

# HOME STANDARD 2026 to 2028

## Kitchen



All homes will have a kitchen that is less than 20 years old.

## Bathroom



All homes will have a bathroom fitted with a shower and all homes will have a bathroom that is less than 30 years old.

## Doors



All homes will be fitted with modern, weather tight and draft free front and back doors.

## Windows



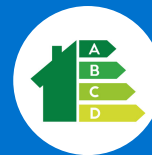
All homes will have draft free, weather tight double glazing, this will be uPVC on replacement except where planning consent restricts its use.

## Heating



All homes will be fitted with energy efficient "A" rated boilers when replaced. In homes with electric heating systems, the systems will be of a modern standard which allow programming when they are replaced.

## Energy Efficiency



By 31 March 2028 every home will have an energy efficiency rating of at least "C".

## Home Health



As a priority, all homes will be free of Damp and mould that would cause harm to health

## Safety in your home



Regular water safety testing will be conducted where this is needed. Every home will have an annual gas safety check. The electrical wiring in all homes will be tested no less than 5 years. All homes will be provided with a mains or battery operated smoke alarm and carbon monoxide detector.

## Modern Living



All homes will have at least two double sockets in every lounge, kitchen and bedroom. At the time of installation of a new kitchen, an outside tap will be installed.

## Outside you home



All fencing will be repaired when broken or replaced when broken; we may do this as part of a wider fencing programme. Trees will be maintained and pruned as appropriate where these are our responsibility. Open spaces will be maintained and managed to a good standard where these are our responsibility. We will paint the outside of your home on a condition basis rather than a specified period of time.

## Communal Living



All communal areas will be painted every five years. We will maintain and repair paths, hard standings and car parks. The electrical wiring in all communal areas will be testing for safety no less than every five years.

## Living Independently



Where equipment designed to support independent living is installed after approval by us, it will be serviced regularly and repaired when it breaks down. We will provide minor adaptations to support tenants to live independently in their homes for longer.

## General Repairs Service



An emergency repairs service is provided operating 24 hours per day, 365 days per year, including boiler breakdowns. A general repairs service is provided to carry out repairs that are the responsibility of Arches. The boiler in each home will be serviced annually.