
15.0. List of eligible improvements (Section 15 and 16 below does not apply to leaseholders)

- 15.1. The following table lists the improvements that tenants can make to their homes at their own cost for which compensation can be claimed at the end of the tenancy. The list also states their average notional life. The improvements may only be made where they do not already exist; and they will not be eligible for compensation if they are carried out as part a scheduled programme of works carried out by us.

Eligible Improvements	Notional Life
Note: Notional life is taken from the DCLG revised guidance: A Better Deal for Tenants (2007) Eligible improvement	
Bath, shower, wash-hand basin, toilet	12 years
Kitchen sink and work surfaces for food preparation	10 years
Storage cupboards in bathroom or kitchen	10 years
Central heating, hot water boilers and other types of heating	12 years
Thermostatic radiator valves	7 years
Insulation of pipes, water tank or cylinder	10 years
Loft and cavity wall insulation	20 years
Draught proofing external doors or windows	5 years
Double glazing or other external window replacement or secondary glazing	20 years
Rewiring or the provision of power and lighting or other electrical fittings (including smoke detectors)	15 years
Security measures (excluding burglar alarms)	10 years

16.0. Calculation of Improvement Compensation

- 16.1. The amount of compensation payable for an eligible improvement is calculated according to the following formula which takes into account wear and tear and depreciation:

$C \times [1 - (Y/N)]$ where:

C = the cost of the improvement.

Y = the age of the improvement in whole years, rounded up.

N = the notional life of the improvement.

For example, kitchen cupboards installed 6 years ago at a cost of £1,000 have a notional life of 10 years. Therefore:

divide 6(Y) by 10(N) = 0.6

1 minus 0.6 = 0.4

Then multiply 1,000 by 0.4 = 400.

Therefore the tenant would be reimbursed with £400