

ANNEX 1 : Renovation Requirements 2022

GENERAL

- **The property must be completely renovated** (including walls, ceilings, floors) with new, good quality furniture, equipment and energy-efficient household appliances.
- The overall quality must be of such as to satisfy the "Meublé de Tourisme" (furnished holiday let) classification criteria.
- The apartment must be rated as a "Meublé de Tourisme" after the works are completed (nb there is **an additional charge** for this).
- Safety: the electrics must comply with French legal standards (**a certificate of conformity is required**) and any bunk beds must have a safety notice on display.
- Your property **must be let** either privately or through a Tignes-based estate agency.
- **Please note:** a member of our team must visit your property before the renovation works start!

THE STEPS

1. Initial contact with the Tignes Développement Property Owners Department
2. First visit of your apartment (this is free and without obligation):
 - Presentation of the work required
 - Reminder of the contract terms and conditions
3. The contract (between you and either the "mairie" (town hall) or STGM) is signed
4. The renovation work is undertaken by either:
 - A renovation company of your choice **or**
 - You
5. The renovation works must be completed before the start of December.
6. A second visit of your apartment will be conducted by the Property Owners Department after the works have been completed in order to:
 - Check that you have complied with all the renovation requirements.
 - Rate your apartment in "Meublé de Tourisme" classification (this will be charged at the rate in force at that time).
7. You will need to provide the following to Tignes Développement:
 - Copies of the invoices in your name for all the renovation expenditure.
 - The certificate of conformity for the electrics.
 - Your bank details.
8. The grant will be paid to you once all of the above steps have been completed.

THE GRANT

- **Available grant:**
 - **€200 per m² for the first 20m² then €100 per extra m²** (up to a maximum of €10,000 per apartment)
- **Minimum investment of :**
 - **€8,000 net** if you undertake the work yourself
 - **€12,000 net** if you use a renovation company (of your choice)
- **A contract is signed** between you and either the mairie (town hall) or STGM (depending on whether you rent the property privately or through an estate agency)
- **Payment of the grant** will only be made once:
 - The renovation work has been completed and signed off by Tignes Développement.
 - The Tignes "Meublé de Tourisme" certificate has been provided by Tignes Développement.
 - You have paid your annual subscription for the owners' programme.
 - You have provided us a copy of the title deeds for the property (these should be provided when you apply for the grant).
 - If your property is rented through a Tignes-based estate agency, you have provided a copy of the contract between yourself and the estate agency.
 - The certificate of conformity for the electrics (duly signed off by an electrician) has been submitted.
 - We have received copies of the invoices in your name that show the total expenditure on the renovation works.
 - We have received your bank details.

THE CONTRACT

- **STGM - private rental contract :**
 - Your apartment must be rented a minimum of **81 weeks** over a maximum period of **9 years**.
 - Your apartment must **not** be rented through an estate agency until the contract has expired.
- **Mairie - Estate Agency contract :**
 - Your apartment must be managed by an estate agency in Tignes for **6 years** by **renting it 81 weeks** (average of 13 weeks per year).
 - You must continue to rent your apartment through an estate agency throughout the duration of the contract (9 years). You are however change agency during this time.
- In either case, your rentals must be to tourists and must not exceed 4 consecutive weeks per client. **Consequently, seasonal or annual rentals will not count** towards your renovation contract obligations.
- Terms and conditions apply in the event of the sale of the property (please refer to the contract for further details).

GENERAL REQUIREMENTS

The initial renovation project must be submitted by the property owner before the works start and signed off by Tignes Développement Property Owners Department.

WOODWORK

- Original wood paneling must be replaced by more modern sound absorbing paneling or removed.
- Doors, windows and bay windows: sanded and varnished or repainted (if not replaced).
- Wooden stairs must be sanded and varnished.
- Door handles need to be replaced on all existing doors (recommended).
- Skirting boards to be replaced by new ones which can be used as electrical baseboards for concealing low voltage wiring (recommended).
- Replace the existing doors and door frames with new ones (recommended).

ELECTRICITY

- All work must be undertaken by a registered electrician and installed in compliance with the current French regulations.
- **A certificate of conformity by a registered electrician must be provided.**
- Replace electrical equipment: sockets, switches and lighting.
- Install television and telephone (internet) sockets.
- Heating: new low energy system (panel heaters, electric convectors, electric radiators, inertia electric heating) – this is compulsory unless the building's heating is organized by the copropriété (coownership syndicate).
- One smoke detector (two if the property has more than 3 rooms).

PLUMBING

- Must be brought up to current standards.
- All pipework must be hidden.

PAINTWORK

- Any walls or ceilings which are not covered (by wood, tiling, plaster, furniture etc.) must be painted with washable paint.
- Cupboards (including shelving), skirting boards, interior woodwork, etc. should be painted (if not new).

FURNITURE AND FURNISHINGS

- **New furniture** throughout: good quality and hard-wearing furniture that is consistent with the number of beds (e.g. sufficient seating for 6 in a property with 6 beds). Both colour and style should be uniform (no mix of wood and/or PVC).
- All fabrics must be new and modern.
- The decoration should be done tastefully using matching fabrics (colours and prints should be the same for the curtains, sofa covers, bedspreads, table cloths etc).
- Cupboard space must be appropriate for the size of the apartment.

FLOORS

- Flooring must be replaced by new, hard-wearing, good quality and easy to clean flooring (carpet, laminated wood flooring or tiles).

ENVIRONMENT

- All lighting must be low economy light bulbs (LED lamps).
- Include recycling provisions (recycling bin or container).
- Display information about recycling and the location of the nearest recycling points.

REQUIREMENTS ROOM BY ROOM

ENTRANCE AND LIVING ROOM

- Ensure the front door is properly secure: sturdy door, locks etc.
- Blackout curtains (either the curtain itself fully blocks out the light or there is also a blackout lining).
- Flooring must be replaced by a heavy duty one (by wood, laminate or tiled flooring with sound insulation).

KITCHEN

- Replace the existing kitchen cabinets with new ones, install a new worktop, a stainless-steel sink and mixer taps equipped with a tap aerator.
- **Replace existing white goods:** dishwasher, fridge, combination oven (micro-wave + grill) or micro-wave and traditional oven, extractor fan.
- Replace the existing hobs with 4 vitroceramic hobs (or 2 if less than 4 beds).
- Easy clean tiling between the upper and lower cabinets as well as on the sides.
- Replace or clean the ventilation grills.
- Replace the existing flooring with tiling (nb carpet is not acceptable flooring for the kitchen).

BEDROOMS (including cabin rooms)

- One light per bed (either a wall-light or a lamp on either a bedside table or on a storage shelf for bunk beds).
- Furniture should be new and consistent in both colour and style.
 - Single beds: 80cm minimum width (90cm recommended)
 - Double beds : 140cm minimum width
 - Bunk beds must comply with current legislation
 - Blackout curtains (either the curtain itself fully blocks out the light or there is also a blackout liner).

BATHROOM

- Either a bath (tile surround) or a shower cubicle, with a mixer tap and a water saving shower head.
- Install a new washbasin unit with a mixer tap equipped with a tap aerator.
- Floor tiling to be installed.
- Bathroom cabinet equipped with low voltage overhead spotlights and an earthed power socket.
- Wall tiling to be installed on all walls or at least around the bath/shower and washbasin.
- Replace all accessories: towel rack, hooks/pegs etc.
- Replace the ventilation covers.
- If there is a bathtub, install either a fixed or sliding shower screen (not a shower curtain).
- Towel rail: ACOVA brand or similar.
- False ceiling to allow for built-in low voltage LED spotlights.

TOILET

- Replace the existing toilet by a wall hung toilet with dual flush system such as GEBERIT or similar.
- Replace all existing accessories : toilet seat, toilet roll holder, toilet brush etc.
- Replace the ventilation covers.
- Tiling on the floor and at least mid-height up the walls.

Surname: _____

First Name: _____

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Apartment: _____

N°: _____

Type of contract wanted:

Estate Agency

or

(Tick the relevant one)

Private rental

Date: _____

Signature (please write the words "read and approved" above your signature):