

# ANNEXE 2

## Compensation for Improvements

The right to compensation applies to the following improvements if they were started on or after 1 April 1994.

Improvement	Expected Lifespan
Bath or shower, wash-hand basin	12 years
Toilet	12 years
Kitchen sink and work surfaces for preparing food	10 years
Storage cupboards in bathroom or kitchen	10 years
Central heating, hot water boilers and other types of heating	12 years
Thermostatic radiator valves	7 years
Pipe, water tank or cylinder insulation	10 years
Loft and cavity wall insulation	20 years
Draught-proofing of external doors or windows	8 years
Double-glazing or other window replacement or secondary glazing	20 years
Rewiring, or the provision of power and lighting and other electrical fittings (including smoke detectors)	15 years
Security measures (excluding burglar alarms)	10 years

To calculate compensation the estimate cost of the work will be depreciated over the assumed life of the improvement.

For example:

If a tenant has spent £2000 on installing a central heating system and leaves after six years, Waverley Borough Council will pay for 50% of the cost. Any rent owing at the termination of the tenancy will be deducted from the compensation payment.

Compensation payments vary from a minimum of £50 to a maximum of £3,000 for any one improvement.

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