



Tenant/Landlord Repair Responsibilities

| ITEM | | TENANT | LANDLORD |
|--------------------|---|--------|----------|
| Roof | Leaking/tiles off/cracked | | ✓ |
| Toilet seat | Loose | ✓ | |
| | Broken | ✓ | |
| Algae/moss on path | | ✓ | |
| Broken window | Glass | ✓ | |
| | Board up | | ✓ |
| Lights | Light bulbs | ✓ | |
| | Strip-light tubes/starters | ✓ | |
| | Sealed light fittings | | ✓ |
| | Light fittings | | ✓ |
| Keys | Lost/locked out | ✓ | |
| | Broken lock/key | | ✓ |
| Blockages | Sinks | ✓ | |
| | WC's | ✓ | |
| | Sewer drains | | ✓ |
| Gutters | Clean out | | ✓ |
| | Repairs | | ✓ |
| Kitchen units | Drawers | | ✓ |
| | Doors | | ✓ |
| | Worktops | | ✓ |
| Boundary | Fencing | | ✓ |
| | Walls | | ✓ |
| | Gates | | ✓ |
| | Replace | | ✓ |
| | New/additional | ✓ | |
| Taps | Dripping/washers | | ✓ |
| | Broken | | ✓ |
| Doors | Adjusting of internal and external door handles/locks | ✓ | |
| Bathroom | Bath panel | | ✓ |
| | Extractor fan | | ✓ |
| | Showers | | ✓ |
| Windows | Window catches | | ✓ |
| Un-openable | External doors and windows | | ✓ |



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| | | | |
|--------------------------------|---|---|---|
| Central heating system | Leaking radiators/no ignition /noisy/faulty timer | | ✓ |
| | Loss of pressure | ✓ | |
| | Total loss of heating and hot water | | ✓ |
| Repairs to cooker/ white goods | Unless service charge in place | ✓ | |
| Internal decoration | Prior to transfer (mutual exchange) | ✓ | |
| | Void (empty homes) | | ✓ |
| | Tenanted | ✓ | |
| Wilful damage | See below | * | |
| Broken in by police | | ✓ | |
| Condensation/ mould mildew | | ✓ | |
| Home contents insurance | | ✓ | |

***Note!** Any tenant obligation works carried out by the landlord will be rechargeable to the tenant.