

Right to Compensation for Improvements

Application form

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Right to Compensation for Improvements

Application form

As a Secure Tenant, when your tenancy ends, you may be entitled to claim compensation for certain qualifying improvements you have carried out in your home.

The qualifying improvements for which you may be entitled to claim compensation are shown on the table below:

Qualifying Improvement	Notional Life
Bath or shower	12
Wash-hand basin	12
Toilet	12
Kitchen sink	10
Storage cupboards in bathroom or kitchen	10
Work surfaces for food preparation	10
Space or water heating	12
Thermostatic radiator valves	7
Insulation of pipes, water tank or cylinder	10
Lift insulation	20
Cavity wall insulation	20
Draft proofing of external doors or windows	8
Double glazing or other external window replacement of secondary glazing	20
Rewiring or the provision of power and lighting or other electrical fittings (including smoke detectors)	15
Any object which improves the security of the dwelling-house, but excluding burglar alarms.	10

Interior decorations, such as painting and wallpapering, do not qualify for compensation. Any improvements not listed as a qualifying improvement above will not be considered for compensation. Compensation can be claimed for the cost of materials (but not appliances such as cookers and fridges) and labour costs (but not the tenants own labour). No compensation can be claimed for professional fees (such as architects), or the costs of any relevant planning permission or consent under Building Regulations.

The compensation is worked out under the following formula, which takes into account wear and tear. The amount of compensation is calculated according to the following formula, which takes into account wear and tear and depreciation.

C x (1-Y/N) C = original cost of the improvement **Y** = the number of completed years the improvement has been in place (part of a year rounded up to a complete year) starting on the date the improvement was completed and ending in the date the compensation is claimed. **N** = the notional life of the improvement

Compensation will be payable to a maximum of £3000 for any one improvement. No payment will be made if the level of compensation is less than £50.

To make your claim please complete this applications form not more than 28 days before or 14 days after the date on which your tenancy ends.

Claims must be made not more than 28 days before or 14 days after the date on which a tenancy ends. A claim must be made by completing "Application Form - Request for Compensation for Improvement".

Once the completed form is received a visit will be made to the property by an Officer of the Council to inspect the improvement.

A letter will then be sent to the tenant explaining the outcome of the claim not more than 21 days from the date the claim was received. This will include details of how the claim was calculated if it is decided that some compensation is payable.

The letter will also contain details of how to request a review if the claim has been declined. The review will follow the Council's official complaints procedure.

Your details

Your full name	
The address (where the improvement was carried out)	
Forwarding address	
Daytime telephone number	
Date tenancy commenced	
Date tenancy ended	

Improvement 1

Provide details of the improvement you are claiming compensation for	
Date the work was carried out	
Number of years since completion	
Was written approval given by the Council for this work	Delete as applicable Yes / No If yes, please enclose a copy of the approval letter. *
Cost of the work	£ Please enclose copies of invoices or receipts for the work
Have you received any grants towards the cost (e.g. Disabled Facilities Grant)	Delete as applicable Yes / No If Yes, please give brief details

Improvement 2

Provide details of the improvement you are claiming compensation for	
Date the work was carried out.	
Number of years since completion	
Was written approval given by the Council for this work	Delete as applicable Yes / No If Yes, please enclose a copy of the approval letter. *
Cost of the work	£ Please enclose copies of invoices or receipts for the work
Have you received any grants towards the cost (e.g. Disabled Facilities Grant)	Delete as applicable Yes / No If Yes please give brief details:

Improvement 3

Provide details of the improvement you are claiming compensation for	
Date the work was carried out.	
Number of years since completion	
Was written approval given by the Council for this work	Delete as applicable Yes / No If Yes, please enclose a copy of the approval letter. *
Cost of the work	£ Please enclose copies of invoices or receipts for the work
Have you received any grants towards the cost (e.g. Disabled Facilities Grant)	Delete as applicable Yes / No If Yes please give brief details:

Improvement 4

Provide details of the improvement you are claiming compensation for	
Date the work was carried out.	
Number of years since completion	
Was written approval given by the Council for this work	Delete as applicable Yes / No If Yes, please enclose a copy of the approval letter. *
Cost of the work	£ Please enclose copies of invoices or receipts for the work
Have you received any	Delete as applicable Yes / No

Provide details of the improvement you are claiming compensation for	
grants towards the cost (e.g. Disabled Facilities Grant)	If Yes please give brief details:

If you want to claim for more than four improvements, please continue on a separate sheet.

* If you cannot find anything in writing to confirm that you have received approval from the Council for the improvement, please specify on the form.

Name of applicant_____

Signature of Applicant_____

Date_____

Please return this to:
Housing Services Team, Town Hall, Upper George Street, Luton, LU1 5RE