



# VOID STANDARD

## 1 External and Environmental

### 1.1 General:

- ❑ All rubbish to be removed from gardens.
- ❑ All external sheds/stores to be inspected if found to be unsound/ dangerous/ uneconomic to repair, to be taken down and removed.
- ❑ All timber sheds to be inspected and if found to be unsound/ dangerous /uneconomic to repair, to be taken down and removed. Only left, if new tenant is willing to sign a disclaimer accepting future repair responsibility.
- ❑ If shed has been removed leaving a shed base, the new tenant can decide whether or not they would like this to be removed.
- ❑ Where an external tap has been fitted works will be completed to ensure it works to current installation regulations.
- ❑ All paths, steps, handrails, ramps etc to be safe and secure.
- ❑ All boundaries to be secure and in good order.(Fences and walls)
- ❑ All gates to be secure and functional.

### 1.2 Gardens:

- ❑ Trees, shrubs and weeds to be cut back, garden to be left in maintainable condition within 7 days of the start of tenancy. (Maintainable condition being clear and rubbish free)

### 1.3 Tenant Improvements:

- ❑ If poor standard of works remove. (Seek to recharge previous tenant)
- ❑ Ponds to be filled in.

## 2 External Elevations and Structure

### 2.1 External works:

Any immediate works relating to safety and potential leaks to the fabric of the building to be carried out by voids. Other items identified to be passed to Repairs and Servicing for orders to be raised.

Any improvement works that is scheduled (from previous tenant) new tenant to be advised of this and of any works from Repairs and Servicing arising from inspection.

### 2.2 Items to be checked: -

- ❑ Pitched roofs
- ❑ Flat roofs
- ❑ Chimneys
- ❑ Bargeboards
- ❑ Fascias
- ❑ Soffits
- ❑ Gutters & Downpipes
- ❑ Painting
- ❑ Windows
- ❑ Doors & Frames
- ❑ External envelope fabric – (external brickwork, cladding, etc)

## 3 Kitchens

All properties to be checked against current P/S programmes for upgrades. If kitchen is not functional a new kitchen upgrade will be completed whilst void. If the remedial works required to bring the kitchen up to an acceptable standard are in excess of £350, the kitchen will be considered for an upgrade.

Whenever possible tenant to have choice of colours from SCHAT range.

The minimum Somer Community Housing Trust kitchen provision is: -

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| <ul style="list-style-type: none"><li>❑ <b>1 or 2 Bed</b> 1no 1000 wall unit<br/>1no 500 wall unit<br/>1no 1000 sink base unit<br/>1no 1000 base unit<br/>1no 500 base unit</li><li>❑ <b>3 Bed</b> 2no 1000 wall unit<br/>1no 1000sink base unit<br/>2no 1000 base unit</li><li>❑ <b>4 Bed</b> 2no 1000 wall unit<br/>1no 500 wall unit<br/>1no 1000 sink base unit<br/>2no 1000 base unit<br/>1no 500 base unit</li></ul> | } | Unless property subject of major works program in less than 12 months. (as long as functional & safe) |
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## All of the above dependant on layout/constraint

- ❑ All doors, drawers and worktops to be clean and serviceable.
  - ❑ All doors and drawers to open and close securely.
  - ❑ All sinks to have minimum 150mm high ceramic tile splash back with silicone sealant abutment.
  - ❑ All sinks to be clean with plugs attached.
  - ❑ All wastes and pipe work to be adequately clipped and free from leaks.
  - ❑ Adequate shelving will be provided where larders are left.
  - ❑ Where gas is supplied to a property, but not to the kitchen, a feed will be offered for the cooker if the in-going tenant intends to use a gas appliance.
  - ❑ Washing machine space and connections to be supplied
  - ❑ All floors to have vinyl tiles of one colour.
- } Unless property subject of major works program in less than 12 months. (as long as functional & safe)

## 4 Bathrooms

All properties to be checked against current programmes for upgrades. If the bathroom is not functional a bathroom upgrade will be completed whilst void. If the remedial works required to bring the bathroom up to an acceptable standard are in excess of £350, the bathroom will be considered for an upgrade.

Whenever possible tenant to have choice of colours from SCHAT range.

- ❑ All fittings to be clean and free from stains chips and cracks.
  - ❑ Plugs and chains to be attached to fitting.
  - ❑ All light fittings to be a sealed unit.
  - ❑ WC seats to be renewed if broken or soiled.
  - ❑ All wastes and pipe work to be adequately clipped and free from leaks.
  - ❑ Bath and basin to have minimum 150mm high ceramic tile splash back with silicone sealant abutment.
  - ❑ Hot water tanks to have adequate insulation.
  - ❑ All tenants showers to remain provided they have been fitted by Social Services or if they pass the electrical inspection.
  - ❑ All floors to have vinyl tiles of one colour.  
All bathrooms to have extractor fan fitted.  
(Humidity type connected to light switch with run on timer)
- } Unless property subject of major works program in less than 12 months. (As long as functional & safe)

## 5 Doors

- ❑ All doors and frames to be securely fixed and free from rot.
- ❑ All door furniture to be fully functional.
- ❑ All doors to open and close correctly.
- ❑ All fire doors to have self closing devices fitted, correct size stops and intumescent strips where applicable.
- ❑ All glazed doors to have glass to suit function i.e. safety glass where applicable.
- ❑ All external timber doors to have draught excluders fitted (aluminium body type)

- ❑ All front doors to have internal letter flap fitted
- ❑ Front doors to be numbered correctly and visible i.e. not painted same colour as door.
- ❑ To use “Eurostyle” cylinder barrels and mortice locks on any locks we replace to external UPVC doors. (To consider timber doors that may not appear on a programme)
- ❑ Modify doors with obsolete warm air heating vents

## **6 Windows**

All properties to be checked against current window programme.

- ❑ All timber windows to be free from rot adequately fixed and secure.
- ❑ All windows to open and close correctly.
- ❑ All glazing to be free from cracks and secure.
- ❑ All putties to be clean and secure.
- ❑ All low level glass to be made safe (laminated or removed).
- ❑ All window furniture to be fully functional and secure.

## **7 Walls and Ceilings**

- ❑ All cracks, nail holes and minor damage to be filled and made good.
- ❑ Any loose or crumbling plaster or damaged plasterboard to be renewed.
- ❑ Remove any polystyrene tiles attached to walls or ceilings.

## **8 Floors and Stairs**

- ❑ All damaged or split floorboards to be repaired.
- ❑ Any uneven floors to be made good.
- ❑ All damaged, defective treads, risers, balustrades, and newels to be repaired.
- ❑ Any floors with hardboard covering to be adequately secured.
- ❑ All door strips to be removed if no carpets left.
- ❑ If carpet grippers removed to perimeter of room and only partial tiles damaged remove all to perimeter and renew with contrasting colour if matching tile not available.
- ❑ Previous tenants carpets or carpet grippers to be left if in good condition.

## **9 Services**

- ❑ All properties to have a NICEIC certificate.
- ❑ All properties to have a Gas inspection certificate.
- ❑ All properties with gas central heating to have turn on and test and service, and provide a Landlords Safety Certificate.
- ❑ All smoke detectors to be cleaned and serviced.
- ❑ All tenants DIY works to electrical and gas to be removed if it does not meet the necessary requirements/standard.
- ❑ If gas in property with no cooker connection, one to be provided.
- ❑ Cooker hoods to be removed

- ❑ All meters to be cleared.
- ❑ All stop taps to be checked to ensure they are serviceable and accessible.

## 10 Electrical

Main Consumer unit to be replaced where applicable for split load type and RCD protection for sockets.

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| <ul style="list-style-type: none"> <li>❑ Kitchen           <ul style="list-style-type: none"> <li>- 3 double sockets</li> <li>- Renew cooker box with switch type only.</li> <li>- Switch &amp; fused spur for washing machine connection</li> <li>- Wall mounted infra red heaters to be removed and down flow heater fitted.</li> </ul> </li> <li>❑ Bathrooms           <ul style="list-style-type: none"> <li>- Wall mounted infrared heaters to be removed and down flow heater fitted.</li> <li>- Enclosed light fitting required.</li> </ul> </li> </ul> | } | <p>Unless property subject of major works program in less than 12 months.<br/>(As long as functional &amp; safe)</p> |
| <ul style="list-style-type: none"> <li>❑ Lounge/Diner - 4 double sockets</li> <li>❑ Lounge - 2 double sockets</li> <li>❑ Main Bed - 2 double sockets</li> <li>❑ Beds 2-4 - 1 double sockets</li> </ul>   |   |  |

External lighting units to be left if they are in good working order and pass the electrical inspection.

## 11 General

- ❑ All rubbish to be removed.
- ❑ All roof voids to be cleared.
- ❑ All timber floors to be swept.
- ❑ All woodwork to be washed and cleaned.
- ❑ All windows/frames (internal) to washed and cleaned.
- ❑ All joinery to be washed and cleaned.
- ❑ All vinyl floors to be washed and mopped clean.
- ❑ All sanitary items and units to be cleaned and clear of grease.
- ❑ Solid air freshener to be left in each property