
8.0. Circumstances where requests will be refused

- 8.1. Permissions will be refused if it is considered that the intended work:
- makes the property unsafe
 - increases maintenance costs
 - increases fire risks e.g. replacing fire resistant front doors, cupboard doors or other doors (e.g. hallway doors) in communal areas
 - results in overcrowding
 - reduces living space
 - breaches planning, building or conservation area regulations
 - does not comply with relevant regulations, health and safety etc .
 - affects any work planned under a modernisation or improvement programme
 - reduces the value of an our property
 - appears unsightly or out of keeping with the character of the development or surroundings
 - is likely to be a source of annoyance or disturbance to neighbours
 - may result in making the property difficult to let in the future
 - restricts access to service points such as stopcocks
 - involves erecting security grilles on doors or windows
 - adding, altering, moving (or removing) any gas, electrical or water services
 - is to a property or block that has been identified for proposed regeneration
 - is not in accordance with the principles of this policy.

The above list is not exhaustive and every request will be considered individually.

- 8.2. **IMPORTANT NOTE:** Security grilles pose a serious access risk (especially in the case of fire) and are prohibited from use on all our properties.

9.0. Responsibility for future maintenance

- 9.1. We will not be responsible for maintaining items that have been installed by residents e.g. shelving, fitted wardrobes and additional kitchen cupboards as these are regarded as being residents' fixtures.
- 9.2. At the end of their tenancy, residents will not be permitted to remove fixtures that are an essential feature of the structure or installations e.g. wiring.*
- 9.3. At the end of their tenancy residents may be instructed to reinstate the property to its original condition. The cost of this will be borne by the tenant.*

* does not apply to leaseholders