free from tripping hazards. The flooring in the kitchen and bathroom will have a clean and washable covering, broken and damaged tiles will be replaced.
- ✓ Timber floors will be secure and in an acceptable condition.
- ✓ Solid floors will have no major ongoing defects. Stairs will have safe and secure handrails and balustrades.

OUTSIDE

- ✓ Recognised access paths will be left safe and hazard free.
- ✓ External health and safety hazards will be removed.
- ✓ Boundaries will be clearly defined. Existing fencing installed by the City Council will be repaired/replaced.
- ✓ Roofs, walls, gutters and downpipes will be safe and in working condition.
- ✓ We will remove rubbish from the front and back gardens, bin stores and any sheds.
- ✓ We will remove sheds, greenhouses and other similar garden structures unless they are in good condition. In the event that any of these items are left, the ongoing maintenance and replacement of these items would become your responsibility.
- ✓ We will cut back any overgrown hedges, lawns and trees to an acceptable height. The ongoing maintenance and replacement of these items would become your responsibility

CLEANING

- ✓ The property will be clean and free from rubbish inc. the loft space.
- ✓ Surfaces and cupboards will be cleaned
- ✓ Kitchen and bathroom floors will be mopped
- ✓ The sink, wash hand basin, bath/shower and toilet will be sanitised.

DOORS, INTERNAL WOODWORK, WINDOWS AND GLAZING

- ✓ All fire doors will be checked to meet agreed standards
- ✓ All internal and external doors will operate correctly and be fit for purpose.
- ✓ The locks to all external doors will be changed.
- ✓ All glazing will be intact when you move in and all windows that are designed to open will be in working order.

