



Welcome to your new home

Bolsover District Council, The Arc, High Street, Clowne S43 4JY

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What you should expect from your new home.

It will be:

- ✓ Safe
- ✓ Secure
- ✓ Clean

What you need to do

- Installation of appliances including cooker by a suitably qualified fitter
- Provide all furnishings including curtain poles/tracks, floor covering and lampshades.

Kitchen

- Sink unit with splash back and plug and chain.
- Where space permits plumbing and electrics for a washing machine and fridge space.
- A space for a cooker will be provided with a cooker point. This could be gas or electric. Kitchen units and worktops will be clean, chip free and in good working order.

Bathroom and toilet

- All sanitary wear including the shower will be clean and sanitised.
- You will be provided with a new shower head and hose if applicable.

- Bath and wash hand basin will be fitted with plug and chain
- All WCs will be fitted with new seats.

Ceilings, floors and walls

- All polystyrene ceiling tiles will be removed.
- All flooring will be free from damage and suitable to receive floor covering.
- Walls will be free from major damage, damp, mould and cracks. Pin holes etc will have been made good to allow for decoration.

Doors and windows

- External doors will be fitted with new locks.
- Windows will be secure and in safe working order.

Heating, electrics and gas

- All safety checks will have been conducted.
- Smoke alarms and carbon monoxide detectors will have been installed in line with current legislation.
- Access is required on an annual basis to carry out a gas service.
- Each room will have sufficient power sockets.

Garden

- Your garden will be tidy and free of rubbish.



- Hedges, grass and shrubs will be trimmed and cut back (this may take place following the commencement of your tenancy).

Decoration

- You are responsible for the decoration of your property.
- Properties will not be decorated by Bolsover District Council other than in exceptional circumstances.

New tenant visit

- You will be visited approximately 6 weeks following the commencement of your tenancy to ensure you have settled in and the property meets your needs.

- We will carry out a further 3 visits in your first year of tenancy.

Non-standard fixtures and fittings

- Items such as laminate flooring, sheds, porches etc. may have been left in situ if deemed fit for purpose and safe.
- You will be asked to sign an undertaking confirming you accept responsibility for these items and that Bolsover District Council will not be responsible for upkeep or ongoing maintenance.

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or language or contact us by:

Phone – 01246 242424

Email – enquiries@bolsover.gov.uk

BSL Video Call – a three way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need wifi or mobile data to make the video call, or call into one of our Contact Centres.

Call with Relay UK via textphone or app on 0800 500 888 – a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real time conversation with us by text.

Visiting one of our offices at Clowne, Bolsover, Shirebrook and South Normanton.





VOID CERTIFICATE

We are pleased to present you with this certificate to confirm your property meets Bolsover District Council's Void Standard set by our tenants.



DRAGONFLY
MANAGEMENT