



AIRE VALLEY HOMES STANDARD AND DECENT HOMES STANDARD

	AVHL Standard	Decent Homes Standard
Doors	<ul style="list-style-type: none"> • High security doors fitted with 'Winkhaus' locks for additional security • Low level thresholds to comply with part M of Building Regulations 	<ul style="list-style-type: none"> • Doors should be no more than 40 years old (30 in flats) and in reasonable condition
Windows	<ul style="list-style-type: none"> • Double glazed PVCu with Pilkingtons' K glass which retains heat in winter and keeps the house cool in summer 	<ul style="list-style-type: none"> • Windows should be no more than 40 years old (30 in flats) or in reasonable condition
Kitchen	<ul style="list-style-type: none"> • Modern fitted kitchen to tenants own design from choice of four styles • Lever taps • Choice of floor and wall tiles • Walls and ceiling decorated in choice of colours • Adapted kitchen if required 	<ul style="list-style-type: none"> • Kitchens should be no more than 20 years old or be in reasonable condition and have adequate space and layout
Bathroom	<ul style="list-style-type: none"> • Modern fitted bathroom • Choice of floor and wall tiles • Walls and ceiling decorated in choice of colours • Lever taps • Wet floor shower in place of bath if required 	<ul style="list-style-type: none"> • Bathroom facilities should be no more than 30 years old or in reasonable condition
Insulation	<ul style="list-style-type: none"> • Cavity wall insulation • 300mm loft insulation 	<ul style="list-style-type: none"> • Cavity wall insulation • 50mm loft insulation (or 200mm if electric heating)
Rewire	<ul style="list-style-type: none"> • Where rewired, we will also provide: <ul style="list-style-type: none"> ○ fluorescent light fitting ○ humidistat fan to kitchen and 	<ul style="list-style-type: none"> • System to be less than 30 years old or in reasonable condition

	bathroom <ul style="list-style-type: none"> ○ choice of light and socket and locations ○ reconnecting of most tenants own fittings ○ hard wired smoke detectors ○ fused spur for electric shower 	
Heating	<ul style="list-style-type: none"> ● Full gas central heating via Heatlease ● Provision of gas supply where non exists (if possible) 	<ul style="list-style-type: none"> ● Programmable heating to two rooms
Decoration	<ul style="list-style-type: none"> ● Decoration grant up to £400 following works 	<ul style="list-style-type: none"> ● No mention of decoration

We are working hard to bring all our 16,000 properties up to the Government's Decent Homes Standard by 2010.

Not every home will require all of the above work doing to meet the standard. Some homes will not require any work. However, where work is deemed necessary, we will apply the Aire Valley Homes Standard.