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- 7.6. All electrical work carried out at the premises, set out in the Electrical Regulation, January 2005, must be undertaken by a competent electrician and must carry a certificate of compliance as per the Electrical Regulations (BS7671) or any other regulations in force at the time of the request or as amended.
- 7.7. All works relating to the installation, removal or relocating of a gas appliance must be carried out by Gas SAFE registered engineer in accordance with Gas Safety (Installation and Use) Regulations 1998 (as amended).
- 7.8. All work on asbestos containing materials must be carried out by a suitably competent person, in accordance with the Control of Asbestos Regulations (CAR) 2006 (as amended).
- 7.9. All plumbing works must be carried out by a suitably qualified and competent plumber.
- 7.10. For certain works, residents may be required to submit relevant paperwork including:
- Specification for the full work that is planned
 - Details of the contractor chosen to carry out the work. (Contractors must be suitably qualified for example registered with an appropriate trade body, insured to carry out the required work and VAT registered).
 - Confirmation in writing from the planning authorities that planning permission is necessary and that it has been obtained where necessary
 - Written proof that approval has been obtained where necessary from the local authority specifications for installations (e.g. central heating)
 - Drawings and plans for structural work, prepared by a qualified surveyor or engineer
 - Full details including plans, specifications, catalogue illustrations for supplies and materials e.g. kitchen units, replacement doors, FENSA certificates etc.

The above list is not exhaustive. Residents will be advised of any further requirements when their application is being considered.

- 7.11. If a tenant intends to restore or reinstate an existing fixture on the termination of their tenancy, the tenant must agree to store the original fixture in a safe and secure environment where it will not deteriorate.*
- 7.12. Residents are responsible for finding alternative accommodation, at their own expense, if they have to move out of their property during any works. Rent will be charged during any period where a tenant is required to move out*.
- 7.13. If we carry out any repairs that relate to, or arise from, alterations or improvements the tenant will be responsible for paying for any and/or all recharges.

*does not apply to leaseholders