

Common Types Of Alteration

We can give you good technical advice in advance if you're thinking about carrying out alterations such as:

Installing a shower

Erecting a fence, garage or shed

Laying laminate flooring (please note, we do not give permission for laminate flooring in flats)

Satellite And Cable Television

It is now very common for residents to request permission to install satellite or cable television equipment. It is not unknown however, for some of the companies who install these to damage our property. It's vital therefore that you let us know in advance if you intend having this work done - you must have our permission before going ahead.

We may require the removal or re-siting of satellite dishes or cabling, especially where these have been unauthorised or damage has occurred.

Altering Your House for changing circumstances

On occasions we can help with alterations that are needed due to a change in your circumstances such as a medical condition or physical disability. Such work can include for example, putting up handrails in bathrooms, and replacing a bath with a shower.

If you require this help, you should first contact your local Occupational Therapist at Perth and Kinross Council. They can be contacted on 01738 475000. They can assess your needs then recommend to us what alterations may be required. Provided the alteration is possible and we have funds, this work is done by us free of charge.

Enquiries and further information

If you'd like to ask us about anything in this leaflet - or about any service we provide - don't hesitate to contact us at:

Perthshire Housing Association
5 South St. John's Place
Perth
PH1 5SU

Tel: 01738 441088
(+ 24 hour answer service)

Fax: 01738 441060

E-mail: info@perthha.co.uk

Visit: www.perthshireha.co.uk

Office Opening hours:

Monday - Thursday 9am - 5pm
Friday 9am - 4pm

Carrying out alterations to your home or garden

What you need to know...



This leaflet can be made available on cd, tape or other audio formats, in Braille, in large print and in languages other than English. Contact us for information.

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From time to time, residents wish to carry out minor improvements or alterations to their home or garden. If you're considering doing any work to your home or garden, it's important that you discuss your plans with us first. This leaflet explains what you need to do – and what we can do to help you.

Am I entitled to carry out alterations?

Yes, but you must seek our prior written approval before you carry out the work.

We will carefully consider all requests before confirming whether or not we approve your plans. Where we don't give our consent, we must have reasonable grounds for doing so, and we'll let you know what these are. In practice, if we're worried about a proposed alteration, we will usually try to discuss this with you to try to find ways to get round any problems. If we can we'll suggest other ideas in order that we can finally agree to your proposed alterations.

We do not give permission to lay laminate flooring in flats.

Who will pay for the alterations?

We normally expect residents to pay for work they wish to carry out in their homes.

The only common exception to this is alterations needed because of a disability or medical condition. Further information on this is provided later.

I've heard that I might be due compensation for improvement works that I've had carried out. Is this true?

If you're a tenant of the Association, you may be able to claim compensation for certain types of improvement work that you've carried out. There are however, some important conditions regarding this:

You must have received our written permission before the work was done;

The work must have been carried out after 30 September 2002;

You can only claim for compensation when your tenancy ends, or is about to end.

You must make your claim in writing. You'll normally be asked to provide us with a copy of paid bills or invoices showing the cost of the work.

You can obtain a leaflet containing further details about your Right to Compensation for Improvements from our office.

What happens if I carry out unauthorised alterations?

If you carry out unauthorised alterations, you may be required to restore your property to its original condition at your own expense.

If you carry out alterations that break Building Control or Planning Regulations, the Council may require you to restore your property to its original condition at your own expense.

Penalties for failing to have the necessary consents in place can be severe, so please make sure you receive the relevant approvals first.

Even an improvement as simple as putting up a higher fence may fall foul of Planning Regulations. There may also be conditions the original owner has placed in legal documents, to control the appearance of the housing development you live in.

We have a fairly good knowledge of these matters, and can help you to avoid expensive mistakes. Please ask for our advice first – it could save you money and aggravation.

I'm worried about damage or risks to safety but I'm keen to carry out an alteration. Can you help?

We are particularly well placed to advise you in these circumstances – we have qualified, experienced technical staff who can discuss, or visit you to have a look at what you're proposing to do. If the alterations are substantial, you might still need to employ an architect or quantity surveyor to advise on your own planned improvement.

However, the services of our technical staff are free.

Again, we can give you advice which might save you money and indeed we might be able to come up with a 'design solution' to help achieve what you're trying to do.