

Keele Staff Housing

Lettable Standard

At Keele we pride ourselves in offering our employees, living in staff accommodation, a property which is let to you and maintained to a high standard.

Your property should meet the standards listed below. The property will be checked before you move in and an inventory will be taken when you move in to ensure the standards have been met.

Empty Properties

General

You can expect:

- ✓ 2 Complete sets of keys to your front door lock/s
- ✓ Light bulbs provided in all sockets
- ✓ Clean carpet or lino / vinyl throughout your property
- ✓ Curtains or blinds throughout
- ✓ Smoke and carbon monoxide detectors installed where appropriate.
- ✓ No holes in internal doors
- ✓ Smooth, clean and reasonably decorated walls and ceilings
- ✓ Gas safety checks completed on all Keele installed appliances
- ✓ Electrical safety checks completed on all Keele installed appliances
- ✓ Professionally cleaned prior to tenancy commencement

Kitchen

You can expect:

- ✓ All drawers and cupboards are in full working order
- ✓ An electric cooker with hob and oven
- ✓ No dripping taps
- ✓ Sink plugs provided
- ✓ Sink unit is sealed and water tight
- ✓ Non-slip vinyl floor covering provided
- ✓ Cracked, damaged or missing tiles replaced with matching ones
- ✓ Clean extractor fan where appropriate
- ✓ Washing Machine taps and waste provided
- ✓ Cooker points are safe and bayonet fittings provided if gas cooking facilities are available
- ✓ Any electrical appliances are PAT tested annually

Bathroom

You can expect:

- ✓ All seals are intact
- ✓ Cracked, damaged or missing wall tiles replaced
- ✓ Non-slip vinyl floor covering provided
- ✓ Toilet flushes
- ✓ No dripping taps
- ✓ Plugs for sink and bath
- ✓ No cracks in toilet, basin, bath, bath panel
- ✓ Chipped or worn enamel will be inspected to ensure that the items are fit for use.
- ✓ Where fitted, showers are in full working order and comply with latest standards or removed
- ✓ De-lime scaled where necessary
- ✓ Extractor fan clean and in working order, if provided

Garden Areas

If you have a garden and / or garage with your property, you can expect:

- ✓ All rubbish is removed
- ✓ Gates and fences are in working order
- ✓ Garages are free of rubbish and are lockable
- ✓ Gardens are not over grown and are manageable

Part Furnished Properties

If you are renting a part furnished property you can expect the following items to be available for you in the property:

- A washing machine
- A fridge & freezer
- Lampshades on all fitted lights

These items will be available to you when you sign for the property and will be fully maintained by Keele University.

You can expect them to be clean and in full working order

Fully Furnished Properties

If you are renting a fully furnished property you can expect the following items to be available for you in the property:

General

- Curtains or blinds throughout
- Lampshades on all fitted lights

Kitchen

- An electric oven and hob
- A washing machine
- A fridge & freezer

Lounge area / Dining room

- Sofa

- Coffee Table
- Dining table and chairs (if room allows)

Master Bedroom

- Double bed base and mattress
- Wardrobe
- Bedside table x 2
- Chest or draws

Additional Bedrooms

- Single bed base and mattress
- Wardrobe
- Bedside table x 1
- Chest of draws

Please note – all furniture is provided by Keele. General wear and tear is accepted, however any damage caused by the tenant, the tenants family, visitors or pets will be the responsibility of the tenant to repair or replace.

Any items not replaced or repaired by termination and vacation will be re-charged to you.