

Property Condition and Lettable Standards
Updated December 2023

The tenancy agreement is a legally binding agreement between Lincolnshire Rural Housing Association Ltd and its residents. 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.

2. The resident 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. Complete any internal decoration, if requested at the end of tenancy. Wallpaper will be considered acceptable, if it is in good order. Skirting boards and internal woodwork to be painted in white gloss excluding homes with natural timber finish (Swedish homes at Bicker; Franklin Gardens, Spilsby; Clarkes Close, Eastville);

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*****Mutual exchanges – the home is accepted in the condition at the date of the exchange and no additional decoration will be completed by the Association.*****

- IV. All flooring (carpets, laminate etc) to be removed at the end of the tenancy unless the incoming resident has agreed to take ownership;
- V. Electrical – all non-standard light fittings installed by the resident to be removed at the end of the Tenancy by a qualified Electrician and replaced with a standard light pendant, any non-standard faceplates to be changed, any light switches or electrical sockets that have been painted during a tenancy will be changed and recharged to the outgoing residents;
- VI. Keep the yard and garden, included in the tenancy or shared with other residents, in good and clean condition and free from obstruction;
- VII. The Association will, if deemed necessary, arrange to have carried out any work in default with costs recoverable from the resident; and
- VIII. 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 residents or any member of the resident'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 resident; 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.

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, window cills 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 resident's belongings;

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- 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.

Resident name:

Signature:

Date:

On behalf of LRHA:

Signature:

Date: