

# **Advice on how to avoid paying rechargeable repair costs to your house when you move out**

Rechargeable repairs may be incurred when your house is inspected after you leave. To avoid charges, for which you will be responsible, the following list, which is not exhaustive, may be helpful:

## **Doors**

- Must fit/close shut
- Any glass in door must be safety glass – proof required.
- No locks on internal doors
- No holes - minor holes can be filled/sanded to Council's acceptable standard
- Cat flap—if you have installed any form of cat flap you will be recharged for the cost of a replacement panel (where possible) or complete door. If in doubt, check with the Lettings Team.

## **Walls**

- Holes must be filled/sanded to the Council's acceptable standard
- Graffiti/marks – must be removed
- Textured surfaces (Artex etc.) may need to be made good – check with Housing Maintenance team

## **Electrical**

- Own light fittings must be removed and pendant light fitting replaced
- Shower – tenant's own shower must be removed and walls/tiling etc. made good. If NICEIC certified installation please contact Housing Maintenance Team
- Broken light fittings - must be replaced
- Light switches/sockets which tenant has fitted must be replaced with standard
- Broken/cracked sockets and switches must be replaced
- Smoke alarm must be in good working order – not missing/damaged

## **Cleanliness**

- You must leave the property clean and tidy for the next tenant to move into. You must ensure the house, including any loft and garden or outdoor space, is free from rubbish, furniture and floor coverings, and that all items of waste have been disposed of correctly.
- You can take rubbish to the Council's waste recycling centre on Walney Road or you may wish to use the Council's bulky household waste removal service. Call 01229 876543 for more information and to book a collection.

## **Meters**

- Gas/electric supplies—tenant to ensure meter is clear of any debt

## **Kitchen**

- Worktops must be in good order – no chips/scores
- Kitchen unit doors/drawer fronts must be in working order with none broken, hanging loose/off or missing
- Washing machine should be disconnected and sealed off/not leaking
- Kickboards should be in place with no damage
- Damaged or uneven vinyl or ceramic floor tiles need to be taken up or made good

## **Stairs**

- Handrails/spindles must be in position/secure.

## **Bathroom**

- All fittings should be clean with no damage.
- Shower—please see electrical section

## **Flooring**

- Floor covering fitted by tenant will be removed if it does not comply with Health & Safety regulations and the cost recharged
- Carpets can be left – must be in good condition with no marks. If in doubt, check with our Housing Lettings team

## **Unauthorised Alterations/DIY**

If you have carried out alterations to the property without prior written permission, you may have to return the property back to its original condition. Please check with Housing Maintenance team.

## **Useful Numbers:**

Bulky household waste collection: 01229 876543

Housing Lettings Team: 01229 876550 or 876345

Housing Maintenance Team 01229 876365