

Report of the Chief Executive

ALTERATIONS AND IMPROVEMENTS POLICY1. Purpose of report

To seek Committee approval for a new policy that provides guidance of how the Council will manage requests from tenants for alterations and improvements.

2. Background

The Housing Act gives tenants of different types varying rights to make alterations and improvements to their homes. Tenants must however request permission for any alterations and improvements so that the Council can ensure that works are carried out to the appropriate specification, in accordance with legal guidelines and completed by competent tradespeople.

The policy provides a framework for the types of alterations and improvements that are permissible by the Council and what additional measures or enquiries that tenants are required to undertake for works to be approved.

3. Detail

This policy outlines:

- How alterations and improvements are requested
- The types of tenancy and how they are affect the rights to make alterations and improvements
- How the Council considers alteration and improvement requests?
- How the Council monitor alterations and improvement requests?
- Alterations and improvements and their relationship with aids and adaptations
- How the Council will manage cases where alterations and improvements are made without first seeking permission
- How the Council will manage instances where properties are returned to the Council with alterations and improvements present
- To set out the principles for compensation for improvements, taking in to account statutory guidance.

An Equalities Impact Assessment is included as appendix 1 of the report. The Alterations and Improvements Policy is included as appendix 2.

Recommendation

The Committee is asked to RESOLVE that the Alterations and Improvements Policy be approved.

Background papers

Nil