

What is a substantial change in the nature of accommodation?



Likely to constitute a substantial change

Structural alterations or major renovation works

Note that a combination of a number of improvements may be required

Indicative examples

- ▶ Attic conversion
- ▶ Alterations for the addition of bedroom(s)
- ▶ Garage conversion
- ▶ Work on load bearing walls
- ▶ Change of interior floorplan e.g. ground floor bedroom to improve the layout of the property
- ▶ Alterations for disability access

Substantially reducing energy usage and improving the property BER rating

Note that a combination of a number of improvements may be required

Insulation upgrade

- ▶ Attic insulation
- ▶ Cavity wall or dry lining
- ▶ External wall insulation

Services

- ▶ Replacement boiler (*more energy efficient*)
- ▶ Replacement pipework and radiators
- ▶ Replacement cylinder

Windows and doors

- ▶ Replacement of external windows and doors

Unlikely to constitute a substantial change

General upkeep/ upgrade repairs and maintenance in line with meeting minimum standards.

Indicative examples

- ▶ Mandatory repairs and replacements for the maintenance of the interior and fittings.
- ▶ Upgrade of electrical installations including smoke alarms

Modernisation/ Cosmetic improvement

Note a combination of a number of improvements may suffice as a substantial change.

Internal upgrades (on an individual basis)

- ▶ Upgrade of kitchen
- ▶ Upgrade of bathroom(s)
- ▶ Painting and decoration
- ▶ Plaster repairs
- ▶ Replacement of carpets/flooring
- ▶ Painting, tiling, decorating

External works

- ▶ Works to garden and boundaries

Useful questions



In what way has the nature of the property changed?

Will the property have to be vacant for a significant length of time?

Have structural changes been made?

Has the property been extended, reconfigured or modified in some way?

Is the work bringing the property up to minimum standards?

Is the work ongoing repairs and maintenance?

Is there a change in the letting value of the property as a result of the change?

What are the value of the works to be undertaken?

What is the value of the works compared to the annual rental value of the property?
