



**VENTURE HOUSING
ASSOCIATION LIMITED**

VOID STANDARD

Document History

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Void Standard

- 1 Heating, combined with appropriate levels of ventilation and insulation provided

NB. Target by 2009 – all properties owned by the Association will have the benefit of central heating and at least 150mm thick loft insulation
- 2 The heating arrangements ensure that heat is well distributed in rooms
- 3 Main living area and bathroom have fixed heating appliances
- 4 Other rooms have at least facilities for portable heaters (not paraffin or bottled gas)
- 5 Opening window areas provide background trickle ventilation
- 6 Mechanical extract provided for rooms, which otherwise would be difficult to ventilate
- 7 Effective remedial measures incorporated to eradicate dampness and serious condensation
- 8 Electrical and gas installations certified as safe by qualified inspectors
- 9 Lighting (natural and/or artificial) adequate for safety within the home
- 10 Staircases well lit with secure balustrades and handrails
- 11 Floors generally level and suitable to receive floor coverings
- 12 Floor coverings in kitchen and bathrooms are hygienic, easy to clean and moisture resistant
- 13 Safety glazing provided for window glass below 800mm to glazed doors and side screens
- 14 Windows and balconies provide protection against falling for vulnerable occupants
- 15 Where roof space is accessible, access is safe
- 16 Windows at ground floor level or in vulnerable positions have secure locking mechanisms
- 17 Doors to individual dwellings are sturdy with mortice locks to front and rear doors, with suitable frame fixing.

18. The property will be in good decorative order and where the standard decoration falls short of this, the property will be decorated or a decoration voucher will be provided
- 19 External decorative surfaces in a serviceable condition
- 20 Rooms are capable of sensibly accommodating standard furniture associated with room activity
- 21 Kitchen provides for:
 - food preparation area
 - serviced sink
 - hygienic and easily cleaned worktops
 - space and connections for cooker
 - at least two double socket outlets in addition to a cooker point
 - space and connections for a washing machine
- 22 Kitchen fittings serviceable and in a good condition
- 23 Bathrooms provide:
 - Wash hand basin
 - WC (or separate with additional basin)
 - bath / shower
- 23 Sanitary fittings serviceable and in a good clean condition
- 24 All properties will have the facility, wherever possible, to install a fridge/freezer and an automatic washing machine
- 25 New tenants will be provided with 2 keys to all locks in the property, including window locks and meter cupboards.
- 26` The property will be cleaned to a high standard with all rubbish removed from the property particular attention will also be given to all kitchen fittings, sanitary ware and floor coverings. At least 3 Air fresheners will also be left in the property