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Policy Name	Satellite Dish Policy
Policy Author	Assistant Director (Property Services)
Approved by Sub Committee	August 2017
Approved by Management Committee	August 2017
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West Whitlawburn Housing Co-operative will provide this policy on request at no cost, in larger print, in Braille, in audio or other non-written format, and in a variety of languages. Please contact the office.

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Registered Charity No. SCO38737, VAT Registration No. 180223636
Registered society under the Co-operative and Community Benefit Societies Act 2014



HAPPY TO TRANSLATE

1. Introduction

Further to consideration by Management Committee the policy position on satellite dish installation in Co-operative properties is as detailed in the policy below.

2. Multi Storey Properties

Multi storey tenants have access to both Sky and Virgin television services.

Satellite dishes are prohibited within this property type due to the damage fixing an individual dish would cause to the cladding system and fabric of the building.

3. Low Rise Properties

Low rise tenants have access to Virgin television, but no access to Sky.

Satellite dishes are prohibited within this property type due to the damage fixing an individual dish would cause to the cladding system and fabric of the building.

4. New Build Properties

New build tenants have access to Sky television, but no access to Virgin.

Satellite dishes are allowed within this property type subject to written approval and conditions noted below.

5. Tenancy Agreement

The relevant tenancy agreement clauses are:

Alterations and Improvements

5.20 If you want to:

- Alter, improve or enlarge the house, fittings or fixtures;
- Add new fixtures or fittings (for example kitchen or bathroom installations, central heating or other fixed heaters, double glazing, **or any kind of external aerial**);
- Put up a garage, shed or other structure;
- Decorate the outside of the house;
- Lay laminate flooring
- Artex/plaster to walls

You must first get our written permission. We will not refuse permission unreasonably. We may grant permission with conditions

including conditions regarding the standard of the work. If you make a request to us for permission to carry out alterations or improvements, etc. to the house, we will reply to your written request within one month of receipt of the written application. In that reply we will tell you if we agree to the proposed alterations, etc and if so whether we attach any conditions. If we do not reply within one month, we are taken to have agreed to your request. If we refuse this kind of permission, we will let you know in writing our reasons for refusal within one month of receipt of your written application. If you are unhappy about our refusal you have the right to make application to the Sheriff. You can appeal against a refusal or the conditions we have attached. Such alterations will not be considered when determining rent levels.

5.22 If you carry out any alterations or improvements without our permission we are entitled to restore the house to its previous condition during, or at the end of, your tenancy. If we do so, we are entitled to charge you for this work. You hereby agree to pay for the cost of this work.

6. Applications

- Should a tenant wish to install a satellite dish on a new build property they must first apply in writing.
- Any permission will require that the dish is positioned as discreetly as possible, and only where there is no other alternative will permission be given to fit a dish to the front of a property.
- This will be considered by the Property Officer who will make a recommendation to the Assistant Director (Property).
- The installation must be carried out by a licensed installer.
- Any damage to the building will be reinstated by the tenant at their own cost.
- On leaving the property the tenant will arrange removal and reinstatement at their own cost.
- Written requests will be responded to within one month.
- If permission is refused, the tenant will be informed in writing of the reasons for refusal within one month of receipt of the written application.
- Tenants may appeal against the decision or conditions in writing to the Director.