

## Cleaning to a professional standard

### Professional cleaning versus domestic cleaning

Tenancy agreement requires the property to be cleaned to a professional standard by the agent/landlord prior **check in** and the tenant is required to clean the property to a professional standard prior **check out** date and time

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

In order 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 following are required, considerable time, physical energy, planning, organising, coordinating the process, professional skills to be engaged on the task of cleaning, moving furniture and possessions to facilitate access for cleaning, appropriate professional tools to be used, detergents and materials appropriate to 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. Highly recommend obtaining at least **three** separate quotes from different cleaners

Highly recommended that the tenants' conduct their own research

If the tenant is not prepared to expend **significant** amount of time, energy, and effort to complete cleaning **all areas** to the required professional standard, then highly recommended **option 1 as below** and to instruct agent/landlord to use appropriate cleaning professionals **after** the checkout and pay for costs **prior** to check out or instruct agent/landlord if agreed to **deduct from the deposits**

“Cleaning to a professional standard requires significant amount of time “

### Cleaning option 1

Instruct the agent/landlord in writing/email in advance prior to the checkout date and time to conduct the cleaning **after** the key hand over and agree in advance the cleaning costs and the tenant to pay for the cleaning prior to the checkout date or if agreed by all parties to deduct from the tenancy deposit

Once agreed by the Landlords' / agent then the agent/landlord will organise, book, provide access, supervise the cleaners, check the work, request invoice, make payment, if cleaning is not completed to the required standard then to follow up with the cleaners and complete any other required administration work

### Cleaning option 2

**The** 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. The cleaners to **complete** cleaning **prior** to the check out / key hand over date and time.

For the avoidance of doubt cleaning to be **completed prior to the check out / key hand over date and time**

If the tenant instructs 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, email address, telephone number** and email these details to the agent/landlord

If the tenant instructs 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, 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 date and time** 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 any party including cleaners after the checkout date and time, then the checkout report becomes invalid as allocating responsibility to damages, loss of items, becomes impossible

Please 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, cleaning by the tenant's cleaners is not to the professional standard then the agent/landlord will also be instructing professional cleaners in order complete the cleaning to a professional standard and these costs will be **payable by the tenant**.

Any omissions in cleaning or not cleaning to the required professional standard **will costs significantly** as the landlords/agents appointed cleaners will check the whole property and clean systematically the **whole property which is time consuming**

In most circumstances the property would have been occupied **for a year or more by number of tenants and number 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**

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

## **Cleaning versus rubbish and items abandoned**

Cleaning and rubbish clearance are two separate tasks!

**Cleaning** is as analysed above which is limited to the internal **surfaces** of the property and fixtures, fittings, and appliances'

**Rubbish** includes items left behind which may have a value, items useless waste or rejected matter, left over, abandoned, worthless, unwanted, debris, litter

Costs of **rubbish clearance** include cost of rubbish disposal at the council rubbish tip, obtaining and paying the invoice, transport cost of rubbish to be paid to waste and recycling centre, time spent on tasks including queuing at the rubbish tip, labour costs of collecting, uploading to transport, unloading from transport, sort rubbish according to recycling requirements and dispose to the allocated rubbish bin areas

## **Rubbish**

Rubbish to be out of property, out of gardens and bins, any rubbish out of the black wheelie bins and other bins are to be disposed **by the tenant** as the rubbish lorry will not take these, if rubbish left out of the bins the cost of transporting, rubbish disposal costs and labour costs will be charged to the tenants'

Any tenant's possessions remaining will be disposed and chargeable to the tenants

Current occupants' furniture or possessions **cannot** be passed onto the incoming tenant

## **Visit to the waste disposal and recycling centre**

Normally after occupying the property for a significant length of time by numbers of individuals and visitors there will be **significant amount of rubbish** expected to be accumulated

Rubbish collection lorry **will not take** any bins if overflowing and or if bin lids cannot be closed

Please ensure to take rubbish to the waste and recycling centre **before** the check-out date

For **residents within the borough** disposal most likely to be **free of charge** provided proof is provided to the centre

For **any other person** all rubbish is **charged** for and is **expensive**

Should a **trade person** dispose tenant's rubbish cost will be significant and will be costed to the tenant

Further details as per links here

<https://www.kingston.gov.uk/bins-recycling-rubbish/villiers-road>

## **Gardens**

Gardens are to be cleared and cleaned, lawns moved, hedges trimmed to the boundaries

Drain gullies are to be clear of any debris, rubbish, all rubbish cleared out and disposed accordingly

## **Use of professionals**

Trades' people are expensive, time consuming to locate, requires considerable effort, energy to meet and obtain quotes and compare quotes then difficult to allocate tasks as the trades person may not be available for the specific date and time as required to complete the task

[www.kingstonlettings.com](http://www.kingstonlettings.com)

Highly recommended to use professionals to carry out specific tasks and obtain quotes in advance and complete the work before the checkout date

Highly recommend to research and check the open market for costs of services

Should tenant require trades persons please email a request

### **Cleaning check list**

[Link here](#)

[https://www.kingstonlettings.com/wp-content/uploads/sites/13/cleaning\\_check\\_list.pdf](https://www.kingstonlettings.com/wp-content/uploads/sites/13/cleaning_check_list.pdf)

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