

Contract Holder / Landlord Repair Responsibilities

This list is not exhaustive and responsibilities will be assessed on personal circumstances.

ITEM		OCCUPANT	LANDLORD
Roof	Leaking/tiles missing/cracked		✓
Toilet seat	Loose	✓	
	Broken	✓	
Algae/moss on path	Removal / Treatment	✓	
Broken window	Glass — Willful Damage	✓	
	Glass — Vandalism		✓
	Boarding up		✓
Lighting	Light bulbs	✓	
	Strip-light tubes/starter motor — discretion applied	✓	
	Sealed light fittings		✓
	Light fittings		✓
Keys	Lost / locked out	✓	
	Broken lock/key		✓
Blockages	Sinks	✓	
	Toilets	✓	
	Sewer / drains		✓
Gutters	Blocked gutters		✓
	Repairs		✓
Kitchen	Drawers		✓
	Doors / Units		✓
	Worktops		✓
Boundary	Fencing		✓
	Walls		✓
	Gates		✓
	New / Additional fencing, gates and walls installed by occupant	✓	
Taps	Dripping/washers		✓
	Broken		✓
Doors	Adjusting of internal and external door handles/locks	✓	
	Increasing the door clearance following carpet fitting		✓
Bathroom	Bath panel		✓
	Extractor fan		✓
	Showers		✓

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Windows	Window catches		✓
	External doors and windows		✓
Flooring replacement and repairs	Bathrooms and Kitchens		✓
	In home (excluding bathrooms and kitchens)	✓	
Central Heating System	Leaking radiators/no ignition /noisy/faulty timer		✓
	Loss of pressure	✓	
	Total loss of heating and hot water		✓
Repairs to cooker/cooker installation/white goods	Cookers and white goods are gifted to occupants at the start of their contract.	✓	
Repairs to cooker/cooker installation/white goods	We will carry out repairs for you and the cost of these will be recovered through your service charge.		✓
Internal decoration	For duration of Occupation Contract	✓	
Damage caused because of repair(s) carried out by ateb	Making good		✓
Damage caused by police breaking into property		✓	
Pest Control	Where the cause of pests is attributable to occupant(s) e.g. fleas caused by pets, rats caused by not storing or disposing of waste appropriately.	✓	
	Where the cause of pests is not attributable to occupant(s). (costs incurred by ateb will be service charged).		✓
Home contents insurance	ateb as landlord insures the building fabric, but not its contents	✓	
Damp, Mould and Condensation	Please refer to our Damp, Mould and Condensation page for more guidance.	✓	✓

Please Note:

- The full cost of works carried out by ateb, as landlord, that are the responsibility of the occupant(s) will be recharged to the contract holder(s).
- The full cost of works carried out by ateb, as landlord, that are caused by the willful damage of the occupant(s) will be recharged to the contract holder(s).
- As a contract holder, you must not make any structural alterations, additions, or installations to the property without the prior written consent of ateb, as landlord.