

## **Property Condition and Lettable Standards 2025**

This standard is based on the tenancy agreements in use by LRHA. The tenancy agreement is a legally binding agreement between Lincolnshire Rural Housing Association Ltd (LRHA) and its residents. It assigns the responsibilities detailed below to each party for a property to be kept to during, and at the end of the tenancy.

### **1. The Association will:**

(a) Keep the property in good repair including:

- Drains, gutter and external pipes;
- The roof;
- Outside walls, outside doors, windowsills, window catches and frames including external painting and decorating;
- Internal walls, floors and ceilings, doors and door frames, hinges and skirting boards but not including internal painting or decoration;
- Chimneys, chimney stacks and flues but not including sweeping;
- Pathways, steps or other means of access;
- Plasterwork;
- Internal garages and stores;
- 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:

- Basins, sinks, baths, toilets, flushing systems and waste pipes; excluding toilet seats;
- Electric wiring including sockets and switches, gas and water pipes;
- Water heaters, fireplaces, fitted fires and central heating installations.

(c) External decoration:

- Keep in a good state of decoration and to decorate these areas on a cyclical basis by LRHA.

### **2. The resident will:**

(a) Internal decoration, alteration, and gardens:

- Keep the interior of the home in a tidy, clean condition, with regular cleaning, including washing of the interior of windows;
- Decorate the internal areas as often as necessary to keep them in good decorative order;
- To keep belongings at an appropriate level and not allow excessive belongings to build up;

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- To remain below the maximum occupancy level for the home during the tenancy;
- To ventilate the home as needed, extractor fans to be used and not switched off or blocked up, to keep moisture levels internally managed to not encourage condensation or the resulting mould growth;
- To use the heating system provided or an appropriate alternative, to keep the home heated regularly;
- To not overload the capacity of the internal sockets, and to ensure all appliances used are safe and in a good condition;
- To keep the main resident contact details up to date with LRHA, and if a third-party contact is required to keep their details up to date;
- To wash the exterior of windows and doors, or retain the services of a window cleaner to do so;
- Keep the pathways weed and obstruction free, to sweep as needed;
- If the household has pets, to ensure any waste in the garden is collected and disposed of promptly;
- Any grass to be cut regularly and if needed for maintenance to be completed to ensure it remains in healthy condition;
- Any flower beds are kept weed free and tidy, any bushes or trees trimmed as required;
- If a shed is present to keep it painted and not excessively filled with belongings;
- Any household rubbish is to be recycled, bagged and kept in wheelie bins (if the local authority has them, if not a suitable bin), with no excessive rubbish allowed to build up near the bins;
- The Association will, if deemed necessary, arrange to have carried out any work in default with costs recoverable from the resident.

#### (b) Damage:

- 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;
- Not install cat flaps to any internal or external doors;
- The Association will arrange to undertake any work in default with the costs recoverable from the resident.

#### (c) Reporting disrepair:

- To report to LRHA promptly any repair or defect or damage for which the Association is responsible in the home.

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### **3. Tenancy ending**

(a) The resident agrees to:

- All rooms to be cleaned including kitchen cupboards, worktops, skirting boards, internal doors, banisters and stair rails, window cills and bathroom items;
- Clean the windows and exterior doors inside and out;
- If the property has a pre-payment meter for gas or electricity supply, the key/card is to be left in the kitchen drawer;
- Clear all rooms, gardens, garden sheds, garages or other storage areas including any loft space of the resident's belongings;
- 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);
- All flooring (carpets, laminate etc) to be removed at the end of the tenancy unless the incoming resident has agreed to take ownership – discuss with LRHA staff if you intend to leave any floor coverings;
- If the household has multiple pets, any flea treatment or deep cleaning, or repairs that are deemed by LRHA as required at the end of the tenancy, will be subject to a recharge;
- 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;
- The gardens and/or yard are to be tidy and grass cut; and
- 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.

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**4. Documentation**

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

- Energy Performance Certificate;
- Gas Safety Check Certificate (where a property has a gas installation);
- Electrical Safety Certificate; and
- How to rent Leaflet

Resident name:

Signature:

Date:

On behalf of LRHA:

Signature:

Date: