



The amount of compensation

The final sum paid to you, will not be the full amount that you have paid to the contractor, as a deduction will be made based on the length of time the improvement has been in place.

The amount of compensation you will receive will be based on the following calculation:

$$\text{Cost of the improvement} \times 1 - \frac{\text{The number of years the improvement has been in place}}{\text{The lifespan of the improvement}}$$

We will work this out for you if you make a claim. For example a new shower which has been in place for 5 years and which cost £300 (Lifespan 12 years as overleaf) would amount to the following compensation:

$$£300 \times 1 - \left(\frac{5}{12}\right) = £174$$

If the improvement has been in place for longer than the lifespan then no compensation is payable.



SOUTH STAFFORDSHIRE
Housing Association

Acton Court, Acton Gate, Staffordshire ST18 9AP

Telephone : (freephone) 0800 096 8690

Web : ssha.co.uk

A guide to

Your right to compensation for improvements



SOUTH STAFFORDSHIRE
Housing Association



Your right to compensation for improvements

As your landlord we have the responsibility for maintaining the structure and fabric of your home. However you may, at some time want to make some improvements to your home that are not covered under our repairing responsibilities, or replace something in your home that we are not due to replace for several years. In this case you may want to carry out the work yourself.

The Right to To Compensation allows you to claim some money towards the cost of carrying out certain types of improvements, if you move away from your home soon after completing them.



Getting approval first

Whenever you carry out an improvement you must get our approval first and in order to qualify for compensation you must follow the procedure set out below:

- You must receive written permission from us prior to making any improvement.
- You should submit estimates from 3 bona fide contractors for the work to us and state the reasons for choosing a particular estimate. Only when we have agreed the estimate can you instruct the contractor to start work.
- The improvement must comply with our minimum design and maintenance standards and will be subject to an inspection by our technical representative.
- The improvement must be completed within 6 months of our approval being given.
- Any building works must not cause a nuisance to neighbours
- A copy of the final invoice must be sent to us on completion of the work.
- The maintenance and repair of the improvement will be your responsibility.



Reasons for refusal of approval

There are some occasions when we will not give approval for the improvement, these are as follows:

- If it is not one of the improvements listed below
- If the improvement is too costly to build or to maintain
- If it is out of keeping with the rest of the dwelling or surrounding dwellings
- If it is likely to make the dwelling difficult to let in the future
- If it will be unsuitable for future occupants
- If it is an improvement that we are likely to carry out within a reasonable amount of time
- If it is unnecessary (eg. changing the colour of a bathroom suite in a new or recently fitted bathroom)



Your right to compensation for improvements

The improvements that the Right to Compensation for Improvements applies to and their lifespans are as follows:

20 years

- Loft insulation
- Cavity wall insulation
- Double glazing or other external window replacement or secondary glazing

15 years

- Rewiring or the provision of power and lighting or other electrical fittings (including smoke detectors)

12 years

- Bath or shower
- Wash-hand basin
- Toilet
- Space or water heating

10 years

- Kitchen sink
- Storage cupboards in bathroom or kitchen
- Work surfaces for food preparation
- Insulation of pipes, water tank or cylinder
- Any object which improves the security of the dwelling house, but excluding burglar alarm

8 years

- Draught proofing of external doors or windows

7 years

- Thermostatic radiator valves