



Leicester City Council Housing Division Void Property Decorating Policy

The policy for void property decorating is 'no decorating to void properties'. Only in exception circumstances will decorating be considered, for example where extensive works to a property have been carried out over and above normal void work or where there has been fire damage.

There is a decorating allowance which is given to the incoming tenant. Decorating allowance is given as a contribution towards the cost of decorating and is not intended to cover the whole cost.

The decorating allowance is allocated to a void property and determined by the Voids Technician.

The amount of decorating allowance allocated is determined by and dependent on the condition of each room so not all properties will have an allowance allocated to them.

For those properties that do an allowance may not be made for every room only the ones determined to be in need of decoration.

The allowance will be marked on the Void Specification paperwork, which the Voids Technician will give to the relevant Estate Management Officer at handover before the property is ready to let. See allowances below:

Room	Allowance given.
Bathroom	£40
Kitchen	£62.50
Lounge	£75
Dining Room	£75
WC (where separate)	£45
Halls (flats/bungalow)	£50
Hall/Stairs/Landing	£87.50
Large Bedroom	£75
Middle Bedroom	£62.50
Small Bedroom	£40

In addition the following guidelines are followed:

All polystyrene tiles should be removed from walls/ceilings. Then if required the walls/ceilings should be PVA'd and skimmed if needed or Fresco'd.

All textured coatings should be removed on walls not skimmed. Both asbestos or non asbestos.

All wooden cladding should be removed from walls. Walls may need skimming after to make good.

No over painting of ironmongery, masking tape to be used. Handles and latches clear of any paint. Glazing should be clear from paint or paint runs.

Bare wood to externals, kitchens and bathrooms to be primed.

If mould present specify either 1. Fungacidal wash - just to remove mould only or 2. Wykamo; 3 part system (three solutions) Where 1 part is to clean the mould, 2 is to kill the mould, 3 is mixed with the paint to stop the mould reappearing (2 more extra coats of paint will be needed).

The Tenants Repairs Handbook States at page 17 and page 18:

INTERNAL DECORATING

Tenants are responsible for the internal decorating of their homes. However, pensioners and disabled tenants can pay for the Council to do the work for them at a low cost. Please see opposite for details.

LOW COST DECORATING SERVICE

The City Council also offers a low cost decorating service for disabled and pensioner tenants. The work is carried out by Council workers and the tenant is charged for their time and for the materials they use. Tenants can also provide their own wallpaper and emulsion paint instead (as long as it is of suitable standard and quality). If you are interested in this service, ask at your neighbourhood housing office and they will make the arrangements for you (the address and phone number is given on the back of your rent card).

Work done through the decorating service must be paid for in advance, but you can arrange to pay by instalments with your rent, instead of one lump sum.

This scheme is currently on hold and under review.

Void Re-Let Standard

With regards to concerns about the standard that Leicester City Council properties are let to, all properties are let with a 5 point promise to a standard which includes the following:

- Wind and water tight
- Safe and secure
- The kitchen and bathroom will meet decent homes standards
- An energy performance survey is carried out
- Safety checks are carried out including gas and electric supply

When a property becomes empty, within 24hrs of receiving the keys, a Void Technician will visit the property and carry out a survey to determine what works are required to meet the above standard. There are some instances where we have to complete repair works to make sure that the property is safe for the next tenant to move into. For example, all kitchens have to comply with various regulations such as Gas Safety and the Housing Health and Safety Rating System (HHSRS) and as a result, quite often have to be re-designed and refitted.

There are also some works that have to be completed to ensure that our properties reach the decent homes standard. This could be replacing an inefficient boiler or heating system or installing UPVC double glazed windows and doors. These works are carried out to ensure that future maintenance costs and household bills are kept to a minimum. They also help to make Leicester a low carbon city by reducing our CO2 emissions.

Whenever Leicester City Council carries out repairs to a property, we will consider the most efficient and cost effective way to do it to ensure that we are able to maintain our properties for tenants with the funds that are available.

All properties are inspected prior to handover to ensure all works are completed and to the standard required.