

Permissions

Making changes in your home



Throughout your tenancy with Samphire, there are bound to be things you'll want to change, replace or remove. But, before you pick up the hammer and nails, look for your item on the lists below.



If the item you want to ask about has a big 'yes' next to it, you're free to get the ball rolling and make changes. However, if this table has a 'no' next to the item you're enquiring about, we're sorry but it's not something you can do at any point during your tenancy.

| Do I have permission for... | |
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| Additional Sockets | Yes, but the work must be carried out by an NICEIC approved contractor. |
| Aerial (analogue or digital) | Yes, but only in houses or bungalows (not flats). They can be fitted in the loft or to the outside of your home, and it's your responsibility to maintain them once they're installed. |
| Bathroom | No. |
| Business from Home | It depends, so you'll need to talk this one through with us. |
| Cavity Wall Insulation | No. |
| Conservatory | No. |
| Coving | Yes. |
| Electric Key/Card/Smart Meter | Yes. |
| Electric Shower | Yes, but the work must be done by an NICEIC approved contractor, with certificates available on request. The surrounding walls should be fully tiled to protect against water damage. |

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| Fencing | Yes, but you must talk it through with your neighbours first. Fences must be no higher than 1m at the front of your home or 2m at the back. |
| Front Door | No. |
| Gas Key/Card/Smart Meter | Yes. |
| Gas Supply for Gas Cooker | No. |
| Greenhouse | Yes, but it must be removed at end of your tenancy. The maximum size is 2m x 2.5m. |
| Keysafe | Yes, but must be removed at end of your tenancy. |
| Kitchen | No. |
| Laminate Flooring | Yes, unless you're in an upper floor flat. |
| Lean-to | No. |
| Lodger | It depends, so you'll need to talk this one through with us. |
| Loft Insulation | No. |
| Mixer Tap Shower | Yes, but the surrounding walls should be fully tiled to protect against water damage. |
| Multi Fuel Burner/Open Fire | No. |

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| Outside Light | Yes, but the work must be carried out by an NICEIC approved contractor and mustn't cause a nuisance to any neighbouring properties. |
| Outside Tap | Yes, but it should be earthed with a plastic insert fitted to the copper pipe to separate earth from the inside to outside of the property. |
| Parking Space | Yes, but you'll need permission from your Local Authority to drop the kerb. |
| Pond | No. |
| Satellite Dish | Yes, but you must speak with your Local Authority about any planning restrictions and obtain planning consent if necessary. |
| Shed (wooden/plastic/metal) | Yes (it must not be bigger than 3m x 2.5m). |
| Smart Meter | Yes. |
| Tumble Dryer Vent | No, you'll need a condensing unit. |
| Water Butt | Yes. |
| Water Meter | Yes. |
| Wood Burner/Open Flue | No. |

Our pet statement

You don't need to ask our consent before welcoming a new pet into your family. All we ask is that you consider the impact a pet might have on your neighbours, your home, the animal itself and your finances before you commit.



If you have a pet and it causes a nuisance to those living around you, this could be a breach of your tenancy agreement – in this situation, we would take action to resolve the issue.

This could include:

- imposing conditions
- requiring consent for further pets
- reporting to animal welfare organisations
- requesting the pet is rehomed
- or in more serious cases, taking legal action

We do not permit you to have any breed of dog to which Section 1 of the Dangerous Dogs Act 1991 applies, including dogs placed on the Index of Exempt Dogs.



We usually allow pets in all our homes. However, if you access your home through a communal door, we only permit pets that are usually kept in cages or tanks. If you access your home through a communal door and need an assistance animal for a support need, please get in touch with us on 0808 169 9301 and we can talk it through.



