

Home Improvements

A guide for homeowners

Many home owners after a period of time decide they would like to make improvements to their home. If you would like to make structural improvements to your home you must let us know.

To make structural changes to your home you must first receive consent from MHO along with all other statutory consent, such as planning permission. If you have all the necessary consent to go ahead you will keep 100% of any increase in the home's value.

Please note, new kitchens, decoration, window replacement and bathroom suites are considered cosmetic improvements and not structural.

Steps to take before you begin making any structural changes to your home

1. You must inform us in writing of your plans. You must include building plans and Building Regulation consent (planning permission) if needed.

You must also include a cheque for £60.00 to cover administrative costs for handling your home improvement request. The cheque should be made payable to Metropolitan Housing Trust Ltd, (this is inclusive of VAT but does not cover legal costs).

2. Please send your letter, other consents and cheque to:

After Sales & Asset Management Team
Metropolitan Home Ownership
The Grange
100 High Street
Southgate
London
N14 6PW

3. Once we have received your letter and any other consent we will confirm in writing whether you may go ahead with the home improvements. If your request has been accepted, we will confirm exactly what works will be taken into consideration when calculating the increase in value. Until you wish to pay back your loan with us, this is all we need to do.

4. You are now ready to go ahead with your home improvements.

Calculating the increase in value of your home after improvements

1. You will need to get a basic valuation carried out by a surveyor who is credited by the Royal Institute of Chartered Surveyors (RICS). You will need to provide the surveyor with a copy of the letter sent to you by us detailing which home improvements can be taken into consideration. The surveyor will then provide two valuations:
 - 1) The current market value of the property.
 - 2) The value of the property excluding any home improvement work approved by MHO.
2. Once we have received the valuation report and the administrative fee of £60 for we will confirm to you how much you need to pay back. The amount you have to pay back will be calculated on the value excluding all the approved works. This means you will keep 100% of any increase in your home's value due to the approved structural works.
3. The money is paid back to MHO following the process for paying back your loan. Please see the information sheet 'Paying back your loan – redemption'.

If you need this information in another language or format (such as on audio tape or in Braille), please contact us.

To give us your feedback on this guide or any of our other documents, email the Marketing Team at mho_marketing@mht.co.uk

Metropolitan Home Ownership
The Grange
100 High Street
Southgate
London
N14 6PW
T. 020 3535 2700
F. 020 3535 2600
E. mho_aftersales@mht.co.uk
Visit www.mho.co.uk

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Correct at time of going to print – subject to change. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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