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