

Tenant Handbook

14 Daneshill Road,

Leicester

LE3 6AL

Property manager contact – flatqueries@gmail.com
Phone – 07307 880499

Please note

These contact points are only monitored between **9-5pm on weekdays.**

We will endeavour to get back to you as soon as possible but this may not be the same working day and will depend on the level of urgency of your enquiry.

Please be assured that even if we haven't responded to your message it will have been reviewed (during working hours) and will be actioned.

Emergency number - 07474 864395 and leave a voicemail

Please only use the emergency number if it is an emergency and cannot wait until the next working day

What is an emergency repair?

Risk to life or substantial damage to the property, a major water leak resulting in flood and immediate danger to the structure, services or fixtures and fittings, major loss of power, total loss of heating and hot water (from November to February)

Useful emergency numbers:

Smell of Gas – call National Grid 0800 111 999

Power cut to street – call Western Power distribution on 0800 6783 105

Fire, Police or Ambulance – call 999

No water supply – call Severn Trent on 0800 783 4444

About This Manual

The purpose of this manual is to answer any basic questions you may have and as a future reference point.

This manual is not intended to override the wording on your lease. The lease is always the legal document under which all parties are bound by.

This manual sets out to bring to your attention some of the more general day to day situations that can and do occur, and the landlord's policies on certain issues.

If there is anything in this manual that you would like to discuss or do not understand please contact the landlord.

This manual is listed in the inventory of the property. Loss, damage and defacing other than fair wear and tear will be charged at £25.

Fire



If fire is found or suspected, raise the alarm any way possible. **Do not risk your personal safety.**

Leave the property immediately, do not stop or go back for personal belongings. Once out of the building, call the fire services. Ensure you know your quickest means of escape.

FIRE ALARM SYSTEM

The fire system in place is there to ensure your safety, please be careful not to accidentally set the system off by knocking the alarm sensors. We will be testing the system on a monthly basis to ensure it is performing as expected

Carbon Monoxide Alarm

We have provided a new carbon monoxide alarm. This is in the kitchen. Please ensure it stays in there and regularly check the battery to ensure it is working.

Heaters and Fire Hazards

No gas or oil (including paraffin) heaters are to be used in the property as they are dangerous and cause excessive condensation.

Whilst candles, joss sticks, oil burners are not prohibited we would prefer you not to use them.

Smoking



There is an absolute NO smoking policy in the property. It will cause smell and staining to the décor and furniture. If it is found that you have been smoking in the property then a charge may be made to redecorate.

Keys

You are not permitted to have additional keys cut or hand your keys to someone else without written permission from the landlord. If additional keys are permitted they remain the property of the landlord and should be given back at the end of the lease.

Lost keys are charged at £15/key. If you lock yourself out the following charges will apply

9-5pm weekdays	No charge
5pm-9m weekdays	£20
Weekend and Bank Holidays	£25

After 9pm it cannot be guaranteed that we can be contacted or that we can attend. If you are locked out you will need to contact a locksmith and pay for their services yourself.

Legionella & Legionnaires Disease

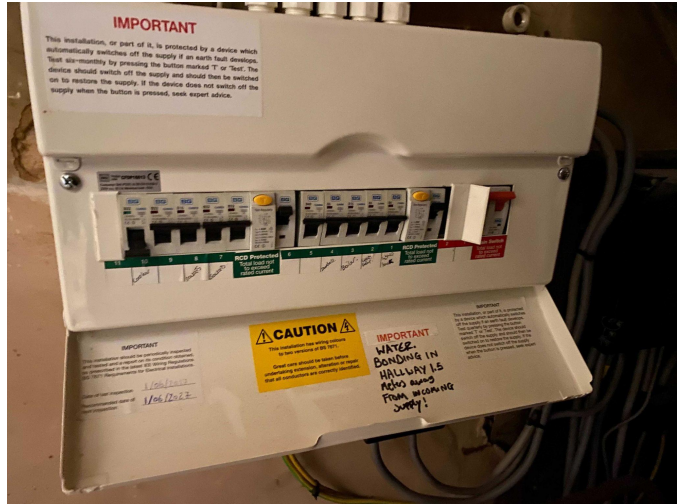
Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella. All man-made hot and cold-water systems are likely to provide an environment where Legionella can grow. However, the risks from hot and cold-water systems in most residential settings are generally considered to be low owing to regular water usage and turnover. Under health and safety law, landlords have a duty to assess the risk from exposure to Legionella to ensure the safety of their tenants. Given it is a small property with a small domestic-type water system and there is usually daily water usage which is sufficient to turn over the entire system, having assessed the risk, we consider it to be very low. However, to ensure it remains so, please:

- regularly clean and disinfect the shower head;
- maintain a reasonable temperature setting for water so it is sufficiently hot (there is a knob for setting for the water temperature on the boiler in the kitchen);
- promptly inform us if the hot water does not appear to be heating properly or there appears to be any other problem with the system.

UTILITIES

Electricity

Your property has a consumer unit with circuit breakers. This is found in the cupboard under the stairs. These circuit breakers are designed to cut out rather than 'blow' like old-fashioned fuses did. Should they cut out then push the relevant breaker back up into the 'on' position. The fuse box should then look like this. The labels should give you an indication of where the issue lies.



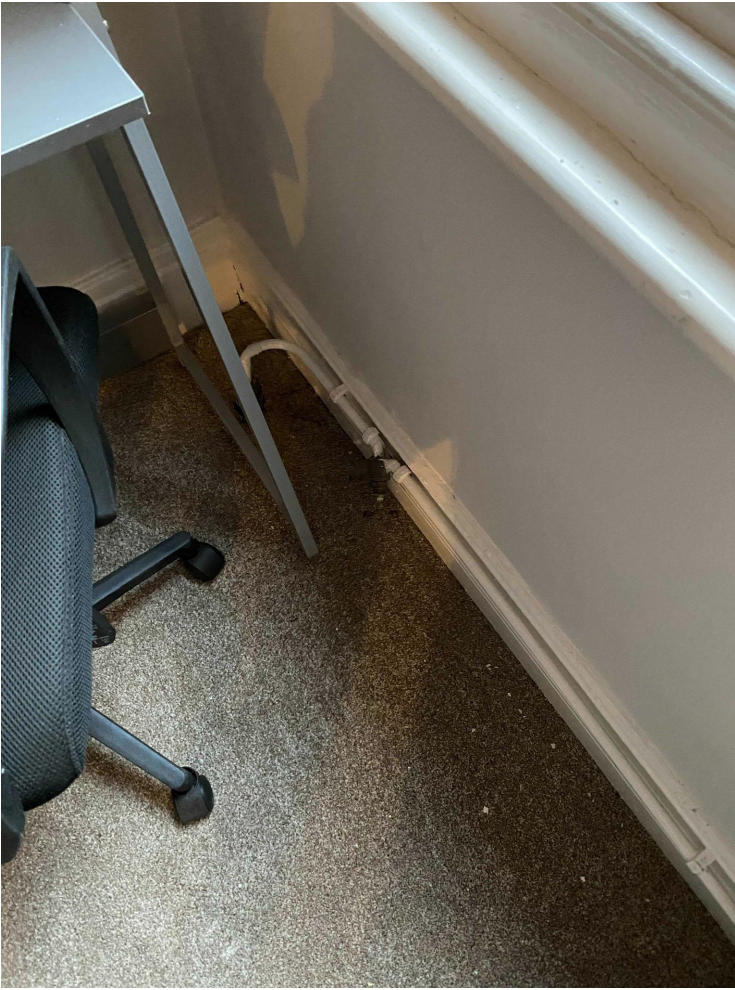
They seldom 'blow' for no reason and an appliance must have caused it. Try and work out which appliance is causing the issue and then stop using it. If this does not resolve the issue please contact your landlord.

Your electric meter is situated in the same cupboard



Water

Water is not metered and the stopcock is situated in the downstairs bedroom.



Gas

Your gas meter is in the same cupboard as the electric meter



Hot water/Heating

This is provided by the combi boiler in the first floor back bedroom in a cupboard. It will supply hot water on demand and you can set your heating to come on at specific times using the timer on the front of the boiler.



Paying your bills

You are jointly responsible for paying your utility bills – electricity, water, gas, TV licence, broadband and council tax. Students do not pay council tax (see below).

We will read all utility meters with you on the day you move in and take photographs of these for everyone's record. We will then inform all utility providers of your names and that you've moved into the property. They will write to you to set up accounts, although you're welcome to use any utility provider you like.

Whilst every group of tenants is different, in our experience the main source of disagreement in shared houses is managing the utility bills! Arguments over usage and chasing each other for payments does not make for a happy household.

We will also ask for proof that all utility bills have been paid before we refund your deposit at the end of your tenancy.

For this reason, we would **strongly recommend** you use an unlimited all-inclusive bill service such as split the bills (www.splitthebills.com) or glide (<https://glide.co.uk/>). That way there is one fixed payment for each tenant paid directly and there'll be no unexpected costs or surprises at the end of your tenancy.

Council Tax

If you are students then you are exempt from council tax but you have to inform the council that this is the case. **Please speak to your university students' services department about council tax as they will be able to inform the council that you're a student and you're exempt. However, we'd strongly recommend you also email the council and inform them you're students too as otherwise there is a strong chance you'll get inadvertently charged. We see this happen every year. Email council.tax@leicester.gov.uk**

TV Licence

If you are watching TV then it is your responsibility to have a TV licence. You also need to inform them if you are not watching TV - <https://www.tvlicensing.co.uk/>

Energy saving

It is in your interest to keep the amount you spend on bills down. In our experience, the main reason for costly bills is careless or over use.

Here are some tips to save energy and water:

- Limit time spent in the shower
- Take a shower instead of a bath
- Wash clothes on a short cycle at a low temperature
- Only fill the kettle with the amount of water you need
- Use the kettle to boil water for pasta/rice/veg instead of the hob
- Do your washing up in a bowl to save on running water
- Report a leak/continuously running water in your toilet/dripping tap
- Ask your energy company for a smart meter to help monitor your energy use
- Wrap up warm instead of immediately turning on your heating
- Use a low setting on your heating
- Make sure windows are closed when your heating is on
- Turn off heating at night and use extra blankets if necessary
- Turn off heating when you are out

Pets

Animals and pets of any kind are not permitted to be kept without written permission of the landlords.

Subletting

It is against the terms of your tenancy agreement to sublet the property whilst you are not occupying it. **Any subletting will be a breach and will lead to a termination of your tenancy.** See clause 9.32 - 'Not to assign sublet or part with or share possession of the Premises or any part of it nor allow the Premises to be occupied by anyone other than the Tenant (and the Permitted Occupier) and no more than the maximum number of permitted persons (the Occupancy)'

Rubbish disposal

Please dispose of your rubbish regularly into your wheelie bin. Use the orange bags scheme to recycle as much as you can. To obtain some orange bags, register on the council website and order some <https://www.leicester.gov.uk/your-environment/recycling-and-waste/orange-bag-recycling-service/>
Find out your collection day on the biffa website <http://biffaleicester.co.uk/services/waste-collection-days/>

Garden

It is your responsibility to keep the garden in a good state, this includes mowing the lawn when required. There is a lawnmower and extension lead provided in the outhouse.

Maintenance and decoration

This will be carried out by the landlords only, unless you are given written permission to undertake the work yourself.

You are not permitted to fix anything to the walls, doors, ceilings, floors on any other part of the property or common area. If you need any fixing of any sort please contact us to discuss your requirements. Damage caused by DIY fixings will be deducted from your deposit.

Please keep all rooms and furniture clean to avoid damage. There will be a mid-term inspection halfway through your tenancy where your property will be inspected to ensure everything is working as it should be and to check the condition of the property.

Light bulbs

All light bulbs are checked when you first move in. You are responsible for replacing any blown light bulbs. Any bulbs that need replacing when you leave the property will be taken out of your deposit.

Neighbourly conduct – Noise

Please keep noise to a minimum between the hours of 11pm and 8am, to be considerate to your neighbours.

Post/Parcels

Your post will be posted through your letterbox. If you are not in when a parcel is delivered, a card will be left advising you on how to have the parcel redelivered or where to collect it from. You can also use one of the local collect/pick-ups depending on who/what you are ordering.

When you leave

Please make sure all bills are paid up to the date you leave.

Your deposit will only be returned once this has been confirmed.

Please return all sets of keys and ensure that all items belonging to the property are returned to their original places. The property was professionally cleaned before you moved in so please leave it as you found it. If you would like the number of a cleaner, please contact us using the details above.

Make sure all light bulbs are working. Ensure that the fridge, freezer and all dustbins are empty. If rubbish is left in the property, a charge for its removal will be deducted from your deposit.

The property will be thoroughly inspected.

PLEASE LET US KNOW OF ANY ISSUES AS SOON AS THEY ARISE USING THE CONTACT DETAILS ABOVE