

Property Alterations and Landlords Permission:

It is a requirement of your tenancy agreement that you must apply for Landlords Written Permission before carrying out any additions, alterations or improvements to your home.

We will not refuse permission without a good reason, but we may grant permission with special conditions attached regarding the standard of work.

If your rent account is in arrears, you will need to pay this off before we will consider any request for improvements or alterations.

It is very important that you get permission. This is mainly to ensure the work you want to undertake does not cause a nuisance and meets all current building standards/regulations.

When you give up your tenancy, you may be due compensation from us for improvement work that we have approved. If the work has not been approved, then we may ask you to change it back to how it was previously. This would be at your cost and could prove expensive for you.

PLEASE DO NOT CARRY OUT ANY WORK UNTIL YOU HAVE WRITTEN PERMISSION.

Retrospective Permission:

If you have carried out any home improvements without seeking our written permission (this may be highlighted during a tenancy audit for example) firstly, you should apply for retrospective permission in writing.

If you have carried out any home improvements without obtaining our written permission or had permission but did not carry out the improvements as agreed, we have the right to ask you to return the property back to how it was before. If you refuse or find you are unable to do this, we can undertake this work and re-charge the cost to you.

Refusal of structural Alterations:

There are structural alterations that we must consider for the long-term maintenance and cost effectiveness of the housing stock. (The tenant has the opportunity of purchasing the property, under the Right to Buy scheme if they still wish to make major alterations).

Refusals are likely to include but are not limited to:

- Loft conversions
- Patio Doors – unless there is an existing opening such as a window with lintel where the doors are to be located.
- Removal of internal or external walls (unless for disabled adaptations through social services)