

## Re-modelling

For many property types, Pennine would be able to offer an alternative layout to enlarge the kitchens, to move bathrooms upstairs or at a minimum to install an upstairs W.C.

Pennine's technical staff would survey each property before any work was carried out and agree with you the layout option. If you wish, you could keep the existing layout and just have the rooms modernised.

## Kitchens

New modern kitchens would be installed. This would include:

- Surveying your kitchen to agree with you the best layout of units to incorporate your appliances and new sink and drainer
- A choice of units, doors, worktop, tiles, tap heads, vinyl flooring and extractor fan
- Re-decoration
- Repositioning any gas or electric meters outside (with approval of the suppliers) where required.

## Central Heating

Fit new boiler and central heating system or renew the existing system

- New timers, thermostats and thermostatic radiator valves
- Gas fire and feature surround where practical
- Replace any boilers that are no longer safe or are over 10 years of age

## Bathrooms

Install a modern bathroom to include:

- A choice of bathroom style. Your options would include new WC and wash hand basin with,
  - either a bath only
  - shower over bath
  - a shower cubicle only
- Choice of ceramic wall tiles and vinyl flooring
- Re-decoration
- If there is a downstairs W.C. that you would like to keep, Pennine would fit a new W.C. and wash hand basin.

## Windows

New high performance PVCu windows where needed, to 'Secured by Design' standards, with child locks at first floor.

## Door Entry Systems

Modern door entry systems for flats.

## Insulation

Ensure both roof insulation and cavity wall insulation meets modern standards

## Electrical & Plumbing Work

Pennine would ensure the wiring of properties meet current legislation. This may mean properties require rewiring.

- Install hard wired smoke alarms
- Install extra sockets in the kitchen
- Replace lead pipes