

THREE BOROUGHES HOUSING CO-OPERATIVE

White Goods Policy

1. Introduction

This policy outlines Three Boroughs Housing Co-operative's approach to the provision white goods in its properties and both the Member's and the Co-operative's responsibilities in relation to them. The policy relates solely to items provided by the Co-operative. Members are responsible for any items of furniture, appliances and other belongings they bring to the property.

2. Provision and Eligibility

2.1 Shared Housing

The Co-operative will provide white goods (cookers, fridges and washing machines) in all its shared properties, the cost of which will be covered by a service charge to fund their replacement. Members should carry out regular maintenance (such as defrosting) themselves, and should be aware that all repairs to white goods will be charged back to them via the service charge.

2.2 Self-contained Housing

Members moving into a self-contained property may apply to the Co-operative if they need assistance with purchasing white goods. Applications will be considered on a case by case basis by the Management Committee and will normally only be approved for those on a low income.

The cost of the white goods will be charged to the Member, to be paid back in instalments. Once the loan has been paid in full, ownership of the white goods will transfer to the Member. The Member is responsible for repairs at all times.

3. Commencement of Tenancy/Licence

It will be made clear that Members provided with white goods as part of their tenancy/licence agreement accept responsibility for the items and will be charged the full cost for any missing items or items damaged through misuse or negligence. The Co-operative may take legal action against those involved in the theft of white goods.

4. End of Tenancy/Licence

4.1 Shared Housing

Members are expected to leave any white goods provided by the Co-operative in a clean condition when their tenancy ends.

4.2 Self-contained Housing

If the cost of the white goods has been paid in full, the Member should remove them when they move out of the property.

The following options may apply where Members have an outstanding debt relating to white goods:

Option 1 - they will be offered the option of paying for the items in full, in which case they may take them with them.

Option 2 – they may leave the items for the next tenant (providing they are in a good clean condition) and any outstanding monies owed for them, after the end of the tenancy, will be cleared.

Option 3 – where possible, the Member may arrange to sell the items to the incoming tenant for the cost of any outstanding monies owed.

5. White Goods Provisions

5.1 Portable Appliance Testing

It is a legal requirement for every landlord to make sure the electrical system and all appliances they supply are safe. Large appliances, such as fridges and washing machines are considered portable as they can be moved and are connected to an electrical supply via a plug.

Although The Health and Safety Executive gives no specific recommendations how frequently Portable Appliance Testing (PAT) should be carried out, the Co-operative will arrange for the testing of large appliances, supplied by the Co-operative, once every four years by a qualified electrician to reflect good practice. Any equipment found to be defective will be taken out of use and either repaired or replaced. Records of testing and inspection will be maintained.

5.2 Energy Efficiency

When sourcing white goods for its properties, the Co-operative will aim to purchase those that meet the highest environmental and energy efficiency standards.

5.3 Temporary loan of appliances

The Co-operative will supply items such as de-humidifiers and portable heaters that can be loaned to Members for a temporary period in the event of an emergency such as a loss of heating or a water leak. Members will be asked to sign a register and return the items when requested.

6. Member's responsibility – Fire safety

Members should be aware of their own responsibilities in relation to fire safety and the risks associated with furnishings such as smoking in bed or leaving candles where upholstery or curtains could catch alight.

7. Reporting

It is a Member's responsibility to report any concerns or faults with white goods provided by the Co-operative. For example, the discolouration of wiring to an appliance or a fridge door failing to seal.

8. Policy Review

The policy will be regularly reviewed to ensure it reflects best practice and to address legislative, regulatory or operational changes.

Approved by the Management Committee on	8th June 2022
Signed	
Position of Signatory	
For review on	8th June 2027