



Arabic معلومات عن معايير إعادةالاسـتتجار
هل تحتاج إلى مساعدة لقراءة هذا؟ يرجى منك الاتصال بنا

Portuguese Informações sobre padrões de novo arrendamento
Necessita de ajuda para ler isto?
Entre em contacto connosco

Bengali পূর্ন-ভাড়ার মাপকাঠি সংক্রান্ত তথ্য
ইহা পড়তে আপনার কি সাহায্যের দরকার? দয়া করে আমাদের সাথে যোগাযোগ করুন

Punjabi ਦੁਬਾਰਾ ਕੀਰਾਣੀ 'ਤੇ ਵੇਰ ਵੇ ਮੁੱਖ-ਵੇਰਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ
ਕੀ ਇਹਨੂੰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਮਦਦ ਦੀ ਲੋੜ ਹੈ? ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਗੱਲ ਕਰੋ।

Chinese 重新出租標準資訊
閱讀本文時，您是否需要協助？請與我們聯繫

Somali Macluumaadka Dib-U-Kireynta
Ma u baahan tahay in lagaa kaalmeeyo akhrinta feylkan? Fadlan nala soo xiriir.

Gujarati ફી આડે આપવાના ધોરણ વિષેની માહિતી
શું તમને આ વાંચવામાં મદદની જરૂર છે? કૃપા કરી અમારો સંપર્ક સાધો

Urdu دوبارہ کرائے پر دینے سے متعلقہ معلومات
س کو پڑھنے میں کیا آپ کو مدد کی ضرورت ہے؟ براہ مہربانی ہم سے رابطہ کریں۔

Polish Informacja o standardach ponownego wynajmu
Potrzebujesz pomocy, aby to przeczytać?
Skontaktuj się z nami.

Welsh Gwybodaeth safonau ailosod
Os arnoch chi angen cymorth i ddarllen hyn?
Cysylltwch â ni

This document is available in large print & Braille on request.

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Issue 001



The Standard You Can Expect Your New Home To Meet

Muir Group is committed to ensuring that all properties are let to a high standard. When you move in to your property it will be safe, in good condition and must meet the requirements of our Lettable Standard.

The standards you can expect are:

Security

- Locks to front and rear doors will be replaced
- Windows and external doors will be secure and fully glazed
- 3 sets of external door keys, together with window lock keys will be provided to you

Outside Your home

- Gardens will be free of items left by previous residents
- Gardens will be tidy and not overgrown
- All paths, steps, yards and ramps will be safe, secure and free from things you might trip over
- All fencing, walls, railings, gates and handrails will be safe, secure and in good working order
- All ponds or pools will be filled in or removed
- Drainage systems will be free flowing and fitted with covers
- Existing sheds and outbuildings will be free from rubbish, safe, secure and watertight
- The property will be safe, secure and watertight
- Roofs and gutters will be watertight and will be in a good state of repair
- All missing and damaged waste pipes & overflows will be replaced and in a good state of repair

Kitchens

- Kitchen units, worktops, drawers and sinks will be safe, clean, matching and in good working order
- There will be an adequate provision of drawers and cupboards appropriate to the size of your property. However, every kitchen will contain at least the following – single drainer sink unit, double base unit and worktop, double wall units or equivalents, an electric cooker point and gas cooker point where gas is supplied to the property
- Hot and cold water supplies will be in place for your washing machine
- All waste pipe work will be safe, secure and free from leaks

Bathrooms

- All bathroom fittings will be clean and free from stains or cracks
- All waste pipe work will be safe, secure and free from leaks
- A means of natural or mechanical ventilation will be provided
- Any existing shower fittings will be in good working order
- If there is an existing shower, a shower curtain or screen will be provided

Inside Your Home

- All doors will be in good working order and free from damage
- Bathroom, and separate toilet doors will be lockable
- Door and window frames, skirting boards will be replaced if missing or if badly damaged
- Floorboards and chipboard floors will be renewed as necessary, any gaps will be repaired

Stairs And Floors

- Stairs and floors will be safe and secure, ready for flooring to be laid
- Kitchens and bathrooms will have floor coverings that are in good condition and not mismatched
- Stair posts and handrails will be secure

Walls And Ceilings

- All nails, screws, picture hooks etc will be removed from walls and ceilings
- Wall and ceiling plaster will be in good condition, with any holes or cracks filled
- Skirting boards, architraves and door linings will be complete and secure

Heating System

- All gas appliances and installations will be checked and serviced
- A Landlord's Gas Safety Certificate will be supplied to you when you sign up for your new home
- Where possible, instructions for heating systems will be provided
- If not, practical advice will be provided to you by your Community Housing Officer

Electrics

- Electrics will have been tested, will be safe and in good working order
- Where the Association provides any white goods, such as cookers or fridges, they will have been tested and will be in good working order

Hot And Cold Water System

- The system will have been checked and will be in full working order with no leaks

Cleanliness

- The property will be clear of items. Floor coverings left by previous residents will be removed
- The property will have been fully cleaned, and will be ready for you to move in

Decoration

- We don't normally decorate, but we will ensure that the property is reasonably decorated

What We Will Do:

- Internal decoration is your responsibility. In some situations we will give a discretionary decorating allowance
- We will have completed all urgent or major repairs before you move into your property. However, with your agreement some non-urgent repairs may be completed after you move into the property. A list of those repairs will be agreed with you when you view and a promissory note signed by you and us. If you agree to some work being carried out after you move in we will complete this within 28 days
- We will give you a residents handbook which will contain useful local contact details
- We will visit you within 8 weeks of you moving in and check that you are satisfied with everything. We will complete a questionnaire to record your comments to help future improvements

- If your new property has utility meters, we will show you where they are located
- If you live in a flat, we will give you details of fire assembly points

What You Need To Do:

- Find out who your utility suppliers are; take meter readings and inform your energy suppliers that you have moved in to your property
- If you have a gas cooker, ensure that it is fitted by a CORGI Registered gas engineer
- If you are in receipt of housing benefit, complete a change of circumstances form
- Inform the Council Tax department of your change of address
- Be aware of your neighbours. Moving in can be noisy, so please try to keep any disturbance to a minimum
- You are responsible for providing light bulbs to your property

Outside your home



Acceptable Standard

The grass and borders have been trimmed, there are no items left by the previous resident



Unacceptable Standard

The garden is overgrown, and items have been left by the previous resident

Fences



Acceptable Standard

All fence panels are intact and secure



Unacceptable Standard

Three fence panels are missing

Kitchen



Acceptable Standard

The kitchen cupboards, sink and worktops are clean and in good working order



Unacceptable Standard

The kitchen cupboards are damaged and dirty, the previous resident has left an oven

Bathroom



Acceptable Standard

The bathroom suite is clean & free from stains & cracks



Unacceptable Standard

The bathroom suite is dirty