



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/starter motor	✓	
	Sealed light fittings		✓
	Light fittings		✓
Keys	Lost/locked out	✓	
	Broken lock/key		✓
Blockages	Sinks	✓	
	WC's	✓	
	Sewer drains		✓
Gutters	Clean out blocked gutter		✓
	Repairs		✓
Kitchen units	Drawers		✓
	Doors / Units		✓
	Worktops		✓
Boundary	Fencing		✓
	Walls		✓
	Gates		✓
	Replace		✓
	New/additional	✓	
Taps	Dripping/washers		✓
	Broken		✓
Doors	Adjusting of internal and external door handles/locks	✓	
	Planing of doors following carpet fitting	✓	
Bathroom	Bath panel		✓
	Extractor fan		✓
	Showers		✓

Continue...



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Windows	Window catches		✓
Un-openable	External doors and windows		✓
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	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.