



Wall paper and Plasterwork within the property

Dear Tenant,

The Empty Home Lettable standard states “All plasterwork to walls and ceilings will be tested and will be left in good condition, not loose and free from any holes larger than 25mmx 25mm, or cracks greater than 3mm.

All surfaces will be repaired so as to be in a sound condition for the *age of the property*, with no missing or damaged areas or loose sections of plaster”

Please be advised that if you decide to strip the walls and re decorate the property, the following process **MUST** be adhered to:

Use a scoring tool to create holes in the wallpaper. Use a spray bottle to soak the paper. Spray water into the slits so it can work its way behind the covering. Wait about 10 minutes and then scrape off the paper with a scraper.

Please **DO NOT** use a mechanical steamer, this will have a detrimental impact to the Plaster. If you follow the advice above and remove the wall covering and plaster becomes loose, please contact our Asset Management Support Team on **01530 454635**.

As soon as it becomes apparent, that an area of plaster is loose, you must contact the Council. If this process is not followed, the Council may deem this as a rechargeable repair and seek to cover the costs.

Any queries, please speak to your housing officer for more details.

Regards

Repairs Team