

Contract Holder / Landlord Repair Responsibilities

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		✓

Continue...

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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	Unless service charge in place	✓	
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	✓	

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.
- Where ateb is required to respond to reports of pests e.g. rats, fleas, bed bugs, and the cause is attributable to occupant(s) these costs will be recharged to the contract holder(s).
- Where ateb is required to act due to pests that are not attributable to occupant(s) the costs incurred will be recovered through service charges.