

INTRODUCTION

This document sets out the Association's policy on the decorating allowance paid to tenants.

POLICY STATEMENT

The Association recognises that there may be occasions when it would be appropriate to offer an allowance to tenants to contribute towards redecoration costs. These circumstances are when new tenants move into a previously empty property, that requires some redecoration or when damage has resulted to a tenant's decoration following an improvement through the planned maintenance and improvement programme. This policy sets out when an allowance will be due and the process for assessing the value attached to that allowance. The allowance will contribute towards the cost of purchasing the decorating materials and equipment required. This allowance is not intended to cover the full cost of any decorating that may be required.

OBJECTIVES

The objectives of the policy are:

- To determine when an allowance will be due
- To clarify how the monetary value is reached for the allowance

HOUSING CORPORATION REGULATORY CODE AND GUIDANCE

3.4.1 The home that Housing Associations residents live in are well maintained and in a lettable condition

RELEVANT KEY LINES OF ENQUIRY

KLOE 3 – Asset Management
KLOE 6 – Tenancy and Estate Management
KLOE 32 – Value for money

OTHER RELATED POLICIES

Compensation Policy
Equality and Diversity Policy
Responsive Repairs and Cyclical Maintenance Policy
Planned Maintenance and Improvement Policy

DECORATING ASSESSMENT

When a property becomes vacant, an inspection will be carried out by one of the Association's Maintenance Surveyors and arrangements made for any necessary repair work. An assessment of the decorative order of the property will be made by the Association's Maintenance Surveyor and should redecoration be deemed necessary, an allowance will be decided based on a sliding scale, currently up to a maximum of £350. Similarly, when a major improvement, through the planned maintenance and improvement programme, has resulted in damage to a tenant's decoration, an assessment will be made to determine the appropriateness of an allowance.

The allowance is issued in the form of a voucher which can be redeemed to purchase decorating materials and equipment and the amount issued will be calculated using the table of allowances set out below. The surveyor can use any multiple of the individual room allowances but the total allowance payable to the new tenant shall not exceed £350.

Location	Decoration Allowance
Hall/Stairs and Landing	£55
Hall/Lobby	£35
Bedroom >13m ²	£55
Bedroom > 9m ² but < 13m ²	£45
Bedroom less than 9m ²	£35
Lounge	£55
Lounge >20 m ²	£60
Dining room	£40
Kitchen < 9m ²	£40
Kitchen > 9m ² but < 16m ²	£45
Kitchen > 16m ²	£55
Combined Bathroom and WC	£40
Bathroom only	£25
WC only	£20
Cupboards	£10
Maximum allowed	£350

EXCEPTIONS

Where the condition of the decoration within a room of a void property is deemed to be so poor that it is felt unreasonable to expect a tenant to carry out the work (or it is retirement housing), or the deterioration is a result of damage resulting from planned maintenance work that is in the opinion of the Property Manager unacceptable, then the Association will carry out the re-decorations. In these cases no decoration allowances will be made for these rooms.

MONITORING

Monitoring of expenditure incurred through the implementation of this policy will be undertaken via the published management accounts. A review of the contents of this policy will be undertaken as part of Association's policy review programme

REVIEW OF ALLOWANCES PAID PER ROOM

The Maintenance Manager will review annually the value of the allowances that may be paid having regard to the RPI indices published February of each year and where appropriate adjust the allowances that are to be paid from the following April to reflect the published percentage adjustment. Where there is a published negative RPI indices the allowance will remain the same as previous.

Equality Impact Assessment: initial screen

Person responsible for review: Maintenance Manager (Aragon and SNH)

Date drawn up: May 2009

Date of initial review: September 2009

Date next review due: September 2010