

# The Selwood Homes Standard






**This leaflet explains what the Selwood Homes Standard is, and what you can expect.**

## **What is the Selwood Homes Standard?**

The Selwood Homes Standard is a set of minimum standards that we use to ensure the quality of every single Selwood Housing home.



### **A Selwood Housing home must:**

- ✓ Be in a reasonable state of repair. A home fails the Selwood Homes Standard if one or more key parts are beyond their life expectancy and require replacing or major repair. Key parts include: external walls, roofs, windows, doors, chimneys, central heating boilers, gas fires, storage heaters and electrics.
  - ✓ Meet the current statutory minimum standard for housing. Homes should not contain a serious safety or health hazard, for example a broken stair handrail.
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We have shown below what the Selwood Homes Standard requires for individual parts of a home.


## Kitchen refurbishment


We replace kitchens if they are in poor condition and at least 20 years old.

- Every home is visited, and you are consulted about the layout and choices for your kitchen.
- Individual plans are drawn up to make best use of your kitchen.
- New base and wall units are provided with a stainless steel inset sink and laminate worktops, giving you storage and working space.
- Tile splashbacks are provided along all worktops and cooker spaces.
- New floor coverings are provided, when the kitchen is replaced.
- You are given a choice of colour of the kitchen unit doors, worktop, floor covering and colour of wall paint.

## Bathroom refurbishment

We replace bathrooms if they are in poor condition and at least 30 years old. The following is a list of what bathrooms are fitted with.

- New baths that have handgrips and a non-slip surface.
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- A low-level toilet suite.
  - A pedestal wash hand basin.
  - An over-bath mixer shower or electric shower and curtain track.
  - Tile splashbacks above the basin and bath.
  - A fully tiled shower area where there is a shower instead of a bath or a fully tiled area over the end of the bath where a shower is fitted.


## **Window replacements**


We replace windows if they are in poor condition and at least 25 years old.

- We upgrade the security of your home when we replace windows.
- Windows are replaced with PVCu double glazed frames or composite double glazed windows.
- All windows are fitted with energy efficient glass and trickle ventilation to help prevent condensation.
- Security handles are fitted as standard.
- We can also provide child-proof locks to existing windows on upper floors.

## **Boiler replacement and energy efficiency**

We replace boilers when needed.

- Existing boilers are replaced with highly efficient gas condensing boilers, providing you with affordable whole-house heating.
  - When we replace radiator valves we will use ones with a thermostat, or thermostatic radiator valves.
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- We lay a minimum of 250mm loft insulation. We will increase this to a minimum of 300mm by 2030.

## External door replacements


We replace doors if they are in poor condition and at least 25 years old.

- We upgrade the security of your home when we replace doors. All front doors are fitted with a 5-lever security mortice lock and security chain.
- Front and rear doors are replaced with double glazed doors.
- You are given a choice of colour and design within a range.

## Rewiring

- We inspect the wiring in your home every five years. This provides information on the condition of the wiring and whether the wiring needs replacing.
- We replace the wiring when an electrician assesses that it's at the end of its life.

## Re-roofing

- We carry out regular surveys of the condition of our homes. Information from these surveys will help to tell us when your home will need re-roofing.
  - We re-roof homes before the roof requires major repairs.
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If you need this information in large print, on audio tape, CD or in another language, please contact customer support on 01225 715 715.

Me kërkesë, ky dokument gjendet edhe në gjuhën shqipe.

هذه الوثيقة متاحة باللغة العربية عند الطلب.

本文件可以應要求，製作成中文(繁體字)版本。

Ce document est disponible en français sur simple demande.

अनुरोध पर यह दस्तावेज़ हिन्दी में भी उपलब्ध है

Dokument ten jest na życzenie udostępniany w języku polskim.

Este documento encontra-se disponível em Português, a pedido.

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

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