

Plus Dane Housing



making *alterations*
to your home

Terms & Conditions

1 I will not carry out any alterations to Plus Dane property without receipt of a confirmation letter granting me permission to do so. I understand that if I make any improvements without first gaining consent to do so from Plus Dane I will be breaching my tenancy agreement and Plus Dane will be within their right to take legal action against me.



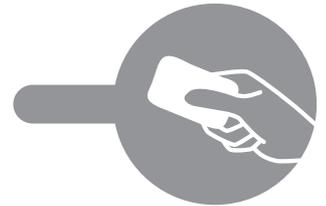
2 I will seek all of the required planning permissions and building regulations from the relevant authorities and provide copies of these to Plus Dane before works begin if requested.



3 I will consult with any owners and/or tenants of neighbouring land if the planned works affect a shared structure. I will provide Plus Dane with proof that any disputes have been resolved before any works begin.



4 I understand that I will be paying for all of the works myself and that this will include getting the necessary approvals and reports. After the work has been completed I will also need to pay for copies of any health & safety documentation/certification that Plus Dane need.



5 I will need to cover the costs of any damage caused by either myself or a contractor, or any structural amendments undertaken without permission. If I do not repair the damage, Plus Dane may enter the property, carry out the work and charge the costs to me.



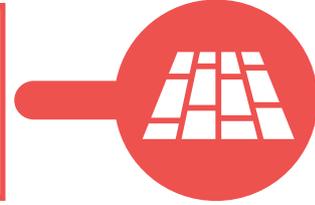
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If Plus Dane surveyors find that the works have not been carried out to a satisfactory and/or safe standard, Plus Dane may carry out any works required to fix this. The costs of these works will be charged to me.



7

If the works involve the installation of new floor coverings (e.g. laminate, ceramic etc.), I will be responsible for the cost of refitting these if Plus Dane need to remove them to carry out any repairs and/or planned maintenance in the future.



8

Responsibility for the maintenance of the improvement, and the cost of this, rests with me.



9

Plus Dane may request that I return the property to its original state when my tenancy comes to an end and I will need to cover the cost of this.



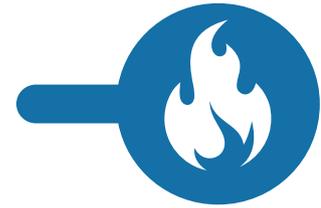
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Any work undertaken on materials that contain asbestos must be done so by a licenced contractor.



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Any works involving gas installations will be carried out by a Gas Safe registered contractor, and I will provide Plus Dane with copies of all certification (e.g. Building Regulations Compliance Certificate, Landlord Gas Safety Record).



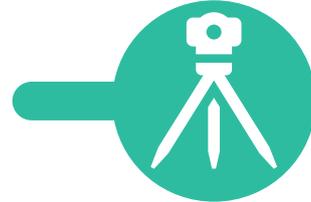
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Any changes to wiring within the property will be carried out by an NICEIC registered contractor, and will be covered by an Electrical Installation Certificate. I will provide a copy of this to Plus Dane.



13

I will let Plus Dane know once the work has been completed, so that a Plus Dane surveyor can inspect the finished work. I will provide any health & safety documentation to the surveyor.



14

I have the right to claim compensation from Plus Dane at the end of my tenancy to cover the cost of certain kinds of improvements undertaken with written consent. The amount of compensation I am eligible for will depend on: a) the reasonable cost of the improvement; b) the expected life of the item and c) the length of time the improvement has been in place and/or its level of deterioration. If I owe Plus Dane money, any compensation will be offset against my arrears. To apply for compensation, details of the claim must be given in a letter and sent to Plus Dane no earlier than 28 days before, and no later than 14 days after, the tenancy comes to an end.

