

REPAIRS AND RESPONSIBILITY

Who is responsible?

	Us	You	Except if
Kitchen			
Kitchen units		•	
Sink tops	•		
Switches	•		
Sockets	•		
Cookers		•	

Who is responsible?

	Us	You	Except if
Bathroom			
Bath	•		
Sink or wash hand basin	•		
Toilet	•		
Toilet seat		•	

Who is responsible?

	Us	You	Except if
Plumbing			
Blocked sink, wash hand basin, bath or toilet	•		If the blockage was caused by the the tenant the cost of the repair will be recharged to the tenant.
Cold water supply	•		
Downpipes	•		
Drains and gutters	•		
Hot water supply	•		
Sink plugs and chains		•	
Washing machine fittings		*	

Who is responsible?

	Us	You	Except if
Heating			
Gas fires	•		
Gas central heating	•		

Electric heating systems •

Heating installed by you.

Who is responsible?

Windows	Us	You	Except if
Glass		•	Unless you can prove that the glass was broken by vandalism and provide a crime reference number.
Window frames	•		
Window handles	•		
Window catches	•		
Window locks	•		Only if fitted by us

Who is responsible?

Doors	Us	You	Except if
Doors to the property	•		
Doors to flat	•		
Locks	•		If fitted by us
Internal doors		•	
Door entry systems	•		
Door bells		•	
Door chains		•	
Keys		•	

Who is responsible?

Electrical	Us	You	Except if
TV aerial	•		Only if installed by us
Immersion heater	•		
Light fittings	•		If fitted by us. Does not include bulbs. bulbs, shades, table lamp
Extractor fans	•		
Smoke detectors			Tenant responsible for battery replacement.
	•	(•)	Batteries to last for approx. 3 years.
Sockets	•		
Switches	•		
Plugs		•	

Landing and stair lighting	•		
Wiring	•		
Electric fires	•		Unless fitted by us
Who is responsible?			
Structure	Us	You	Except if
Walls, floors, ceilings	•		
Roof	•		
Damp proof course	•		
Plasterwork	•		Excluding damage to artex
Who is responsible?			
Other	Us	You	Except if
Rotary driers		•	In communal area's
Footpaths	•		
Paving slabs	•		Unless laid by tenant
Bin stores	•		
Fences and gates	•		Unless built by tenant
			Even if damaged during a repair to the property unless proved negligence by contractor
Internal decoration		•	
External paintwork	•		