

Appendix 3

FYNE HOMES LTD POLICY FOR PAYMENTS TO TENANTS DECORATION ALLOWANCES

Properties will be let in accordance with the Association's Lettable Standard, approved by the Management Committee on which there was tenant consultation.

In circumstances as set out below, the Association will offer a redecoration allowance at the start of tenancies to ensure that voids are kept to a minimum and customer satisfaction is not compromised. Where the standard of decoration in a property which is to be re-let is identified by the Maintenance Officer as requiring to be brought up to lettable standard, a redecoration allowance will be offered to new tenants.

Decoration allowances to be paid to tenants under other circumstances (e.g. planned maintenance works, disturbance payments) shall be made to the same scale.

This allowance will assist in meeting the costs of redecoration but is not intended to cover them in full.

Decoration allowances will be made in the form of vouchers for local suppliers. Tenants may specify the supplier of their choice.

Should a tenant, however, wish to use a supplier who is not based locally they may be reimbursed by cheque on submission of a receipt for materials up to the level of the awarded decoration allowance.

Tenants will carry out the redecoration themselves, in most instances. The exception to this will be cases identified by housing management staff where the tenant is unable, owing to health, frailty, disability or lack of local assistance to carry out redecoration only to those areas or rooms noted as unacceptable by the Maintenance Officer. In this effect this will mean that for sheltered, very sheltered, registered and supported accommodation, and for wheelchair accessible accommodation, the Association will normally carry out this work direct rather than provide a redecoration allowance.

Where the tenant is unable to arrange to redecorate, Fyne Homes will carry out the work on request and no allowance will be made.

Decoration allowances to be paid to tenants under other circumstances (e.g. planned maintenance works, disturbance payments) shall be made to the same scale.

Appendix 3

SCALE

Livingroom	£60.00	Landing	£20.00
Livingroom with kitchen	£60.00	Bathroom	£35.00
Separate dining room/additional public room	£42.00	Shower room	£35.00
Kitchen	£40.00	Separate W.C.	£25.00
Kitchen with dining area	£40.00	Double bedroom	£45.00
Hall	£40.00	Single bedroom	£40.00
Hall & stairway	£70.00	Utility room	£20.00
		Porch/Vestibule	£20.00

Decoration allowance shall be paid up to the following maximum levels, dependant on property size.

Maximum Decoration Allowance Levels

2 Apartment	-	£220.00
3 Apartment	-	£265.00
4 Apartment	-	£375.00
5 Apartment	-	£415.00
6 Apartment	-	£455.00

In circumstances where excessive redecoration works are required, Housing & Maintenance Department staff may negotiate the payment scale with the ingoing tenants in order to avoid refusal of a property due to poor decorative order.

These allowances will be automatically increased annually by the same rate of inflation as used to determine the rent increases. The revised redecoration allowance will apply from April 1 each year.