



## CARE HOUSING ASSOCIATION

### FURNITURE RENEWAL POLICY

#### 1. Purpose

Care Housing Association (Care) is committed to offering high quality and appropriate furniture to our tenants where there is a charge from the replacement and maintenance of furniture within the weekly rent. This policy outlines circumstances under which we will replace tenant furniture and the terms under which this will take place.

#### 2. Policy Statement

In replacing tenant furniture, Care will:

- ! Discuss the necessity to replace or maintain furniture with our tenants and/or their support group
- ! Ensure we offer a degree of choice in the replacement of furniture
- ! Ensure furnishings are appropriate for the tenant(s) in order to deliver value for money
- ! Ensure furnishings are safe and suitable for the home environment

#### 2.1. Replacement Cycle

2.1.2. In the calculation of service charges for furniture replacement, Care considers the following lifecycles for each component to be appropriate:

- Beds and mattresses: 10 years ????
- Wardrobes: 10 years
- Drawers / Bedroom Cabinets: 10 years
- Sofas and armchairs: 5 years
- Dining Tables and Chairs: 7 years

2.1.3. Care will replace items of furniture within these timescales and no sooner. If furniture has surpassed the expected lifecycle, but is still in good condition and the tenant(s) are happy to retain it, it will not be replaced. However, in exceptional circumstances, Care may consider replacement of items within shorter timescales. Any requests for replacement within shorter timescales will be considered on a case by case basis.

2.1.4. Care will only replace the above components and will not replace any other items of furniture on behalf of the tenants, e.g. soft furnishings, TV stands, coffee tables, etc.

#### 2.2. Replacement Budget

2.2.1. Care will offer a budget for the replacement of furniture which reflects the amount of income received through housing benefit since the previous replacement of the item,

less any expenditure on furnishings during that period, providing that the replacement is not made within the timescales shown in 2.1.

2.2.2. Care is under no obligation to make a contribution over and above that outlined in 2.2.1 to meet the cost of furnishings.

2.2.2. On occasions where furniture needs to be replaced due to tenant damage, Care will consider making a contribution to replacement but is under no obligation to do so.

### 2.3. Furniture Suppliers

2.3.1. Care is able to make suggestions for the replacement of furniture and will work with tenants to ensure suitable furniture is provided. However, the tenant is also able to source their own furniture, independent of Care, subject to Care being satisfied the furniture provides value for money and is suitable for the tenant and property.

### 3. Disposal of Furniture

3.1. When an item of furniture provided by Care is replaced, Care will cover the reasonable costs to dispose of the surplus item. However, Care will not make arrangements for the disposal of the furniture. The Housing Officer should consider which of the following options is appropriate in the circumstances, ~~with advice if required available from the Housing Services Officer:~~

- ~~re-use in an existing furnished let~~
- ~~donation to a furnishings recycling depot~~
- ~~uplift by the refuse service; removal to a public/private tip~~
- Arrangement for the Local Authority refuse collection service to remove and dispose of furniture. Care would expect tenants and their support staff to assist if this is the case. For example, if the Council requires furniture to be left outside of the property for collection, Care would expect the tenants / their support staff to cooperate.

Any costs associated with these options will be met from the furnishings budget.

### 4. Responsibility

The designated officer responsible for implementation and monitoring of this policy will be the Chief Executive.

### 5. Equality and Diversity

We are committed to respecting diversity in all aspects of our work and we will not tolerate any form of discrimination.

### 6. Commitment and Review

Care will formally review this policy every three years. Care will consult with residents if material changes to this policy are proposed.