

REDECORATION ALLOWANCE POLICY

This policy is an update on the association's Redecoration Allowance which was approved by the board on 28 March 2001. The policy requires review in order to reflect the true cost of internal redecorations to incoming tenants, so that bringing our properties up to the satisfactory standard of internal decorative order is not a financial burden on an incoming tenant, and to help minimise void loss to the association by: giving incoming tenants an incentive to commence their tenancy as quickly as possible; avoiding the delay caused by having to place redecoration works orders with our contractors in advance of reletting.

SHA will usually only undertake **repairs** to void properties. Normally, the outgoing tenant is responsible for redecorating the property to the association's satisfaction in advance of vacating it. However, there are occasions when the outgoing tenant does not carry out internal redecorations for example, if a tenant dies; if a property is abandoned or repossessed through eviction or if the tenant ends his/her tenancy without giving adequate/any notice to the association. Once a property had become void, if redecoration is necessary it will normally be undertaken by the incoming tenant. A void proforma [completed by the Maintenance Officer or Maintenance Assistant] will be passed to the Housing Officer who will assess the re-decoration allowance to which the incoming tenant is entitled. If applicable, the incoming tenant will sign the void proforma when they sign their tenancy agreement.

The current redecoration allowance is £50 per individual room. The proposed redecoration allowance is £83 per individual room to a maximum of:-

Proposed allowance	Current allowance
£250 1 bedroom property	£150
£300 2 bedroom property	£200
£350 3 bedroom property	£250
£400 4 bedroom property	£300
£450 5 bedroom property	£350
£500 6 bedroom property	£400
£585 7 bedroom property	n/a

Advance payment of fifty percent of the allowance may be made upon the incoming tenant signing the form and completing an Advanced Payment application form. Payment of the balance will be made once the tenant advises the association that the redecorations have been completed. The association will inspect the redecoration work in accordance with its maintenance procedures before payment of the balance is made.