

# Leaving your property?



What you need to do to make sure your home is returned in the correct condition.



  
**Lewisham  
Homes**



# Leaving your home?

There are several things you need to do before you leave your home. This leaflet will explain to you the condition and standard you must leave it in before your tenancy ends.

## Why am I receiving this leaflet?

You recently told us that you are ending your tenancy. Before you leave, you need to ensure that you leave your home in a good standard of repair and empty of all your furniture and belongings. This includes:

- ▶ flooring, including carpet and laminate flooring.
- ▶ clearing all furniture and appliances.
- ▶ clearing all cupboards both inside and outside the home.
- ▶ clearing the balcony and garden. (if applicable)
- ▶ leaving the property clean and tidy.

## Why do I have to do this?

When you move out, your tenancy agreement states that you must "remove all of your belongings, and anything that belongs to another person and leave your home clear of refuse."

It also states "your home should be empty, including the removal of carpets, except for fixtures and fittings that belong to us."

## What happens if I do not remove my belongings?

Leaving furniture and rubbish causes a number of problems. Lewisham Homes have to pay a number of service providers to remove leftover furniture and belongings and are subject to landfill taxes.

Residents are **recharged** for these expenses so if you leave belongings in your home, you can expect a bill for their removal.

## How can I avoid being charged?

You can avoid charges by following this simple rule, If you own it, then take it with you when you leave.

We understand that this can sometimes be difficult and time consuming. There are a number of local and national firms who can help or take the items from you.

We've also produced a handy check list so you can make sure you've completed everything you need to do before moving out.



## Help with moving bulky items

### Lewisham Council

The council will collect up to three items of large rubbish for a one off fee of £15. You can arrange for them to pick up from lumber collection points in your local area.

 **020 8314 6000**

 **[www.lewisham.gov.uk](http://www.lewisham.gov.uk)**

### London Reuse Network

This repair and re-use organisation take donations of furniture and white goods.

 **[www.londonreuse.org](http://www.londonreuse.org)**

### Charity removals

Many local charities will take unwanted furniture in good condition. Visit the Association of charity shops website to find your nearest charity.

 **[www.charityretail.org.uk](http://www.charityretail.org.uk)**

### Sell it on!

Why not sell on your unwanted goods using the internet or local papers. Buyers will usually collect from your home.

 **[www.loot.co.uk](http://www.loot.co.uk)**

 **[www.gumtree.com](http://www.gumtree.com)**

 **[www.uk.freecycle.org](http://www.uk.freecycle.org)**

## My leaving checklist

Tick off as you go

Remove carpets/flooring

Remove furniture

Clear cupboards

Remove garden furniture

Replace fixtures

Remove belongings

Replace doors

Redirect post

### Utilities (if applicable)

▶ Cancel electricity

▶ Cancel water

▶ Cancel gas

▶ Cancel phone

▶ Change council tax address

▶ Change bank account address

▶ Change driving licence address

Label and return keys

■ We can give you this information in any other way, style or language that will help you access it. Please indicate which language you require and provide your name, address and telephone number in the box below, then post it to Lewisham Homes, Freepost (No stamp required), London.

■ Ne mund ta ofrojmë këtë informacion në çdo mënyrë tjetër, stil apo gjuhë që tju nevojitet. Ju lutem zgjidhni cilën gjuhë ju kërkoni dhe shkruani në kutinë e mëposhtme emrin tuaj, adresën dhe numrin e telefonit dhe me pas postojeni këtë tek adresa Lewisham Homes, Freepost, London (nuk ju nevojitet pullë poste).

■ Nous pouvons vous donner cette information de n'importe quelle autre manière, de style ou de langue qui vous aideront à y accéder. Veuillez indiquer, s'il vous plaît la langue dont vous avez besoin et fournir votre nom, adresse et numéro de téléphone dans la case ci-dessous, puis l'envoyer à Lewisham Homes, Freepost, London (affranchissement non nécessaire).

■ 我们可以把本信息用其它方式、类型或语言来显示，方便您使用。请标明您所需的语言，并在下框内写上您的姓名、地址和电话号码，然后把表格寄往 Lewisham Homes, Freepost, London (无需邮资)。

■ Waxaan warbixintan kugu siin karnaa hab, nooc ama luqad kale oo kaa caawin doona in aad iyada ogaato. Fadlan noo sheeg luqadda aad u baahan tahay oo sanduuga hoose ku qor magacaaga, cinwaankaaga iyo lambarkaaga telefoonka, ka dib boostada ugu soo dir cinwaanka Lewisham Homes, Freepost, London (Tigidh boosteed looma baahna).

■ இத்தகவலை வே எந்த வழியினாம்,றையினாம் அல்ல இதனைப் பெறக்கொள்ள உதம் மொழியினாம் எம்மால் உங்கக்கு வழங்கும். தய செய்து கீழே உள்ள பெட்டியில் எந்தமொழி உங்கக்குத் தேவை என் கூறிப்பிவடன் உங்கள் பெயர், விலாசம் மற்றும் தொலைபேசி இலக்கத்தினைக் கூறிப்பிட. Lewisham Homes, Freepost, London க்கு அப்பிவைக்கம் (த்திரை தேவையில்லை).

■ Bu belgeyi anlamanızı kolaylaştırmak amacıyla her türlü şekilde, formatta veya dilde size sağlayabiliriz. Lütfen adınızı, adresinizi, telefon numaranızı ve istediğiniz dili aşağıdaki kutucuğa yazarak, Lewisham Homes, Freepost, London adresine gönderiniz (Pul gerekmez).

■ Chúng tôi có thể cung cấp cho quý vị thông tin này bằng bất kỳ hình thức nào khác, theo kiểu định dạng hoặc ngôn ngữ giúp quý vị có thể tiếp nhận nó. Xin chỉ ra ngôn ngữ mà quý vị cần và ghi cho chúng tôi tên, địa chỉ và số điện thoại của quý vị vào trong hộp dưới đây, sau đó gửi bưu phẩm điện đến Lewisham Homes, Freepost, London (không cần dán tem).

For other formats tick the appropriate box below:

■ Large print ■ Audio tape ■ Braille

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Antisocial behaviour

Caretaking | Leasehold Services

[www.lewishamhomes.org.uk](http://www.lewishamhomes.org.uk)

## Lewisham Homes Contacts

### Holbeach Housing Office

9 Holbeach Road,  
Catford, London SE6 4TW  
Open 9am-5pm weekdays  
except Wednesdays 10am-5pm.

### Pepsy Housing Office

1a Eddystone Tower, Oxestalls Road,  
Deptford, London SE8 3QU  
Open 9am-5pm weekdays  
except Wednesdays 10am-5pm.

### Honor Oak Housing Office

Spalding House, Turnham Road,  
London SE4 2HT

### Home Park Housing Office

129 Winchfield Road,  
Sydenham, London SE26 5TH



The Government Standard



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[www.lewishamhomes.org.uk](http://www.lewishamhomes.org.uk)