

## Home Improvement Guide

Work that requires permission includes any additions or alterations to the Council's fixtures and fittings such as:

- replacing a fireplace and/or surround;
- building a porch;
- putting up extra kitchen cupboards;
- putting in a driveway or car port;
- decorating the outside of the building;
- putting up a TV or radio aerial or satellite dish;
- installing central heating;
- changes to structure or layout;
- electrical installations or alterations;
- changing the bathroom suite or other sanitary fittings;
- changing internal or external doors;
- light fittings, sockets and switches.

Permission is not needed for internal decorations, but you should be aware that if you install decorative features such as ceiling roses or dado railings you may be asked to remove these and repair any damage if you leave the house.

### **Refusal of permission for improvements**

We may refuse permission for proposals if the improvements:

- cause the authority expense;
- will make the property difficult to let in future;
- are ones that we expect to carry out under our planned works scheme.

A condition may be made that all improvements should be left if the tenant vacates the property.

### **Maintenance of tenant improvements**

Tenants are responsible for maintaining any fixtures and fittings they have installed, eg fitted wardrobes, kitchen cupboards. They may also be required to reinstate the property to its original condition, should they remove their fittings on vacating the property. We may otherwise charge the tenant for the costs of reinstatement.

We will accept the responsibility for maintaining central heating and installations for supplying gas, water and electricity provided that:

- the tenant has obtained our permission first
- the work is properly carried out by a contractor approved by us
- the installation only requires maintenance that would normally be carried out
- the tenant agrees to leave the installation intact at the end of the tenancy
- the tenant signs an agreement to this effect.

All such cases should be approved prior to any work commencing.

## **New Bolsover Model Village**

Tenants and occupiers of properties on New Bolsover Model Village should refer to our specific planning guidelines before deciding to:

- alter or extend any house at New Bolsover
- make any changes to:
  - external doors or windows
  - gutters or down pipes
  - chimneys or roofs
  - yard walls or boundary fences
- paint external brickwork
- add
  - a satellite dish
  - a CB Radio aerial
  - security lamps or sensors
  - security grills or boards
  - a shed or greenhouse to the yard or garden
  - ending your tenancy.