



COMPENSATION FOR IMPROVEMENTS LEAFLET

1. WHAT IS COMPENSATION FOR IMPROVEMENT

Fold Housing Association recognises the rights of its tenants to make authorised improvements to their homes and that under the Housing (NI) Order 1983 Landlords are permitted to make payment to outgoing tenants for such an approved improvement. This scheme is to help ensure that Fold Housing Association Tenants who carry out eligible improvements to their home and leave before they gain the full benefit of their investment are paid compensation for such improvements.

2 WHICH IMPROVEMENT QUALIFY?

To qualify for compensation under this scheme the improvements must be on the list of eligible items listed on the back page of this leaflet.

Tenants must receive prior written approval for the works carried out and the improvements must materially add to the property.

Repair works or the provision of luxury items do not qualify under this scheme.

Only improvements costing over £50.00 and costing less than £3,000.00 can be considered. Both these limits will be revised from time to time. Any outstanding debt to the Association will be deducted from the compensation payable.

3. WHICH TENANTS QUALIFY?

Qualifying persons must be secure tenants of Fold Housing Association and the following persons are considered eligible to apply for compensation when their tenancy ends.

- (1) A tenant who made the improvement, or any joint tenant at that time.
- (2) A person who became a tenant jointly with the improving tenant.
- (3) A tenant in whom the tenancy was vested or to whom the tenancy was disposed of on the death of the

improving tenant.

- (4) A person to whom the tenancy was assigned by the improving tenant.
- (5) A person to whom the tenancy was assigned by the improving tenant in pursuance of a Property Adjustment Order in connection with matrimonial proceedings.
- (6) A spouse or former spouse of the improving tenant to whom the tenancy has been transferred.

4. CONSENT

To qualify for compensation the improvements must have the written consent of the Association. Consent should be obtained prior to carrying out the improvements.

Under this scheme the Association can impose reasonable conditions when granting consent although it cannot refuse without good reason.

The Association may inspect the improvements upon completion. If for reasons of Health & Safety it is deemed unsafe the tenant will be required to reinstate the property to its original condition or to alter the improvements to ensure it is safe.

5. CLAIMING COMPENSATION

Qualify tenants may claim compensation when their secure tenancy ends.

When the Association receives a valid notice of a secure tenants intention to vacate, it will remind the tenant that they may be entitled to compensation for improvements. Any claim has to be made in writing during the last 28 days of the tenancy or 14 days after the tenancy ends. Tenants will be asked to provide invoices, covering both materials and labour, but where these are not available they should provide an estimate of the original cost and details of the dates the work began and was completed.

6. CALCULATION OF COMPENSATION

Compensation is not payable for professional fees, statutory approvals or the tenants own labour. Any assistance from the public purse that contributed to the cost of the improvement is deducted, and the net cost of the improvement will be depreciated.

7. MORE INFORMATION

If you are unsure about any of the details in this leaflet please feel free to contact the Housing Management Department at either our Head Office, Fold House, Redburn Square, Holywood or your nearest Regional Office (see address overleaf).

A complete copy of this policy is available for inspection upon request.

8. SUMMARISED

- (1) Only improvements listed in this brochure are eligible for compensation.
- (2) The tenant must have written permission to carry out the qualifying improvement.
- (3) The improvement must cost more than £50.00 and less than £3,000.00 per item.
- (4) The tenant must be a qualifying person as detailed in this policy.
- (5) The claim for compensation must be made in writing within 28 days of the end of the tenancy or 14 days after the end of the tenancy.
- (6) Outstanding debts to the Association will be deducted from the amount payable.

9. APPROVED IMPROVEMENTS

Bath (Cast iron / pressed steel)

Shower
Toilet
Kitchen sink
Storage or cupboards in bathroom or kitchen
Space or water heating
Thermostatic radiator valves
Insulation (Pipes, water tank, cylinder)
Loft Insulation
Secondary glazing
Single glazing window replacement

10. FOLD HOUSING ASSOCIATION OFFICES:

Head Office

Fold House, 3 Redburn Square, Holywood
BT18 9HZ
Tel No: 028 9042 8314

North West Regional Office

13 Clarendon Street, Londonderry
BT48 7EP
Tel No: 028 7137 3872

West Regional Office

Omagh Business Complex, Gortrush Ind
Est, Gt Northern Rd, Omagh
Tel No: 028 8224 2046

South Regional Office

Ballybot House, 22 Cornmarket, Newry BT35
8BG
Tel No: 028 3025 0075

North East Regional Office

Deerfin Fold, Wakehurst Road , Ballymena
BT43 7DG
Tel No: 028 9042 8314