

HOME IMPROVEMENTS BY TENANTS

As a tenant you may want to improve your home. Before altering anything you must ask the Council's permission in writing. This is stated in your tenancy agreement. Asking permission is necessary to ensure that any improvements you carry out are safe, within the law, will not de-value the property and will not increase costs for the Council.

Even for relatively small improvements like installing a satellite dish, laying laminate flooring or erecting a fence, you need to ask permission.

You do not need permission to decorate the inside of your home or to carry out minor improvements such as putting up shelves.

Permission

If you do decide you would like to make improvements to your home, you should contact us before you make changes to your home. A Housing Surveyor will provide you with advice on how to carry out improvements safely. We will support you to improve your home, as long as your request is reasonable. **Under no circumstances will an Officer give verbal permission.**

We will respond positively to reasonable proposals to improve your home. A permission letter will set out any conditions, including who is responsible for maintaining the improvement and whether or not you can leave the improvement behind when the tenancy ends.

No permission? - You need to get in touch!

We will work with you to get it right

- by giving permission retrospectively,
- by making sure that your improvements meet current building regulations,
- we will let you know if the changes you have made are unacceptable,
- we will assess each case individually for example; if the improvement was already there when you moved in or if you have asked for permission but did not get a written reply.

Where the works are not acceptable, it may be necessary to 'undo' the changes immediately. We will work with you to restore the property, if you contact us before the 1st September 2016.

What happens if you don't get in touch?

We will be investigating improvements and alterations to our properties from the 1st September 2016. After this date we will recharge any costs associated with unauthorised changes to our properties.

Contact Us

Telephone: 01597 827 464

Web: www.powys.gov.uk/housing

Email: housing@powys.gov.uk

Writing: To your nearest Housing Office:

Brecon Housing Office Neuadd Brycheiniog Cambrian Way Brecon LD3 7HR	Llandrindod Wells Housing Office The Gwalia Ithon Road Llandrindod Wells LD1 6AA	Welshpool Housing Office Neuadd Maldwyn Severn Road Welshpool SY21 7AS	Ystradgynlais Housing Office Hendre Ladus Ystradgynlais SA9 1SE
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