

Terms & Conditions

GENERAL

It is the responsibility of the tenant/ leaseholder to ensure that all work is carried out by persons competent.

ELECTRICAL

Any electrical work must be carried out by a qualified electrician and be registered under the governments 'Domestic Part P' installer scheme.

GAS INSTALLATIONS AND INSTALLATION OF TENANTS OWN APPLIANCE(S)

Please note under the Gas Safety (Installation and use) Regulations 1998, Bury MBC as a landlord must ensure that all proposed work relating to gas appliances or gas pipe work within their properties is carried out in accordance with current standards and legislation. Prior to permission being granted, a gas safety inspector will need to visit the property to inspect the suitability of the new installation.

You will be responsible for all future costs incurred for the maintenance of the new appliance or fitting. This will include (in accordance with the current Gas Safety Regulations) the annual service of the gas appliance, to be carried out by Gas Safe registered engineer within a time period not exceeding every 12 (twelve) months. You must ensure that a copy of the Gas Safety Certificate issued by the Gas Safe registered engineer is available for inspection by the nominated gas contractors during their annual gas safety check of the property.

Prior to vacating the property you will be responsible for re fitting the original council appliance, this must be installed to it's original specification by a Gas Safe registered engineer who must issue a Gas Safety Certificate for the re-installation of the original appliance. Failure to re-fit the original appliance will result in the cost of re-fitting the appliance being levied to you. It is therefore recommended that the original council gas appliance is safety stored, undamaged and in a dry place.

The authority reserves the right to isolate any tenant owed appliance that does not hold a valid landlords safety check carried out by the a Gas Safe registered engineer.

WE WOULD ADVISE THAT YOU DO NOT PURCHASE ANY NEW APPLIANCES UNTIL YOUR PROPERTY HAS BEEN INSPECTED BY US AND PERMISSION HAS BEEN GRANTED

Compliance with

BUILDING REGULATIONS AND PLANNING PERMISSION

It is part of this agreement that there is strict adherence to Building Regulations and that where necessary the appropriate Planning Permission is sought. Failure to comply with this will be in breach of this agreement and any other Local Authority regulations. All necessary costs are your responsibility. Such information must, if necessary to the project, be sought prior to seeking approval. Information regarding Building Regulations and Planning Permission can be obtained from:

- The second floor reception of Craig House (address below)
- Access through Bury Metropolitan Borough Councils home page on the internet www.bury.gov.uk
- Or write to:

The Department of Environment and Development Services
Craig House, Planning and Economic Development
Environment and Development Services
5 Bank Street
Bury
BL9 0DN

Planning/ Building Control approval, where appropriate is in addition to any consent given to this application and is likely to apply to the following (for example):

Building Control

Structural alterations (i.e. load bearing walls/ floors)
Changes to windows
Alterations to external drainage runs

Planning Permission

Erection of conservatories and other permanent structures in certain situations.

VEHICULAR HARD STANDINGS

Off road parking/ hard standings in gardens must be constructed to a suitable specification (25mm(1") of grit sand on sub-base of at least 150-200mm(6-8") of compacted stone or brick hardcore) so as to withstand the weight of a vehicle without sinking or movement. If in any doubt please contact the Asset Team in STH for advice on 0161 686 8000

Separate permission will be required from Bury MBC Highways Department (253 5353) to construct pavement crossings. Permission for hard standing will be subject to the applicant obtaining approval for the kerb crossing and payment of any costs necessary to carry out the work.

LAMINATED FLOORING

Tenants should be aware that when installing laminate flooring over existing wooden floors it is possible that any future maintenance may require the floor to be lifted in whole or part. If we need to lift flooring for any necessary maintenance we will not take responsibility for relaying the laminate floor. The landlord will not accept responsibility for any damages or loss occurring as a result of such maintenance/ modernisation work.

If your property is 1st floor or above it is unlikely that your request to fit laminate flooring will be granted.

CHANGES TO GARDEN AREAS/SHEDS & OUT BUILDINGS

It is part of this agreement that there is a strict adherence to the following:

1. Work to gardens must be carried out to a good standard using suitable materials for the intended location.
2. Fences or hedges must not exceed a height of one metre at the front of the dwelling and must not exceed two metres at the rear of the dwelling.
3. Fencing must not deviate from the original boundary lines and must be erected to a good standard from materials of an acceptable appearance and quality.
4. **Note:** Building of brick/block walls to garden perimeters (where none previously exist) or similarly constructed 'sheds' will not be permitted.
5. Where pavings are to be laid as hard standing to provide a patio area etc., these must be laid on 50mm(2") of ash on sub-base of at least 100mm(4") of compacted stone or brick hardcore.

Sheds should be placed in a position within the rear garden where they will not interfere with the maintenance of the boundary fencing. The erection of 'permanent' sheds (i.e made from concrete block/ brick) will not be approved.

Sheds measurements should not exceed (LxWxH) 8ft x 6ft x 6ft 8in (to apex)

SATELLITE DISHES/ AERIALS

Aerials or satellite dishes must not be fitted until written permission is received from Six Town Housing.

Planning permission has to be obtained before fitting of aerial/ satellite dishes, if necessary. This permission is in addition to any permission granted by Six Town Housing. (please see guidance notes at the end of this document)

Aerial/ satellite dishes are not to be located to the front elevation of the dwelling, unless there is no suitable alternative fixing location. No advertising is to be visible on the dish.

Dishes should be no larger than needed for good reception, within specified size or volume limits for your area and property and blend into the background as far as is

reasonably possible. The aerial/ satellite dish shall not interfere with the reception of television or radio signals to any surrounding properties and shall not infringe any radio or telecommunications act.

Aerial/ satellite dishes are to be installed by competent person who are members of the CAI (Confederation of aerial Installers) or an RDI (Registered Digital Installer), equipment should not be fitted by tenants/ leaseholders.

Aerial/ satellite dishes are to be fitted to the brickwork of the property or to a separate structure, such as a strong pole set in the ground in concrete. On no account must the aerial or satellite dish be fitted to a window frame, gutter, fascia board, barge board or chimney pot.

You will be responsible for the whole cost of the installation, including any associated fees and for the making good of any damage caused by or through the fitting of the aerial or satellite dish.

You are required to maintain the aerial/ satellite dish in a good and safe order and will be responsible for the cost of this work.

Bury MBC will not be held responsible for any hire purchase or other charges that may be incurred due to the installation of the aerial/ satellite dish, if you terminate your tenancy before hire purchase payments are completed you will still be responsible for any outstanding payments.

Insurance cover is required to indemnify the Council from and against any actions, proceedings, costs, claims and damages arising out of the provision, installation and maintenance of the aerial/ satellite dish and any associated equipment. Certificates of insurance should be available for inspection at any time.

Should it be necessary to remove the aerial/ dish to carry out maintenance to the property you may be asked to arrange removal and re-fixture at your own expense.

It is the responsibility of the tenant/ leaseholder to remove the aerial/ satellite dish either within seven days of receipt of a letter from Six Town Housing or Bury MBC and upon termination of tenancy. Failure to do so will result in removal by us and any costs will be recharged of such work (Including any administration fees).

You are bound by any other special conditions as stated in the permission letter from Six Town Housing.

Notes

If you live in a property that is connected to a communal satellite dish or TV aerial you will not be granted permission to erect a new aerial or satellite dish. However if the dish does not provide the signal you need then an application will be considered.

The following information is given to provide you with some guidelines, however as planning regulations are updated and amended on a regular basis you should check any proposed installation with the planning department.

Planning permission can be sought from

Planning and Economic Development,
2nd Floor
Craig House,
5 Bank Street,
Bury,
BL9 0DN

Telephone 0161 253 5353

Generally planning permission is not required for a satellite dish providing:

The dish (excluding any projecting element) when measured in any direction would not exceed:

45cm if fitted to a chimney stack

90cm if fitted to the brickwork of the dwelling

70cm if fitted in any other position

If fitted to the chimney stack the dish does not project above the highest part of the stack or if fitted to the dwelling it does not project higher than the ridge of the roof.

There is no other satellite dish fitted to the dwelling or within its boundary.

If you live in a block of flats and another resident has fitted a satellite dish to the building you must check with Planning Department if it would be permissible to erect another dish.

Planning permission is usually required if a C.B. aerial is attached to a dwelling and projects 3 metres or more above the ridge.

