

## Cleaning to a professional standard

### Professional cleaning vs domestic cleaning

The tenancy agreement requires the property to be cleaned to a professional standard prior to the key hand over/check out date and time

The property cleaned to a domestic standard will **not be adequate** and costs will be incurred by the tenant to clean the property to a professional standard

To professionally clean thoroughly personal possessions are to be moved out of the property to provide access to all areas prior to the cleaners arrive

It is an accepted fact that in order to professionally clean the following is required, considerable time, physical energy, planning the process, professional skills to be engaged on the task of cleaning, organising and moving furniture and possessions to facilitate access for cleaning, professional tools to be used, detergents and materials appropriate to the each task to be used, to be cleaned thoroughly to a highest standard possible

Generally accepted that the **cheapest** quote is not the best cleaners as the cleaning to be completed to a professional standard and cleaning is time consuming. Best to obtain at least **three** separate quotes from different cleaners.

If the tenant instruct cleaners then the tenant is responsible to ensure that the cleaners have completed the cleaning task to a professional standard and ensure to obtain from the cleaner **a guarantee, cleaned check list, invoice including cleaners' full name, address, telephone number** and email the agent/landlord

Highly recommended that the tenants' conduct their own research

If the tenant is not prepared to complete the cleaning to the required professional standard then highly recommended **(option 1 as below)** and to instruct agent/landlord to use the appropriate cleaning professionals **after** the checkout and pay for the costs prior to the check out or instruct agent/landlord if agreed to deduct from the deposits **OR**

**(option 2 as below)** tenant to instruct professional cleaners' number of days prior to the key hand over/check out date and then remove from the property tenants' possessions prior to the cleaners arrive at the property. For the avoidance of doubt the cleaning to be **completed prior to the key hand over/check out date and time**

If the tenant instruct cleaners then it is the responsibility of the tenant to provide access, supervise, ensure there are no damages to the property or loss of items from, ensure cleaning is completed to the required standard, ensure required details are obtained from the cleaners and pay the cleaners

There is **no access** to the property after the checkout as the checkout has **recorded** the condition of the property at the checkout date and time. The reasoning is that if the property

accessed by the cleaners after the checkout, then the checkout report becomes invalid as allocating responsibility to damages, lost of items, providing access becomes impossible

Ensure to obtain from the professional cleaners a **guarantee, cleaned check list, invoice including cleaners' full name, address, telephone number** for the costs **prior** to paying for the cleaning

The reasoning is that if according to the checkout report the cleaning by the tenant's cleaners is not to the professional standard then the agent/landlord will also be instructing professional cleaners and these costs will be **payable by the tenant**

In most circumstances the property would have been occupied **for a year or more by number of tenants and visitors** and if the cleaning was not conducted to a professional standard consistently and regularly then end of tenancy cleaning **will require considerable time and effort**

### **Cleaning option 1**

Instruct the agent/landlord in writing/email to carry out the cleaning **after** the key hand over and check out and then agent/landlord to provide access and supervise the cleaners and the tenant to pay for the cleaning or if agreed by landlord/agent will deduct from the tenancy deposit

### **Cleaning option 2**

Tenant to instruct professional cleaners to **complete** cleaning of the property **prior** to the key hand over/check out date and time. For the avoidance of doubt the cleaning to be **completed prior to the key hand over/check out date and time**

[Should you require cleaners then please email a request](#)