

Improvements and Modernisation



Perth & Kinross Council is committed to ensuring that all our houses meet the Scottish Housing Quality Standard by 2015. We will do this through the local Standard Delivery Plan which sets out how we will achieve the SHQS locally.

In most cases we do the work while you continue to live in your home. We will do our best to cause as little inconvenience to you as possible while work is ongoing, but inevitably improvement work causes a disturbance.

If you feel you can't cope with the stress of having your home improved, or if at any time you just need more advice or information, please contact your Area Office.

Improvement Programmes

Central Heating

The Council is investing in the Central Heating Replacement Project designed to upgrade and modernise the existing heating systems within our houses.

Generally as heating systems become ready for replacement you will be offered the choice between gas, electric or solid fuel systems, depending on availability and price. Our intention is to offer you the most energy-efficient system within the limits of reasonable installation costs.

In 2009 the Council agreed to pay £105,000 to fund an extension to the gas mains network to allow 150 Council tenants in Ferguson Park, Rattray, the choice of gas fired heating for the first time. The project is the first of its kind in Scotland and is being supported by Scotland Gas Networks.

Windows and Doors

A £3 million project to replace windows and doors in more than 1200 Council houses was successfully completed on time in 2008. All the houses involved were fitted with Secured By Design double glazed windows and doors.

The windows and doors fitted are covered by a 10 year guarantee, with a life expectancy of over 20 years.

Secured By Design is a UK Police initiative promoting the use of security standards for a wide range of products.

Bathrooms

An extensive bathroom replacement project is nearing completion. By the end of it over 6000 Council houses will have been fitted with new bathrooms.

The bathroom replacement project began in May 2007 and is on target for completion in 2010. Contact the Bathroom Project on 0808 178 4703.

Kitchens

A five-year partnership between Perth & Kinross Council and Perth-based firm Sidey Ltd is currently underway to fit all Council houses with a brand new, modern kitchen in a major refurbishment programme.

Surveys carried out among tenants who have already had the new kitchens installed have reported back an average satisfaction rate of over 98%.



The programme is on target to be completed in 2010. Contact the Kitchen Project on 0800 073 0289.

Carrying Out Improvements Yourself

Before carrying out any improvements or alterations to your Council property you will need to seek permission from your local Area Housing Office.

If you have been granted permission to carry out improvements on your home, such as installing new kitchen or bathroom fittings, you may be entitled to receive compensation when you move out of the property for the work you have done.

Laminate Flooring

Modern tastes and the popularity of home makeover television shows have seen the number of households rejecting traditional carpets in favour of laminate or other fixed permanent flooring increase dramatically in recent years.

With the increase in popularity for this type of flooring there has also been a rise in the number of complaints received from neighbours, particularly in flats, about noise levels from properties with laminate flooring.

Feedback from Council tenants showed us that this was a particular issue in Perth and Kinross, and as a result we introduced a policy on the use of laminate flooring in Council properties. Essentially this means that all Council tenants need to seek permission from their local area housing office before installing any type of laminate or fixed permanent flooring in their home.

The vast majority of residential flats built in the 1960s, 70s and 80s were designed with the intention that they would have fitted carpets. Removing carpets removes an essential layer of sound insulation, which means that for downstairs neighbours hard floor coverings mean an increase in noise from upstairs flats, particularly from voices, the television, stereos etc.

Most of the Council's flats were built in this period, so whether you're a current or former tenant please bear this in mind when considering what type of floorcovering you want in your home.



Looking for more information?

Check the Perth & Kinross Council website www.pkc.gov.uk or contact any Council office to request a copy of:

- Perth & Kinross Council Standard Delivery Plan for improving the Council's stock to comply with the Scottish Housing Quality Standard
- 'Floor to Ceiling' leaflet on the impact of installing laminate flooring in flats
- Perth & Kinross Council's policy on laminate flooring or any other type of fixed permanent flooring
- Tenants' Guide on Your Rights as a Tenant (section 9)
- Tenants' Guide on Permissions (section 10)