

Home Standard – Moving in

This home standard sets out some of the conditions that you will live by while you rent a home from us. It also provides some information about what you can expect from West Kent when you move into your home.

GENERAL

Before you move in, we will use trained and accredited staff to:

- check the property to make sure it is safe, clean, secure and in a good state of repair
- tell you about any works we'll be carrying out before, and possibly after, you move in
- ensure the heating system is thoroughly checked with appropriate levels of ventilation and insulation
- test electrical installation and landlord appliances
- test smoke and carbon monoxide detectors where fitted to make sure they comply with safety regulations
- ensure that the electrical consumer board has a secure cover and a full set of fuses
- carry out a landlord's gas safety record and give you a copy
- repair any water leaks and do a visual check on the plumbing system to ensure it's working correctly
- label the main stopcock to the incoming water main
- check the condition of any asbestos and ensure it's safe. We'll give you details of where the asbestos is located to the best of our knowledge
- complete an Energy Performance Assessment and give you the certificate
- change the locks and give you two sets of keys
- confirm if there are any gifted items we expect you to take responsibility for
- take photographs to record the current condition of your new home and give you this photo inventory to keep.

CLEANING AND DECORATIONS

Before you move in, we will:

- clean the home throughout including;
 - sink and kitchen work surfaces
 - bathroom surfaces and fittings
 - floors
- clear the home of any rubbish
- ensure walls and ceiling surfaces are sound and ready for decoration
- assess the condition of the property and provide a decorating pack if needed.

IN THE KITCHEN AND BATHROOM

Before you move in, we will:

- assess the condition of your kitchen and bathroom and make sure they are fit for purpose
- check the WC pan, basin and bath for any significant cracks.

OTHER ROOMS IN YOUR HOME

Before you move in, we will check that:

- floors and skirting boards are sound, secure and ready for floor coverings
- staircases are safe and any stair rails secure
- adaptations are safe and working properly
- polystyrene wall tiles are removed
- air vents are clear
- there's no water penetration
- there's no evidence of any kind of live infestation
- internal doors open and close correctly.

THE EXTERIOR AND GARDEN

Before you move in, we'll carry out a visual check on:

- the roof and brickwork to make sure they are wind and watertight with no major cracks
- the drains, gutter, downpipes and overflows to check there are no blockages, weeds and leaks.

We will test:

- the front and rear doors to make sure they open and close easily
- the windows to make sure they are safe, secure, wind and watertight. If there are windows first floor and above, we will fit child proof restrictors and there will be working locks on all.

Before you move in, we will make sure that:

- gardens are free of rubbish, or we'll give you a date when it will be cleared
- any garden ponds are emptied and filled in
- any broken fencing is repaired or replaced depending on the type and location, or we'll give you a date when that work will be done
- paths and paving are safe and free from trip hazards
- identify any sheds and other structures that are in reasonable condition and gift them to you.