



Move In Standard Tick Sheet Booklet



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CarillionAmey are working on behalf of the Defence Infrastructure Organisation to provide an effective end-to-end housing service. A service that helps you to apply for Service Family Accommodation (SFA), move into it, live in it and move out of it comfortably. Our CarillionAmey team are here to help you and we are looking forward to providing a great service.

The aim of this booklet is to help you to make sure that the property you are moving into meets the Move In standard. Your CarillionAmey Accommodation Officer will show you around your new home, room by room, following the agreed Move In process as explained in 'Your Guide to Living in SFA' but you are responsible for signing that the property meets the Move In standard as described in this booklet.

The final two pages in this booklet set out what the rules are for deciding that a property is uninhabitable and what is regarded as the exceptional circumstance(s) that would prevent an occupant from moving into a property at the Move In appointment. For further information on what happens in this instance please see page 10 of 'Your Guide to Living in SFA'

At the end of your appointment you will be asked to sign the Occupancy Form in order to formally agree the standard of the SFA at Move In. Your Accommodation Officer will sign and date the form and give you a printed copy for your records.

If you need any further information about our services please contact us:

CarillionAmey website

www.carillionamey.co.uk

CarillionAmey Helpdesk

0800 707 6000

CarillionAmey Facebook

www.facebook.com/carillionamey

Maintenance

Open 24/7 365 days a year

Other services

Open Mon to Fri 0800 to 1800hrs

Face –to- face service

Local Customer Service Centres
across the UK

All Rooms

1. Internal Walls and Ceilings

1.1 Ceilings	Agree	Disagree - Comments
<p>1.1.1 There is no hanging plasterboard or ceiling joint tape – all walls and ceilings are secure.</p>		
<p>1.1.2 All ceilings are smooth (except those with a textured coat) and free from excessive cracks. (For guidance cracking greater than 2 mm in width, at its widest point and increasing to 300 mm per single surface is not regarded as excessive). Please note: It is accepted that surfaces may have small minor lumps, bumps, dents and marks from previous repairs depending on the age and condition of the property.</p>		
<p>1.1.3 There are no fungus, mould or nicotine marks or stains on the ceiling surfaces.</p>		
<p>1.1.4 Any polystyrene tiles and coving have been removed.</p>		
1.2 Walls		
<p>1.2.1 Wall surfaces are sound, fit for purpose and free of any holes larger than 4mm in diameter.</p>		
<p>1.2.2 There is no sign of water damaged plaster or plaster that hasn't been sealed properly. Please note: It is accepted that wall surfaces may have minor lumps, bumps, dents and marks from previous repairs depending on the age and condition of the property.</p>		
1.3 Decoration		
<p>1.3.1 All painted plaster, ceramic tiling, wallpaper or wood chip paper walls and ceilings have been maintained and decorated. Please note: feature brickwork does not need decorating.</p>		
1.4 Wood Surfaces		
<p>1.4.1 All decorated wood surfaces have been painted (gloss white), stained or varnished as appropriate.</p>		

All Rooms

1. Internal Walls and Ceilings

1.5 Wallpaper	Agree	Disagree - Comments
<p>1.5.1 Any wallpaper is free from significant rips and tears.</p>		
<p>Please note: Painted wood chip wallpaper is acceptable, depending on the age of the property and the condition of the wall surfaces. If you are not entitled to wallpaper and it needs replacing your Accommodation Officer will look at whether it would be sensible to replace it with painted plaster.</p>		
1.6 Painting		
<p>1.6.1 All walls are painted silk magnolia or a similar light colour and all painted surfaces in rooms are the same colour.</p>		
<p>1.6.2 All ceilings are painted white and any cracks and holes have been filled.</p>		
<p>1.6.3 If any patch paintwork has been undertaken it has been extended to a natural break and it provides an effective match, both in colour and finish (i.e. silk or matt) to the other paintwork in the room.</p>		
<p>1.6.4 No patch paintwork extends to more than 50% of the surface area.</p>		
<p>1.6.5 There is no bubbling or cracking paint on the walls.</p>		
<p>1.6.6 The paintwork is fungus, mould and nicotine mark and stain free.</p>		
<p>1.6.7 There are no major discolourations, stains, lumps, bumps or marks that are visible in the daylight from 3 metres away.</p>		
<p>1.6.8 There are no stains from picture frames. Please note: It is accepted that minor stains around and above radiators is allowed.</p>		
<p>1.6.9 There are no fresh paint splashes or runs. Please note: It is accepted that old paint splashes and runs from earlier decorations are allowed and switch and socket plates do not need to be removed for decorating work. Radiators do not have to be removed to paint walls and painting the insides of cupboards and fitted wardrobes is not required.</p>		
<p>1.6.10 There are no obvious paint marks or splashes on carpets or hard floor finishes.</p>		

All Rooms

1. Internal Walls and Ceilings

Painting	Agree	Disagree - Comments
1.6.11 There are no more than 4 picture hooks per room.		
1.6.12 There are no protruding nails or screws.		
1.6.13 Any nails or screws have been painted over to match the surrounding paintwork.		
1.6.14 All surfaces are grease and stain free.		
1.6.15 All surfaces have been wiped down and are dust, dirt, mould and surface mark free.		
1.6.16 All tiled surfaces have been wiped down and any cleaning powders/products removed.		

2. Internal Doors

2.1 Doors	Agree	Disagree - Comments
2.1.1 All doors are sound, open and close easily and don't catch significantly on either the doorframe or carpet or floors.		
2.1.2 Visible door faces are largely free of holes except for small screw holes less than 3mm where hooks have been removed.		
2.1.3 Where painted, doors are gloss white.		
2.2 Edging		
2.2.1 Aluminium edging is fitted on the flooring at all internal doors.		
2.3 Ironmongery		
2.3.1 All locks, latches, handles etc work and where necessary internal springs return the handle to a working position.		
2.3.2 All sliding door bolts slide. Please note: Brass fittings, fixtures and handles do not need to be polished.		
2.3.3 All bathroom and toilet doors lock. Please note: Missing door keys to other internal rooms do not have to be made available as long as the doors are unlocked.		
2.3.4 All cupboard doors have working catches, suitable handles or knobs and working sliding bolts where fitted. Please note: Bathroom or WC catches don't need replacing if they cannot be opened from the outside. With all ironmongery fair, wear and tear is acceptable and mix and match items are allowed.		

All Rooms

2. Internal Doors

2.4 Doorstops	Agree	Disagree - Comments
2.4.1 Doorstops are fitted if there is a chance of damage from door handles, coat hooks etc.		

3. Floors

3.1 Bases		
3.1.1 Floors are fit for purpose and level depending on age and the type of property construction.		
3.1.2 Floors are squeak free depending on age and condition of the property.		
3.1.3 Floorboards are structurally sound and fit for purpose.		
3.2 Fitting		
3.2.1 Carpets have been stretched to fit the grippers.		
3.2.2 Carpets are fitted to prevent draughts from entering the living area. Please note: Minor carpet ripples are acceptable unless they are likely to pose a trip hazard. Frayed edges (relating to the age of the carpet) are acceptable, unless they pose a trip hazard.		
3.3 Vinyl		
3.3.1 Flooring in the bathroom, WC and kitchen is sealed vinyl.		
3.3.2 All vinyl floors are free from cuts or gouges, although minor scuff marks and spots are allowed. Matching colour and style patch repairs are allowed.		
3.4 Carpet Cleanliness		
3.4.1 All carpets are clean and vacuumed and are free from infestation, hair and odours.		
3.4.2 There are no bodily fluids or faeces stains. Please note: Minor stains and traffic marks are acceptable if they are in areas likely to be covered by furniture; if they are a similar tone to the carpet; and where visible, obvious and smaller than 50 mm in diameter.		

All Rooms

3. Floors

Vinyl	Agree	Disagree - Comments
3.5 Vinyl Flooring Cleanliness		
3.5.1 The tile or sheet vinyl surface is clean, grease, dirt and dust free.		
Minor stains, spots and scuffs have been cleaned. Please note: Vinyl flooring does not need to be polished and buffed.		
3.6 Carpet Condition		
3.6.1 All carpets are free from significant rips and visible wear.		
3.6.2 Carpets with significant defects have been replaced. Please note: In the living and dining room – significant is classed as rips of 150mm or more, wear area more than 0.3m squared. For all other areas this is rips of 250mm or more and wear of 0.5m squared. However, if the area is always going to be covered by furniture this may be relaxed.		
3.7 Vinyl Floor Condition		
3.7.1 Vinyl floors are either tile or sheet vinyl.		
3.7.2 Vinyl floor rips less than 150mm have been repaired.		
3.7.3 There are no vinyl floor rips over 150mm or worn areas over 0.3m squared.		

4. Internal Joinery

4.1 Skirting, Beams and Wooden Facings		
4.1.1 All skirting, beams and wooden facings are complete and fixed effectively.		
4.2 Staircases		
4.2.1 All staircases are secure, structurally sound and fit for purpose.		
4.3 Shelves		
4.3.1 Airing cupboard slatted shelves provide suitable space to reasonably comply, as close as possible, with the JSP scales.		
4.4 Finish		
4.4.1 All painted surfaces are gloss white and unpainted surfaces varnished or stained as appropriate.		
4.5 Cleanliness		
4.5.1 All surfaces are in a hygienic condition and have been wiped down to remove dust, dirt, mould and surface marks. All horizontal surfaces are dust free.	8	

Bathrooms, WCs and Cloakrooms

5.1 Sanitary Ware	Agree	Disagree - Comments
5.1.1 All sanitary ware can be used effectively and there are no cracks and chips (more than 10mm in length) in any of it.		
5.1.2 All sanitary ware is hygienically clean, limescale free and free from significant stains.		
5.1.3 All surfaces that need to be used are smooth with no dents and chips.		
5.2 Cisterns		
5.2.1 All toilet cisterns flush.		
5.3 Toilet Seats		
5.3.1 All toilet seats are secure with hinges in working order.		
5.3.2 Any wooden toilet seats are in a good clean, hygienic condition.		
5.3.3 All toilet lids are stain, crack and chip free, sit securely and level with toilet pans.		
5.4 Bathroom Suite		
5.4.1 Bathroom fittings match in style and colour.		
5.5 Baths		
5.5.1 There are no sharp edge chips or spots on used enamelled surfaces.		
5.5.2 All chips or spots in enamel are less than 10mm across.		
5.5.3 Any repairs to chips in the enamel have been colour matched.		
5.5.4 New baths are enamel steel with plastic bath panels.		
5.5.5 All baths have panels (where appropriate).		
5.6 Shower Curtains		
5.6.1 Shower curtains are clean and hanging.		
5.7 Taps		
5.7.1 All taps are working, drip free secure and hot and cold are clearly marked on them.		
5.7.2 All taps are limescale free depending on age.		
5.8 Plugs		
5.8.1 All sinks, hand basins and baths have plugs and chains (unless fitted with pop up plug and levers) that work effectively.		
5.9 Towel Rails, Radiators and Extractor Fans		
5.9.1 These do not need to be fitted but if they are, they are in good working order.		
5.9.2 Any extractor fans are clean and dirt free.	9	

Bathrooms, WCs and Cloakrooms

5.10 Wall Tiles	Agree	Disagree - Comments
5.10.1 All tiling is grouted and sealed around sanitary ware and fittings.		
5.10.2 There are no loose or cracked tiles, but small reasonably unnoticeable chips less than 10mm across, without sharp edges, are allowed.		
5.10.3 No more than 25% of tiles have been replaced, colour, size and finish matched to the existing.		
5.10.4 All grout is mould and limescale free. Please note: If mould and limescale cannot be removed by normal cleaning methods the joints will not be re-grouted if the joints are still functional.		
5.11 Joints		
5.11.1 There are suitable plastic fittings or silicone sealants on all junctions between sanitary fittings and wall or floor surfaces.		
5.11.2 Any repairs or replacements suitably match the existing.		
5.12 Water and Waste		
5.12.1 There are no visible leaks from water pipes, taps, stopcocks or waste pipes.		
5.12.2 Water is free running in sinks and baths with no debris present.		
5.13 Cleanliness		
5.13.1 The bathroom, all sanitary ware, baths, sinks, WCs, showers and surfaces are hygienically clean, dust, dirt and surface mark free.		
5.13.2 All tiled surfaces are clean and free from cleaning products and residual cleaning powders.		
5.13.3 All bathroom appliances and wall surfaces are mould and limescale free.		
5.13.4 All horizontal surfaces are dust free.		

Kitchens

6.1 Wall Cabinets and Floor Units	Agree	Disagree - Comments
6.1.1 All wall cabinets and floor units are fixed securely to walls.		
6.2 Cabinet Doors and Drawer Fronts		
6.2.1 All cabinet doors and drawer fronts are securely fitted to the body of the furniture and allow for effective use.		
6.3 Drawers		
6.3.1 Drawers open and close smoothly depending on age and condition. Doors have knobs, handles or similar allowing them to be opened and closed.		
6.4 Ironmongery		
6.4.1 Hinges are all present, working, fully screwed on. Please note: They can be individually replaced but close colour and style match is required.		
6.5 Wall Tiles		
6.5.1 Tiling is grouted and fits effectively around the work surfaces.		
6.5.2 There are no loose or cracked tiles, but small reasonably unnoticeable chips less than 10mm across, without sharp edges are allowed.		
6.5.3 Any individual replacement reasonably matches colour, size, finish, and texture of existing tiles.		
6.6 Work Surfaces		
6.6.1 There are no burns, knife marks, or defects in the work surfaces that would lead to unhygienic food preparation or make the kitchen surface look really poor.		
6.6.2 Any individual worktop sections that have been replaced reasonably match existing colour, size finish and texture of existing worktops.		
6.6.3 There are no worktops or their interiors that have been expanded and been damaged by water etc.		
6.7 Extractor Fans		
6.7.1 Where fitted, fans are in working order, running smoothly and their vents and grills are clean, grease and carbon free.		

Kitchens

6.8 Water and Waste	Agree	Disagree - Comments
6.8.1 There are no visible leaks from water pipes, taps, stopcocks or waste pipes.		
6.8.2 Water is free running in sinks with no debris present.		
6.8.3 Waste pipes are fixed securely.		
If installed, plumbing for washing machines or dishwashers is properly clipped and there are enough fall pipes. Please note: Newly installed plastic or old metal pipe work does not need painting.		
6.9 Cookers		
6.9.1 There is a fully working gas or electric cooker and the oven comes complete with grill pan, handles and oven shelves. Please note: All new cookers will be electric.		
6.9.2 If the oven is freestanding it has restraining chains fitted.		
6.9.3 The cooker is clean, grease and carbon free.		
6.9.4 If the cooker hood requires a renewable filter, one is in place.		
6.10 Sinks		
6.10.1 Sinks and draining boards are fit for purpose with no major scratches or dents.		
6.10.2 Sinks are clean and grease and limescale free.		
6.11 Taps		
6.11.1 All taps are working, drip free, secure and hot and cold is clearly marked on them.		
6.11.2 Taps are clean and grease and limescale free.		
6.12 Plugs		
6.12.1 Sinks have plugs and chains attached (unless fitted with pop up plug and levers) that work effectively.		
6.13 Cleanliness		
6.13.1 All surfaces are hygienically clean, dust, dirt and surface mark free.		
6.13.2 All tiled surfaces are clean and free from cleaning products and residual cleaning powders.		
6.13.3 All kitchen surfaces, fixtures and fittings are mould and limescale free.		
6.13.4 All horizontal surfaces are dust free.		

Windows

7.1 Windows	Agree	Disagree - Comments
7.1.1 All windows open and close effectively, are draught free and watertight in normal weather conditions.		
7.2 Window seals		
7.2.1 All window frames have been sealed to prevent water coming in.		
7.3 Ironmongery		
7.3.1 All hinges, latches, stays, restrictors and locks are working, fit for purpose and complete. Please note: They can be individually replaced but close colour and style match is required.		
7.3.2 Where practical, window keys will have been replaced, if they were missing. Please note: Brass fittings, fixtures and handles do not need to be polished.		
7.4 Window restrictors		
7.4.1 All opening windows above the ground floor are fitted with window restrictors.		
7.5 Vents		
7.5.1 Trickle vents, where fitted, all work effectively and are draft free when closed (if the close able type).		
7.6 Curtain tracks, curtains, blinds and fittings		
7.6.1 All windows have curtain rails and hooks unless the bathroom, WC, kitchen or utility windows have been fitted with blinds.		
7.6.2 All curtain tracks are securely fixed and there are enough curtain rings needed.		
7.6.3 All curtains are clean and hanging, fit for purpose and in good condition. Please note: Normally curtains are expected to last for 10 years. Where replacements are necessary CarillionAmey will select neutral coloured curtains and blinds.		
7.6.4 All blinds are clean and in place, fit for purpose and in good condition.		
7.7 Cleanliness		
7.7.1 All window casements, frames and sills are clean and debris free, internal sills dust free and seals algae and mould free.		

Glass		
8.1 Glass	Agree	Disagree - Comments
8.1.1 All glass units are intact and fixed in their frames.		
8.2 Sealed units		
8.2.1 All completely sealed glass units to doors and windows don't have any internal moisture in them.		
8.3 Cleanliness		
8.3.1 All glazing is smear free if you stand 2 metres away (during daylight).		

External Doors		
9.1 Doors	Agree	Disagree - Comments
9.1.1 All external doors are fit for purpose, draught proof and water tight under normal conditions.		
9.2 Ironmongery		
9.2.1 All external doors lock securely. Please note: All replacement doors will have at least 5-lever locks.		
9.2.2 If a cylinder lock is fitted it will have a deadlock facility.		
9.2.3 All hinges, latches, stays, restrictors and locks work are fit for purpose and are intact.		
9.2.4 Letter plates are reasonably draught proof and watertight. Please note: They can be individually replaced but close colour and style match is required.		
9.2.5 All locks have at least 2 keys and front doors are fitted with a security chain or restraint. Please note: Brass fittings, fixtures and handles do not need to be polished but brass nameplates and letter plates must be.		
9.3 Cat Flaps		
9.3.1 Any cat flaps have been removed and door panels reinstated.		

Gas & Electrical Installations and Appliances

10.1 Utility Meters	Agree	Disagree - Comments
10.1.1 There are only normal utility meters in the property; card or token meters are no longer permitted.		
10.2 Electrical Installation		
10.2.1 All electrical installations are in good working order.		
10.2.2 Consumer units and fuse panels are labelled.		
10.3 Electrical Fittings		
10.3.1 All switches, sockets etc. are securely fixed.		
10.3.2 There are no switches, sockets etc. that show visible signs of overheating, cracking or damage.		
10.3.3 There are no bare cables or exposed insulation.		
10.3.4 There is no sign of grease or finger marks on the fittings.		
10.3.5 All metal switches have been earthed or replaced.		
10.4 Kitchen Switches		
10.4.1 All cooker and kitchen switches are labelled, unless they are very obvious.		
10.5 Light fittings		
10.5.1 All light fittings are in working order with bulb or tube light fitted.		
10.5.2 All light fittings in the room match.		
10.5.3 There are no exposed wires or electrical terminations.		
10.6 Shades and Diffusers		
10.6.1 If lampshades or light bowls exist they are clean or have been removed.		
10.6.2 If you live in Officer accommodation and glass shades are fitted all shades, including the ceiling and wall lights must match. Please note: CarillionAmey do not provide lampshades or light bowls.		
10.7 Smoke Alarms		
10.7.1 Smoke alarms are fitted on every floor (more, if needed because of the size or layout of the property) and are in working order.		
10.8 CO detectors		
10.8.1 A working CO detector is fitted in the property (more than one, if needed because of the size or layout of the property or number of gas appliances) if it has an open flue gas or oil appliance.		

Heating		
11.1 System	Agree	Disagree - Comments
11.1.1 The heating system is in good working order and all the appropriate test certificates have been presented as follows: Gas: CP12 Electric: Fixed Electrical Appliance Inspection Oil: CP11		
11.1.2 Boilers, header tanks, radiators, hot water storage cylinders, heating pumps, isolation valves, radiator valves and electric heaters are securely fixed and show no sign of major corrosion.		
11.1.3 Wet systems do not have any visible leaks or discharges from the overflow pipes.		
11.2 Boiler		
11.2.1 The boiler enclosure is intact.		
11.3 Radiators		
11.3.1 Any thermostatic radiator valves (TRVs) are working and free from dust and dirt.		
11.3.2 Radiator tops and fins are dust-and debris –free.		
11.3.3 The areas surrounding the radiators are dusted and any cobwebs and debris have been removed.		
11.4 Pipework		
11.4.1 There are no visible leaks from water pipes, valves or fittings.		
11.4.2 All visible metal pipework has been painted, except in airing cupboards, storage areas etc.		
11.4.3 All pipework that runs horizontally through the house is dust and debris free.		
11.5 Electrical cables		
11.5.1 All electrical cabling, including telephone and intruder alarm cabling, is fit for purpose and securely clipped to walls.		
11.6 TV aerials		
11.6.1 Where fitted TV aerials and cabling is fit for purpose in working order and securely clipped to walls.		
11.7 Focal feature fires		
11.7.1 If provided, the focal feature fire (gas or electric) is safe, clean and in working order. The electric and gas certificates (above at 11.1.1 will confirm this).		

Heating

11.8 Open fireplaces and chimneys	Agree	Disagree - Comments
11.8.1 All open fires are safe, clean and in working order.		
11.8.2 Chimneys have been swept and are in working order.		

External and Communal Areas

12.1 Hard Surfaces	Agree	Disagree - Comments
12.1.1 All paths, car parking areas, patios etc. within the boundary of the property are swept and weed free.		
12.1.2 Gullies and drains are weed and debris free.		
12.1.3 Hard surfaces are free of trip hazards, mainly free of standing water, and generally have a regular surface finish. Please note: A step or clear difference in height is not a trip hazard.		
12.2 Steps		
12.2.1 All steps with an adjacent fall height of more than 600mm have handrails.		
12.3 Handrails		
12.3.1 Handrails are securely fixed and provide the necessary support.		
12.4 Fences		
12.4.1 Fences are secure, fit for purpose, generally upright and there are no major gaps over 150mm in width.		
12.4.2 Stone and brick walls are sound and fit for purpose.		
12.5 Gates		
12.5.1 Any gates have closable catches but locks are not required.		
12.6 Clothes lines or rotary driers		
12.6.1 There is a clothes line or rotary drier.		
12.7 Grass		
12.7.1 The garden surface is generally even.		
12.7.2 There are no areas of wear more than 5% of the total grass area that have not been reseeded.		
12.7.3 The grass is between 25 to 40mm high unless wet or frost prevents cutting.		
12.7.4 All grassed areas next to hard surfaces have been trimmed.		
12.7.5 All scalped lawn edges are repaired.		
12.7.6 There are no grass cuttings etc.		
12.7.7 There is no faeces.		
12.7.8 There are no sandpits, swings, play equipment or temporary structures.		

External and Communal Areas

12.8 Trees	Agree	Disagree - Comments
12.8.1 All self-set trees have been removed and any over hanging branches have been pruned back to a minimum 1 metre clearance.		
12.8.2 There are no ivy or climbing plants other than where removal is likely to cause structural damage.		
12.9 Hedges		
12.9.1 There are no inappropriate hedges for their location.		
12.9.2 There are no hedge trimmings etc.		
12.9.3 Where hedges can't be cut because of nesting birds this is recorded on the House File.		
12.9.4 Most hedges are cut to a maximum of 1.8 metres unless advised otherwise.		
12.10 Shrubs		
12.10.1 There are no inappropriate shrubs for their location.		
12.10.2 All shrubs have been pruned to ensure that doors and windows can be opened and paths and gates can be used.		
12.10.3 All shrubs that sit next to the property in the front or rear garden have been pruned below window height.		
12. 11 Borders		
12.11.1 Borders and flowerbeds are tidy, weeded and look pleasing. Any dead, inappropriate or dangerous species have been removed.		
12.12 Garden Cleanliness		
12.12.1 Gardens are litter free and garden waste free. All fallen leaves, debris and windfall fruit was removed 2 days prior to Move In. Please note: Any leaves etc. that falls in the 2 days is allowed to remain.		
12.13 Communal Areas		
12.13.1 Communal areas are clean, serviceable, dust, dirt and rubbish free.		

Garages		
13.1 Roof	Agree	Disagree - Comments
13.1.1 Roofs are sound and waterproof under normal weather conditions.		
13.2 Walls		
13.2.1 Walls are sound and fit for purpose.		
13.3 Drainage		
13.3.1 Under normal weather conditions there is no standing water.		
13.4 Doors		
13.4.1 Doors are secure, open and close easily and can be locked. There are two garage keys, if a lock has been provided.		
13.5 Electrical		
13.5.1 If there is lighting and power it is safe and operational.		
13.6 Cleanliness		
13.6.1 The garage is swept clean and debris free.		

Miscellaneous		
14.1 Personal Possessions	Agree	Disagree - Comments
14.1.1 There are no possessions from previous occupants anywhere in the house, garden, sheds etc.		
14.2 Outbuildings		
14.2.1 All outbuildings including sheds, stores etc. are sound, fit for purpose and have been swept clean. There are 2 keys if a lock has been provided.		
14.3 Bins		
14.3.1 All required rubbish and recycling bins are present, can be used, and are empty and clean.		
14.4 Pests		
14.3.2 The property is free from pests.		

Definition of Uninhabitable Property

This document is to be used to determine if a property should be defined as uninhabitable i.e. it is not suitable for an Occupant to live in if any one or more of the following is present:

- a. Glass in doors, screens, windows, etc, is not toughened or laminated in accordance with current Health and Safety requirements (Building Regulations).
- b. Flats lacking '½ hour fire check' rated doors where required by Building Regulations.
- c. All or any staircases not possessing appropriate balustrades or handrails that comply with the Building Regulations and/or are in an unsafe condition.
- d. Kitchens:
 - A kitchen without a minimum of one work top length of 900mm or a minimum of 300mm of tiling above work surfaces and above the cooker (or suitable alternative).
 - A Cooker space sited behind a door so as to become a Health and Safety issue.
 - A minimum appliance space for a washing machine and refrigerator, with appropriate plumbing and electrics.
 - A refrigerator space sited next to a cooker.
- e. The presence of asbestos that would cause a direct and immediate Health and Safety risk.
- f. The presence of any significant subsidence, significant structural movement or structural instability (as demonstrated by a structural engineers report).
- g. An SFA without a fully working heating system (between September and April) or year round when a vulnerable person is present. Vulnerable persons are defined as those who are entitled to be in the property (not just visitors) who have a medical condition requiring continuous heating e.g. someone suffering from rheumatoid arthritis or children under 2 years of age.
- h. An SFA without any means to heat water (hot water system).
- i. An SFA that cannot be made secure. This applies to any external door (including any patio or french doors) and any ground floor window.
- j. Major internal disruption such as a collapsed ceiling as a result of internal flooding
- k. On Move-in, lack of one or more utilities: water, gas (including LPG), electricity. During occupation: failure within the SFA causing a lack of one or more of the utilities lasting for more than 24 hours (except for item g. above).
- l. Major Health and Safety issue(s) or environmental factor(s) that would cause a direct and immediate risk to the Occupants.
- m. The presence of a significant damp or mould problem likely to cause an immediate health risk to the Occupants.
- n. A significant hygiene problem with the SFA that poses a Health and Safety issue.
- o. The presence of a significant roof leak causing water to penetrate into the property.
- p. The electrical system is in an unsafe condition.
- q. On Move-in, a property which has a coin/token operated gas or electric meter.
- r. On Move-in requested and approved furniture not provided or in particular bed(s) (or suitable temporary replacements, e.g. 2 single beds for a double) absent.



How to contact us:

CarillionAmey website
www.carillionamey.co.uk

CarillionAmey Helpdesk
0800 707 6000

CarillionAmey Facebook
www.facebook.com/carillionamey

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