






## Your New Home – Chesterwell Woods Phase 2

	<p><b><u>Electricity, Gas &amp; Water</u></b></p> <p>All relevant statutory authorities need to be informed as soon as you move into the property. You are responsible for arrangement and payment all of these accounts. The meter for your electricity and gas are situated outside the property and water meters are in the footpaths outside and are labelled with the plot number of your property.</p>
	<p><b><u>Telephone</u></b></p> <p>Telephone sockets are positioned in the living room and main bedroom of your property</p> <p>Please be aware you are responsible for the arrangement and payment of connecting the telephone line through BT.</p>
	<p><b><u>Council Tax</u></b></p> <p>You must notify the Registration Officer at Colchester Borough Council for the necessary forms.</p>
	<p><b><u>TV / Satellite Aerial</u></b></p> <p>A Freeview TV aerial has been provided in the loft. You will need to purchase your own aerial and arrange for this to be fitted.</p> <p>Should you wish to arrange for satellite TV, you will need to obtain prior permission from Colne Housing Society via your Housing Officer to erect a satellite dish before instructing your chosen provider.</p>
	<p><b><u>Loft Space</u></b></p> <p>You are not permitted to store any items within your loft space.</p>



## **Appliances**

The connection for your cooking appliance has been capped.

You will need to arrange for a certified engineer to install your appliance for you.

\*If you are a shared owner appliances may already be supplied and fitted.



## **Washing Machine**

When installing your washing machine, please ensure that a Jubilee Clip is used to secure the pipes in place. This will help to prevent a leak occurring when the machine is in use.

Please be aware that you will be charged for any callout fees occurred from leaks due to poor installation of a washing machine.

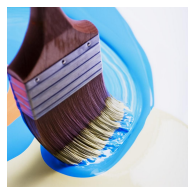


## **Outside Tap**

The stopcock is positioned in the sink base unit.

**Please ensure you isolate your outside tap during the winter months to help reduce the risk of burst water pipes.**

Please be aware that you will be charged for any callout fees occurred to attend to burst outside pipes where the tap has not been isolated.



## **Decoration**

Decoration is not advisable during the first 12 months as the property will be drying out and cracks may appear which may need to be filled.



## **Toilets**

Your new home has been fitted with a new type of toilet system, whereby in the event of a ball cock failure water will no longer flow outside the property via an overflow warning pipe but will continue to run into the pan of the toilet.

If you notice the water is continuously running please call our office to arrange for a plumber to rectify.

**Please note: Blockages are not considered a defect and will not be attended to by the Contractor.**



## **Smoke and Carbon Dioxide Detectors**

The detectors are powered via the mains, with battery back-up. You are responsible for the maintenance of the battery.



## **Gardens**

Your garden has been turfed.

Please see enclosed leaflet for guidance on how to sow and maintain seeded areas for your information. Alternatively, you can turf your garden if you wish.



## **Parking**

Please refer to the enclosed site map for your allocated parking space/s.



## **Recycling and Refuse Collection**

Recycling and Compost bins have not been provided, you will need to arrange for this when registering with the council for your council tax.

Please refer to Colchester Borough Council for local collection dates.



**Out of Hours Emergencies and Defects**

In the case of an emergency at weekends or bank holidays, or weekdays after 5.00pm and before 9.00 am please contact 0844 893 3943.

During normal office hours please contact Icen Homes on 01284 33 33 75