



Making changes to your property

Information for landlords

As a landlord it is important to know the rights and responsibilities for both you and the tenant in regards to decorating or making changes to the property during the tenancy.

This leaflet tells you about:

- The process of allowing decoration or changes to be carried out by your tenant

The process of allowing decoration or changes to be carried out

If your tenant wants to decorate or make alterations to the property they will always need to get permission from you.

They should ask for permission from you and explain what they would like to change. It is up to you as the owner of the property to give permission, although the tenancy agreement states that permission will not be unreasonably withheld. We recommend that in line with the tenancy agreement, any proposals or agreements from either party are put in writing.

If you agree to decoration, it's recommended that you carry out an inspection visit to the property taking the original inventory & condition report carried out at the start of the tenancy. Always check your agreement with regards to changes and what is stated in terms of leaving the property in its original condition.

For more information, please contact the Private Sector Housing team by email: pshousing@dacorum.gov.uk or telephone: **01442 228000** and ask for **Private Sector Housing** when prompted.