



Metal Security Gates and Grilles: your safety

Information for new customers

LYHA's position is that we do not usually allow any metal security gates or grilles to be fitted to any of our properties.

If you have any concerns about the security of your home, please contact us to discuss your concerns. We can give you advice about how to keep your new home as secure as possible.

Information for existing customers

Fitting a metal security gate or grille (without our permission) is a breach of your tenancy agreement.

We would not usually give you permission to fit one.

If there is a metal security grille already fitted to your windows or doors, please be aware that this may hamper your means of escape in the event of a fire.

To improve your safety, we recommend the following measures:

✓ You should have working smoke alarms on every level of your home; *please regularly check they are working.* We have carried out a programme of fitting them in all homes which did not previously have them. However, if your home still requires smoke alarms, please let us know and we will fit them for you straight away.

✓ Make sure that each window and door can be opened quickly if required. *Please regularly check that they open and contact us straight away if any don't.*

✓ Make sure keys to all locked doors and security grilles are readily accessible.

✓ Discuss escape plans with all occupants of the property.

Your safety is very important to us; if you have any questions whatsoever, please get in touch.

Our different tenancy types

We have a number of different tenancy types. Listed below are the relevant tenancy conditions which you must keep to dependent on your tenancy type. If you are not sure which type of tenancy you have, please contact us.

Secure Tenancy: Alterations

Consent needed	You should not carry out any alterations or improvements to the property without the written consent of the landlord.
Type of alterations	Subject to LYHA's consent, which shall not unreasonably be withheld, you may make improvements or carry out alterations to the property, including the erection of a television aerial, external decoration, and additions or alterations to the installations, fixtures and fittings.

Assured Tenancy: Right to make improvements

	You may make improvements, alterations and additions to the premises, including the erection of a television aerial, external decoration, and additions or alterations to LYHA's installations, fixtures and fittings, provided you have first obtained our written consent and all other necessary approvals (for example planning permission or building regulations approval). LYHA shall not unreasonably withhold its consent but may make it conditional upon the work being carried out to a certain standard. Failure to seek our consent, or to comply with our conditions, shall be a breach of your obligations under this tenancy.
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Starter Tenancy

	You must not make any alterations, additions or removals to the fixtures and fittings of your home. If you make an improvement or alterations to your home without the written permission of LYHA, we may tell you to return the property to how it was before. Alternatively, we may do the work and ask you to pay for it.
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If you have any other concerns about the security of your home (doors and windows) please contact LYHA immediately

on: **Tel: 0113 278 3335** or

Email: info@lyha.co.uk



Leeds & Yorkshire
Housing Association