

Plus Dane Housing

Empty Home Standard



These are the standards you can expect in your new home

General standards

Before you move into your new home we will make sure that there are no outstanding repairs, unless we've agreed with you that they can be done after you move in:

- It is completely clear of furniture and other items so that you can just move your belongings in
- Your electrical appliances including smoke alarms, electric fires and storage heaters have been tested and are safe to use.
- We have carried out a gas safety check
- We give you a copy of the Energy Performance Certificate. The certificate will tell you the energy efficiency of your home
- We have replaced any electrical sockets that have been painted over and couldn't be cleaned
- We have cleaned all floors and removed carpets and laminated flooring, unless they are in good condition and are free from trip hazards
- Your home is free from damp and mould
- It has access points blocked from pests / rodents
- There is a light fitting in every living area
- All windows and doors are secure
- The rainwater pipe and gutters are in good working order
- Your home has been cleaned



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In the Kitchen before you move in we'll have:

- Cleaned the cupboards and worktops
- Replaced any damaged taps
- Repaired damaged flooring

Your kitchen will have:

- A worktop with a row of tiles on the wall above it
- A sufficient number of kitchen units in working order
- Wall tiles above the sink
- Gas or electricity for cooking
- Plumbing for an automatic washing machine
- Space for a fridge or freezer we will connect your cooker for you when you move into your home



In the Bathroom

Our bathrooms have a bath or shower area, wash-hand basin and toilet. Bathrooms without a window will have an extractor fan. Before you move in in we will:

Clean and disinfect the bathroom, fixtures will be free of stains and marks

Make sure, where possible, that all taps in the bathroom match and are in working order

Make sure that there is a tiled splashback above the hand basin & bath

Fit a new toilet seat

Other rooms

Before you move in we will make sure:

- Damaged skirting boards have been repaired or replaced
- You have a heating system, either radiators or storage heaters
- All heating appliances meet gas and electrical safety regulations
- Your home has a handrail, stair treads and a banister rail
- All floorboards are secure and free from trip hazards



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Outside your home

Before you move in we will make sure:

- Front and back locks have been changed
- We have removed any outside structures that are in poor condition
- All sheds and outbuildings are clear and secure
- You have at least 2 keys to all external doors
- Gardens will be cleared of rubbish
- Shrubbbery will be cut back



A decoration allowance of up to £250 (£50 per room) may be available!

Decoration allowances

Allowances may be awarded where:

- Wallpaper is ripped or damaged
- Plastering work has been carried out
- Any decorations to be carried out will be approved by a manager.

Other fixtures and fittings

If we gift any items left by the previous tenant, we will agree with you that if replacement is required, we will replace with Plus Dane standard materials or remove.

Improvement works

If there is any planned improvement scheduled to take place in your home in the next 12 months we will let you know.