

KPI Lettings

Kappes Property Investment
www.kpilettings.co.uk
Residential & Commercial

KPI Lettings - Tenant Decorating & Expenses Policy (Rev. 2020)

In the tenancy agreement under clause 9.10 the tenant agrees "Not to decorate or change the style or colour of the decoration without written consent from the Landlord." (9.10)

This is just to confirm and expand on what is contained within the KPI Lettings Tenant FAQ with regards to reimbursement of Tenants decorating materials. The FAQ states the following:

"I WOULD LIKE TO MAKE ALTERATIONS AND / OR PLAN TO REDECORATE THE PREMISES, IS THIS ALLOWED?"

Please contact KPI Lettings to confirm, however permission is usually granted. Any redecoration must be carried out in a professional manner (no black skirting boards or single coats of paint when changing colours for example). It may be possible in some circumstances to reimburse for the cost of materials upon submission of receipts. Paint is preferred over wall paper as wall paper is very difficult to maintain."

KPI Lettings

Kappes Property Investment
www.kpilettings.co.uk
Residential & Commercial

“Please contact KPI Lettings to confirm – permission is usually *(not always)* granted”

All decorating work must be pre-approved and proposed work must be clearly communicated with a description of what you/the tenant intends to paint (one room, two rooms and bathroom, etc) and in what colours and materials (blue silk paint in bathroom with white silk ceiling, etc). Tenants must not just carry out unauthorised re-decoration without Landlords prior approval. This is to prevent a Tenant attempting any re-decoration in bad taste (Controversial colour schemes, extreme colours, black ceilings and purple skirting’s for example) and/or using the wrong paints (Matt Paint on Skirtings for example) which later has to be put right and re-decorated at the Tenants cost. In older properties, walls often have lining paper to enable decorating over old plaster. Under no circumstances must any lining paper be removed without Landlords permission.

“It may be possible in some circumstances *(Not in all circumstances)* to reimburse for the cost of materials”

Again this relates to pre-approved proposed re-decoration work, and only under some circumstances. Where a room or location clearly requires re-decoration a contribution of the pre-approved materials (this includes; paint, wall paper, lining paper, filler, paste, masking tape but excludes reusable tools such as brushes, rollers, stanley knives, screw drivers, electric wall paper strippers and scrapers) will be made provided that receipts are submitted and an estimate of costs is pre-approved prior to purchase. This is to prevent Tenants redecorating any area which does not require redecorating at Landlords expense unnecessarily. Estimates of material costs are required to be pre-approved to prevent Tenants paying for excessively expensive luxury materials which add little value to the room. Good quality materials which represent good value are preferred (Dulux One Coat Gloss for example over cheaper alternatives).

(KPI Lettings 2020)