

HOME IMPROVEMENT GUIDANCE NOTE

BATHROOMS

SUITES

1. Where an appliance is being re-sited, all areas, i.e. floors, walls, skirtings must be made good.
2. Clear access into the bathroom must be maintained.
3. All electrical earth bonding must be reinstated.
4. All joins from baths and wash hand basins to walls must be adequately sealed. Baths must be a minimum of 1700mm long.
5. Where panelling has been formed at water outlets, i.e. bath or the basin, panels must be screw fitted to enable access to pipework, or have a proprietary access panel fitted.
6. For whirlpool baths tenants will be responsible for the annual maintenance to clear jets and associated pipework. Electrical installation must be carried out by qualified tradesmen and a copy of the Minor Electrical Installation Works Certificate must be provided to confirm works are up to standard. The tenant may have to remove this bath and fit the existing or agreed alternative at the tenancy end.

ELECTRIC SHOWERS

1. Installation must be carried out by qualified tradesmen.
2. The water supply to the shower must be controlled via a non return stop valve.
3. The electrical work must be carried out by a qualified electrician and to part P of the Building Regulations. You must also provide a copy of the Minor Electrical Installation Works Certificate to confirm works are up to standard.
4. A suitable screen or curtain must be fitted to retain the water within the wet area.
5. Area surrounding shower must be suitably tiled or fitted with water resistant panelling and all joins made water tight.

SHOWER TRAYS/CUBICLES

1. Area surrounding shower must be suitably tiled or fitted with water resistant panelling and all joins made water tight.
2. All water supply pipes must be adequately earth bonded.
3. Should the bath be removed in order to accommodate the shower tray, all exposed areas, i.e. walls, skirtings, must be made good.
4. Upon termination of tenancy, the tenant may be required to reinstate the original bath complete with all fittings.