

**Property Condition and Letting Standards**  
**November 2017**

The Tenancy Agreement is a legally binding agreement between Lincolnshire Rural Housing Association Ltd and its tenants. It assigns the responsibilities detailed below to each party.

**1. The Association will:**

- (a) Keep the property in good repair including:
  - I. Drains, gutter and external pipes;
  - II. The roof;
  - III. Outside walls, outside doors, windowsills, window catches and frames including external painting and decorating;
  - IV. Internal walls, floors and ceilings, doors and door frames, hinges and skirting boards but not including internal painting or decoration;
  - V. Chimneys, chimney stacks and flues but not including sweeping;
  - VI. Pathways, steps or other means of access;
  - VII. Plasterwork;
  - VIII. Internal garages and stores;
  - IX. Boundary walls and fences.
  
- (b) Keep in good repair and proper working order installations provided for space heating, water heating and sanitation and for the supply of water, gas and electricity, including:
  - I. Basins, sinks, baths, toilets, flushing systems and waste pipes; excluding toilet seats;
  - II. Electric wiring including sockets and switches, gas and water pipes;
  - III. Water heaters, fireplaces, fitted fires and central heating installations.
  
- (c) External decoration:
  - I. Keep in a good state of decoration and to decorate these areas as deemed necessary by the Association.

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**2. The Tenant will:**

(a) Internal decoration, alteration, and Gardens:

- I. Keep the interior of the premises in good clean condition;
- II. Decorate the internal areas as often as necessary to keep them in good decorative order;
- III. Keep the decoration of the property neutral in colour throughout or reinstate the decoration to be neutral in colour at the end of the tenancy period;
- IV. Keep the yard and garden, included in the tenancy or shared with other tenants, in good and clean condition and free from obstruction;
- V. The Association will, if deemed necessary, arrange to have carried out any work in default with costs recoverable from the tenant; and
- VI. Not install cat flaps to any internal or external doors.

(b) Damage:

- I. Make good any damage – with the exception of fair wear and tear- to the Premises or the Association's fixtures and fittings or to the common parts caused by the Tenant or any member of the Tenant's household or any visitor to the Premises;
- II. The Association will arrange to undertake any work in default with the costs recoverable from the Tenant; and

(c) Reporting disrepair:

- I. Report to the Association promptly any disrepair or defect for which the Association is responsible in the Premises or the common parts.

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3. In addition to the terms of the tenancy agreement you are agreeing to:

(a) End of Tenancy

- I. All rooms to be cleaned including kitchen cupboards, worktops, skirting boards, internal doors, banisters and stair rails, windowsills and bathroom items;
- II. Clean the windows and exterior doors inside and out;
- III. If the property has a pre-payment meter for gas or electricity supply, the key/card is to be left in the kitchen drawer;
- IV. Clear all rooms, gardens, garden sheds, garages or other storage areas including any loft space of the Tenant's belongings;
- V. The gardens and/or yard are to be tidy and grass cut; and
- VI. If the property has wheelie bins for refuse these should be put out for collection, remain with the property and be left in a clean condition.

**4. Documentation**

The following documents are provided at the beginning of a tenancy:

- (a) Energy Performance Certificate;
- (b) Gas Safety Check Certificate (where a property has a gas installation);
- (c) Electrical Safety Certificate; and
- (d) Photographs detailing the properties condition.

Tenant name:

Signature:

Date:

On behalf of LRHA:

Signature:

Date: