



Empty homes standard



Golden Lane Housing



Making a person's new home clean, safe, secure and in good repair.

Our Empty homes standard explains what a person can expect in the homes we re-let.

We ensure the property is safe and secure - with gas and electrical certificates and to our fire safety standard.

Any work to the property will be carried out before a person moves in unless it's been previously agreed.

The vacant the room or property will be in good condition and cleaned ready to set up home.

Kitchen

- There will be at least a sink unit, wall unit and a single or double base unit in each property.
- Units to be clean and free from operating defects.
- All doors and drawers to open and close securely.
- All worktops to be clean and securely fixed.
- All worktops and sinks to be surrounded by a minimum of 150mm high splashback tiling, with silicone sealing at the abutments. All tiles to be white or match existing where practicable.
- Walls to the rear of cookers to be half tiled to minimum height of 1200mm with silicone sealing at the abutments. All tiles to be white or match existing where practicable.
- Worktops adjacent to appliances to be fitted with protective aluminium edging strips.
- All sinks to be clean and serviceable, with plug and chain attached.
- Adequate provision should be made for the installation of cooker, fridge or fridge freezer and washing machine ie a minimum 600mm space between units for each appliance and single socket and fused spur for washing machine and fridge or fridge freezer where applicable.
- Adequate gas and/or electrical supplies to be provided at cooker position.
- Hot and cold supplies and waste to be in place for washing machine where practical including taps and valves for connections and where possible should be accessible from within the sink base.
- Floor coverings to be non-slip vinyl, properly sealed at all abutments with silicone sealant.
- An interlinked heat detector to be present and working.
- The number of double sockets, excluding electric cooker point:

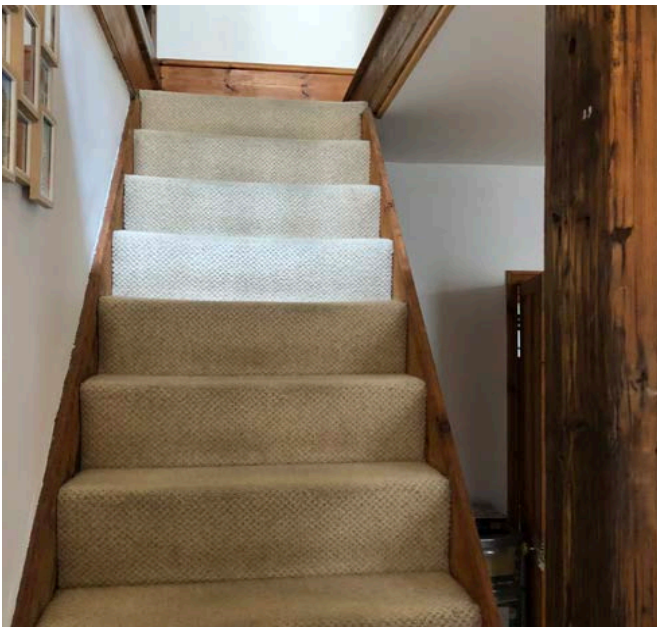
Kitchen size	Number of double sockets
Small <12m ²	6
Medium 12-25m ²	8
Large >25m ²	10





Bathroom

- All bathroom fittings to be free of significant stains or cracks and have plugs and chains attached as necessary.
- WC seats to be sanitized; and will only be renewed if needed.
- Fittings to be securely fixed and to be sealed at abutments to floors and walls using silicone sealant.
- The bath and basin to be surrounded by 150mm ceramic tiles splash back with silicone seals at abutments.
- Floor coverings to be vinyl/non-slip, securely fixed down, and sealed at abutments to walls and fittings with silicone sealant.
- Walls to shower areas to be tiled to a height of 1.5m above the top of the bath.
- A new shower curtain to be supplied.

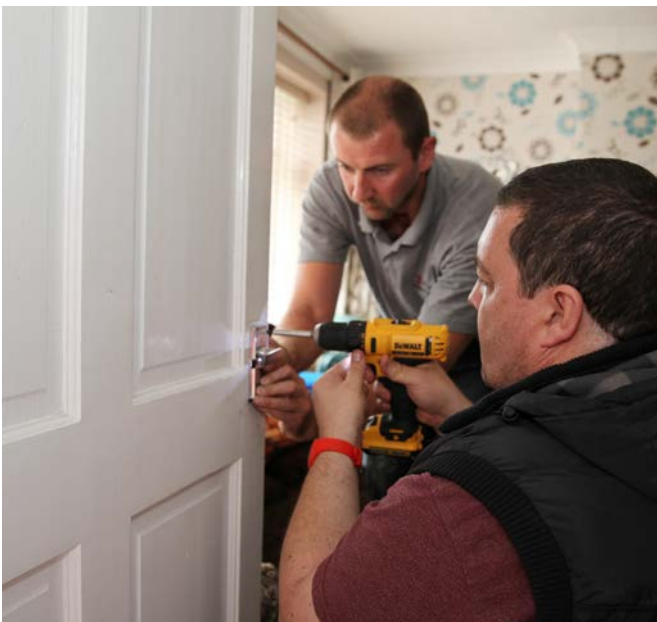


Internal doors

- Internal doors to be fitted with lever furniture.
- Furniture to be fully operational.
- All doors to open and close correctly.
- The glazing in any panel doors to be removed and replaced with either laminated glass or solid timber panel decorated to match doors.
- Fire doors to be installed where determined by the property Fire Risk Assessment.

Floors and stairs

- All split and damaged floorboards to be repaired and replaced.
- Solid floors to be even and free from obvious defects.
- PVC floor tiles to be securely fixed to floor.
- All defective treads, and risers to the stairs to be repaired or replaced.
- Balustrades, newel posts, and handrails to be securely fixed and fit for the purpose.



Walls and ceilings

- All nails, screws and picture hooks to be removed from walls and ceilings generally.
- All poorly adhering, loose or crumbling plaster or plasterboard to be removed, and replaced with new.

Decoration

- Where decoration is required, neutral colours will be used.

Fixtures and fittings

- Curtain battens will be provided where necessary. A tenant is responsible for fitting of curtains and blinds.
- Two low energy light bulbs will be provided in all properties as part of Golden Lane Housing's commitment to sustainability.

Heating system

- Gas appliances and installations to be checked and serviced in line with gas servicing specification. A new Landlord Gas Safety Certificate to be issued when supply is capped off ahead of void work and again when supply is reconnected.
- Properties to have adequate space heating to living accommodation.
- Hot water cylinders to be adequately insulated.
- Heating systems to have adequate and effective controls.

Electrical installation

- Properties to have an NICEIC certificated check.
- Any door entry handsets and/or systems to be in good working order.
- All properties to have minimum of 1 TV aerial socket in living room.
- All pull cords switches to be fitted with new cords.
- The number of double sockets:

Room	Small <12m ²	Medium 12-25m ²	Large >25m ²
Living	4	6	8
Dining room	3	4	5
Single bedroom	2	3	4
Double bedroom	3	4	5
Bedsit	4	5	6
Utility	3	4	5
Kitchen	6	8	10
Hall/landing	1	2	3

Hot and cold water system

- All pipework to be adequately clipped, and where practical enclosed in purpose made pipe ducts.
- Storage tanks in a roof space, (including header tank for heating), to be provided with wellfitted lid or cover.

Cleanliness

- Cobwebs and blu-tak to walls to be removed.
- All sockets, switches, radiators or storage heaters, skirting boards, internal doors and architrave to be wiped down.
- All windows, frames and window board to be washed down and cleaned.
- All paintwork will be washed down.
- Floors will be swept and cleaned, including carpets.
- Kitchen units will be cleaned of grease and dirt. Work surfaces will be cleaned of significant stains.
- The bathroom fixtures will be cleaned of significant stains.
- Two air fresheners will be left in the property.
- Removal of items such as rubbish and junk mail (including in the roof space) left by the previous tenant unless instructed otherwise.



Outside area of a home



External areas

- The fencing or wall (whichever is appropriate) will be in a reasonable condition.
- Any rear fencing, unless it borders onto a public footpath or garage site, will consist of a minimum of posts and railings or chain link fencing. This is to define the boundary line of the property where possible.

Windows

- All windows to be fully functional and easily operated.
- Windows to ground floor or if easily accessible to be fitted with an approved lock or lockable stay.
- Glazing less than 800mm above floor level to be replaced with toughened or laminated glass.
- Where condensation trays have been fitted, ensure they are free from mould and that there are no obstructions that may affect the drainage of condensation.

External doors

- All front and rear doors to be weathertight and free from obvious defects and be fitted with appropriate locking mechanisms.

Brickwork

- Brickwork to be adequately pointed to prevent water penetration.
- Spalled and defective bricks to be replaced if necessary.

Flashings

- All abutments to be correctly flashed in minimum code 4 lead or agreed substitute where significant risk of theft. Other materials, for example, flash band and mineral felt to be used only by exception, for example, where property has short life or is due for major repairs.

Pitched roofs

- Ridge tiles to be secure and adequately bedded and pointed.
- Tile and slate coverings to be secure and weathertight.
- Coverings to have adequate lap into guttering to provide effective drainage of rainwater.
- Fascia boards secure and free from visible defects.
- Barge boards to be secure and free from visible defects.
- Soffits to be secure, free from visible defects and all ventilation grilles to be clear.

Flat roofs

- Coverings to be free from visible defects and weathertight.
- Bay roofs to have weathered drip edging providing sufficient clearance of the external fabric.

Chimneys and flues

- Chimney stacks to be in good condition, adequately pointed and free from noticeable defects.
- Pots to be intact and adequately secured and flanchued.
- TV Aerials to be properly secured or removed as appropriate.

Gutters, rainwater goods and drainage

- Gutters and downpipes to be cleaned and tested where required.
- All downpipes to adequately discharge into gullies.
- Gullies to have correct covers fitted and adequately secured.

Get in touch

For more information, contact Golden Lane Housing:

0300 003 7007

Golden Lane Housing
Parkway Four
Parkway Business Centre
Princess Road
Manchester
M14 7HR

Email: enquiries@glh.org.uk

Website: www.glh.org.uk

Follow us on Twitter - @GoldenLaneHouse

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