



ARDENGLLEN

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ARDENGLLEN

**Minimum
Repair Standard**



Registered under the Industrial and Provident Societies act 1965.

Registration no 2339 R (S).

Registered with Scottish Housing Regulator no HCB 219.

Registered as a Scottish Charity no. SCO32542



**INVESTORS
IN PEOPLE**

As part of our tenancy change process, Ardenglen Housing Association carry out an inspection of our empty houses to assess the level of repair work required in order to bring each of our properties up to an acceptable standard for a new occupier to move in. The following provides information on the repair standard that can be expected at the start of a tenancy;

Minimum standard	Works
General cleanliness	The house will be cleared of furniture, rubbish and belongings from the previous occupier. Floors will be swept out and kitchen and bathroom surfaces washed down
Locks	The property will have the locks changed on the front and back doors (where applicable) and 2 sets of keys will be available
Windows	All windows throughout the property will be fully operational and checked for safety
Kitchen units	All kitchen units will be checked and hinges replaced and adjusted as necessary. All kitchen drawers will be fully operational
Electrics	All electrics will be checked and deemed safe as per IEE standards and a copy of the certificate issued to new tenants. Light bulbs will be installed throughout the house
Gas	Houses with gas central heating will have a full safety check undertaken and a copy of the compliance certificate will be issued to new tenants. Any gas supply for cooking facilities will be provided with a bayonet fitting
Smoke alarm	A smoke alarm will be in place and will be hard wired to the electrics. It will be checked annually to ensure it is in working order
Bathroom fittings	All sanitary ware will be free from chips and cracks (including the bath panel). Where showers are installed, these will be in working order and have either a screen or shower rail and appropriate tiling

Minimum standard	Works
Floor coverings	Generally these will be removed, unless they are deemed to be in a reasonable condition. These will not be maintained by the association
Water supply	We will ensure a supply of running water in the kitchen and bathroom
Skirtings and facings	Missing or broken skirtings and facings will be repaired or replaced as required
Sinks and wash hand basins	Sinks and wash hand basins will be securely fitted with taps in working order and plugs and chains in place
External doors	Front, back and verandah doors will be secure and lock fast
Internal doors	All internal doors (including cupboards) will be intact and operating correctly. The kitchen door will be half hour fire rated. Bathrooms and toilets should have a locking device
Wardrobes	Fitted wardrobes will have hanging rails in place
Walls	Any visible broken or loose plaster will be repaired throughout
Floorboards	All visible loose flooring will be re secured
Garden areas/ backcourts	Garden areas and communal backcourt areas will be maintained by the association through our landscaping contract

The association is generally not responsible for the condition or level of decoration in a property. There may, however, be certain circumstances where the decoration is deemed to be so bad that a decoration allowance may be considered. Examples of this might be torn wallpaper or badly stained woodwork. The allowance will be of a set amount per room as detailed in the association's decoration policy and will be awarded at the discretion of housing staff.