

Responsibility for Repairs

Item	Us	You	Exceptions
Back boiler	✓		
Baths	✓		
Brickwork	✓		
Ceilings	✓		
Central heating pipes, radiators, timer and thermostat	✓		
Chimney stack or pot	✓		
Chimney sweeping	✓		Annual unless required more often
Cistern	✓		
Clothes posts		✓	Unless in communal areas
Communal areas to flats		✓	Unless provided by the Council
Concrete canopies over door or windows	✓		
Cookers		✓	
Cupboards (kitchen)	✓		
Damp-proof course	✓		
Decoration (inside)		✓	
Door locks	✓		Unless you have lost the keys
Doors (outside)	✓		
Doors to communal areas	✓		
Downpipes, rain or soil stack	✓		
Drain blockage	✓		Rechargeable if due to misuse
Driveways or venue hard standing		✓	Unless provided by the Council
Electric heaters (provided by the Council)	✓		
Electric plugs		✓	
Electric wiring, sockets and switches	✓		
Entry systems	✓		
Exterior or rendering	✓		
Fascia	✓		
Fencing	✓		Responsibility may be joint or shared with private owners
Fire – gas (provided by the Council)	✓		
Floor tiles	✓		
Floorboards	✓		
Foundations	✓		
Fuse to plugs		✓	
Garages or outbuildings	✓		Unless supplied by previous or present tenants
Garden clearance and maintenance		✓	
Gardens		✓	
Gates	✓		Unless supplied by previous or present tenants
Glazing		✓	Except where damaged and crime reference number provided
Gulley surrounds, grids and grates	✓		

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Item	Us	You	Exceptions
Guttering	✓		
Immersion heaters	✓		
Inspection chambers	✓		
Inside banister	✓		
Key replacement		✓	
Kitchen fittings and worktops	✓		Unless supplied by present or previous tenant
Lightbulbs		✓	
Lighting pendants	✓		
Locks and ironmongery	✓		
Overflow pipes	✓		
Painting – outside	✓		
Painting – inside		✓	
Path to garden		✓	Unless provided by Council
Paths to communal areas, front and back doors	✓		
Plaster	✓		
Roof – tiles and slates	✓		
Sheds		✓	
Sink base unit	✓		
Sink drainer	✓		
Skirting boards	✓		
Smoke detectors		✓	Other than replacement of batteries for OAPs or people with a disability
Stairs	✓		
Taps	✓		
Tenant alterations and improvements		✓	
Toilet seat		✓	Other than for OAPs or people with a disability
TV aerials		✓	Unless communal aerial provided by Council
Vents	✓		
Wash-hand basin	✓		
Waste plugs and chains to bath and sink		✓	
Water heating supply	✓		
Water supply	✓		
Window frame and furniture	✓		