

Repair Responsibilities

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| **Council responsibility** | **Tenant responsibility** |
| Fencing and gates | Garden maintenance including all soft  landscaping areas |
| Existing hard landscaped areas including  driveways and pavements | Clothes lines |
| External garden walls | Sheds and outbuildings not installed by the council |
| Drainage pipework | Wheelie Bins |
| External surface area of the property including  roofs, walls, chimneys, windows and doors | Hanging Rails and Shelves |
| Broken glazed units | Satellite dishes and broadband connections |
| Internal and external structural repairs | Curtain battens and rails |
| Fires and fireplaces | All loose fitting furniture |
| Fascias, soffits, guttering and downpipes | Replace/refix loose skirting boards, architraves  and dado rails |
| Garages and outbuildings installed by the council | Repair of internal doors including repair/replacement of loose internal door locks, latches, handles, hinges, defective letter boxes  and locks where the keys have been lost |
| Building Insulation | Internal decoration |
| External decoration | Floor Coverings including repairs |
| Scaffolding to effect repairs | Clearing and cleaning internally and externally |
| Internal sub-floors and staircases | Mirrors, toilet roll holders, soap dishes, towel  rails etc |
| Internal fire doors and furniture | Bathroom cabinets |
| Balustrades, handrails and grab rails | Replacement lightbulbs |
| Kitchen cupboards, doors and worktops | White goods |
| All bathroom sanitary fittings including showers |  |
| Repair/ replacement of door frames, linings, architraves etc. and any door repairs not noted  as being tenant’s responsibility above |  |
| All water pipework and waste pipes |  |
| Shared communal areas in blocks |  |
| All internal walls and ceilings (excluding  decoration) |  |
| Internal door replacements |  |
| Floor and wall ceramic tiling |  |
| Damp and mould and pest treatments |  |
| All ductwork, ventilation and extractor units |  |
| All heating plant and gas appliances |  |
| Electrical circuits, sockets and switches |  |

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| Door entry systems |  |
| Fire alarm systems |  |

Please note that any repair caused due to neglect or damage caused by the resident can be recharged to the tenant.