## Repairs and Maintenance Responsibilities – Quick Guide

Bick/block work, etc.  Carports ' Unauthorised installation   Electric heating   Carports   Carports   Electric heating   Carports   Electric plugs   Carports   Carports   Electric plugs   Carports	Item	Landlord	Tenant	Exceptions	Item	Landlord	Tenant	Exceptions
Bannister (internal) Baths	Balconies	*					*	
Downspies, rain & soil   Downspies, rain & s					Pass			does not function
Downspies, rain & soil   Downspies, rain & s								
Baths   Downpipes, rain & soil   Silvanter   Silvanter		*			Door name plates		*	
Bin shelters    Drainage (Inct   Drainage) (Inct		*			Danmania aa maia 9	*		
Drainage (Incl.)   Drainage (I	Baths	,				Î		
Communal Stair significant state of the stat	Bin shelters	*				*		
Brick/block work, etc.  Brick/block work, etc.  Carports  'Unauthorised installation  Electric plugs  Electric plugs  Electric wiring, sockets & switches  Cowls, etc.  Cisterns  'Becass, soffit boards, etc.  Cictotes poles  Cictotes poles  'Annual TV bearing sockets  Communal TV by tenants  Electric plugs  Electric wiring, sockets & switches  Cictotes poles  'Cictotes poles  Conders  Conders  Communal TV by tenants  Communal TV by tenants  Communal TV by tenants  Electric plugs  Electric wiring, sockets & switches  Fascia, soffit boards, etc.  Cictotes poles  'Men installed by tenants  Fire (elec & gas)  provided by tenants  Fire places  Intelled by tenants  Electric plugs  'When a hazard gardens  Communal TV by tenants  Fire places  Intelled by tenants  Electric plugs  'When a hazard gardens  Communal TV by tenants  Fire places  Intelled by tenants  Fire places  Intelled by tenants  Electric plugs  'When a hazard gardens  Communal TV by tenants  Fire places  Intelled by tenants  Electric plugs  'When a hazard gardens  Communal TV by tenants  Fire places  Intelled by tenants  Electric plugs  'When a hazard gardens  Picelace gas)  Picelace gas)  Picelaces  Intelled by tenants  Intelled by tenants  Electric plugs  'When installation  Electric plugs  'When installation  Fire places  Intelled by tenants  Electric plugs  'When installed								
Brick/block work, etc. Carports  Drying areas (communal) (communal) Ceilings  Ceilings  Chimney stacks/pots, cowfs, etc. Cisterins  Cisterins  Ciothes poles  Cookers  Cookers  Communal TV Cookers  Communal TV C	Communal Stair	*			Driveways		*	Where part of
Birk/block work, etc. Carports  * Unauthorised installation  Electric heating * Electric heating installation  Electric wiring, sockets & communal vows, etc.  Cisterns  * Electric wiring, sockets & converse of the boards, etc.  Cisterns  * Electric wiring, sockets & converse of the boards, etc.  Cisterns  * Electric wiring, sockets & converse of the boards, etc.  Cisterns  * Electric wiring, sockets & converse of the boards, etc.  Cisterns  * Electric wiring, sockets & converse of the boards, etc.  Cisterns  * Electric wiring, sockets & converse of the boards, etc.  Cisterns  * Electric wiring, sockets & converse of the boards, etc.  Fascia, soffit boards, etc.  Fences-between gardens  * When a hazard gardens  provided by tenants  responsibility  Communal TV & Where installed by treants responsibility  Communal areas to flats  to flat	lighting				,-			
Carports * Unauthorised Electric heating * Electric plugs * Electric wiring, sockets & switches * Electric plugs * Electric wiring, sockets & switches * Electric plugs * Electric plugs * Electric wiring, sockets & switches * Electric plugs * Electric plugs * Electric plugs * Electric wiring, sockets & switches * Electric plugs * Electric plugs * Electric plugs * Electric plugs * Electric wiring, sockets & switches * Electric plugs * Electric pl	D:141				D :			access to house
Ceilings  Ceilings  Chimney stacks/polts, cowds, etc. Cisterns  Cisterns  Cowls, etc. Cisterns  Cookers  Cookers  Cowmunal TV Aerial & Socket by tenants  Communal areas to flats  Communal areas to flats  Communal areas  Communal areas  Communal areas  Communal areas  To communal	· ·	,				,		
Cellings * Decreased * Decreas		*		Unauthorised		*		
Chimney stacks/pots, cowls, etc.  Cisterns  Cisterns  Cookers  Switches  Fascia, soffit boards, etc.  Ciothes poles  Cookers  Mere installed by tenants responsibility  Mirrored Doors  Cupboards  Subject to flats  Floorboards  Floor Floor tiles  Floor boards, etc.  Communal TV Aerial & Socket  Communal areas  Cleaning which is tenants responsibility  Mirrored Doors  When installed by landlord  Systems  Cupboards  Subject to Floor tiles  Installation  Floor boards  Floor boards  Subject to inspection  Damp-proofing  Floor boards  Fuse box, ELCB, turenant appliance  Doors to common areas  Doors (common areas  Door	·			installation	Ĭ			
sacks/pots, cowls, etc.  Cisterns  *   Fascia, soffit   *	Ceilings	*			Electric plugs		*	
sacks/pots, cowls, etc.  Cisterns  *   Fascia, soffit   *	Chimney	*			Electric wiring.	*		
Cicters * Beacia, soffit boards, etc.  Ciothes poles * Fences-garden boundary  Cookers * Where installed by tenants responsibility  Communal TV Aerial & Socket	stacks/pots,				sockets &			
Cortes poles  *   Fences-garden   boundary								
Cookers	Cisterns	,				,		
Cookers	Clothes poles	*				*		
Communal TV Acrial & Socket So					boundary			
Communal TV Aerial & Socket by tenants by tenants   Fire (elec & gas) provided by tenants   Fire places   Cleaning which is tenants responsibility   Enabled by tenants   Fireplaces   Entry	Cookers		*				*	When a hazard
Aerial & Socket  Communal areas to flats  Cleaning which is tenants responsibility  Mirrored Doors  When installed by landlord landlord landlord by landlord landlord landlord landlord by landlord landlord landlord by landlord by landlord by landlord	Communal TV	*		Where installed	Fire (elec & das)	*		
Communal areas to flats    Cleaning which is tenants responsibility					provided by			
to flats    Signature   Signature   Signature   Signature								
Mirrored Doors		*			Fireplaces		*	
Mirrored Doors	เบาเสเร							Ilistaliation
Cupboards	Mirrored Doors		*	When installed		*		
Inspection   Inspection   Inspection   Inspection   Inspection	Cuphoarde		*				*	Subject to
Damp-proofing * Floorboards * Decoration, internal Doorbell * Foundations * Where tripped by tenant appliance Doors to common areas * Tenant Damage Fuse to plug * Landlord provision Door locks * Where tenant has lost/broken key or through misuse Gas central heating/ pipes/ radiators/timer/ thermostats/ pumps, etc. Gates * Maintenance Gass to internal doors/ screens * Roof, roof titles/slates, sky	Cupboarus				rioor tiles			
Tenant   Doors   to common areas   Tenant   Doamage   Tenant   Doamage   Tenant	Damp-proofing	*			Floorboards	*		·
Tenant   Doors   to common areas   Tenant   Doamage   Tenant   Doamage   Tenant	Decoration		*		Foundations	*		
Doors to common areas  * Tenant Damage    Doors/door fittings (external)   Tenant Damage   Garages   Tenant Poly areas and equipment   Tenant has lost/broken key or through misuse   Tenant has lost/broken key or through equipment   Tenant has lost/broken key or through misuse   Tenant has lost/broken key or through equipment   Tenant has lost/broken key or through misuse   Tenant has lost/broken key or through equipment   Tenant has lost/broken key or though equipment   Tenant has lost/broken key or through equipment								
Doors to common areas	Doorbell		*		Fuse box, ELCB,	*		Where tripped by
Doors/door fittings (external)  Door locks  * Where tenant has lost/broken key or through misuse  Gas central heating/ pipes/ radiators/timer/ thermostats/ pumps, etc.  Gates  * Where tenant has lost/broken key or through misuse  Play areas and equipment  * Unauthorised installations and those not adopted for maintenance  Radiators  * When removed by tenant for decoration  Glass, external  * Retaining walls  * Garden features  Roof, roof tiles/slates, sky	Doors to	*					*	teriant appliance
Friant Damage Da					i acc ac pang			
fittings (external)  Damage  Damage  Play areas and equipment  *  Unauthorised installations and those not adopted for pumps, etc.  Gates  Radiators  Retaining walls  Play areas and equipment  *  Unauthorised structure  Unauthorised structure  *  Unauthorised of structure  *  Retaining walls  Roof, roof tiles/slates, sky  provision  *  Unauthorised structure  *  Unautho	Doors/door	*		Tenant	Garages		*	Landlord
Gas central heating/ pipes/ radiators/timer/ thermostats/ pumps, etc.  Gates  * Radiators  * Retaining walls  * Garden features  * Roof, roof tiles/slates, sky	fittings (external)				Carages			
Gas central heating/ pipes/ radiators/timer/ thermostats/ pumps, etc.  Gates  * Radiators  * Retaining walls  * Garden features  * Roof, roof tiles/slates, sky								·
key or through misuse  Gas central heating/ pipes/ radiators/timer/ thermostats/ pumps, etc.  Gates  * Radiators  Retaining walls  * Garden features  * Roof, roof tiles/slates, sky	Door locks	*				*		
Gas central heating/ pipes/ radiators/timer/ thermostats/ pumps, etc.  Gates  * Radiators  * Retaining walls  * Garden features  * Roof, roof tiles/slates, sky					equipment			
heating/ pipes/ radiators/timer/ thermostats/ pumps, etc.  Gates * Radiators * When removed by tenant for decoration  Glass, external * Retaining walls * Garden features  Roof, roof tiles/slates, sky				misuse				
radiators/timer/ thermostats/ pumps, etc.  Gates  * Radiators  * When removed by tenant for decoration  Glass, external  * Retaining walls  * Garden features  Roof, roof tiles/slates, sky		*			Porch	*		
thermostats/ pumps, etc.  Gates * Radiators * When removed by tenant for decoration  Glass, external * Retaining walls * Garden features  Roof, roof tiles/slates, sky								Structure
Gates * Radiators * When removed by tenant for decoration  Glass, external * Retaining walls * Garden features  Glass to internal doors/ screens * Roof, roof tiles/slates, sky	thermostats/			adopted for				
Glass, external * Retaining walls * Garden features  Glass to internal doors/ screens * Roof, roof tiles/slates, sky	pumps, etc.	*		maintenance	Dadiet	*		M/lean ::-
Glass, external * Retaining walls * Garden features  Glass to internal doors/ screens * Roof, roof tiles/slates, sky	Gates	Î			Kadiators	•		
Glass to internal doors/ screens * Roof, roof tiles/slates, sky								
doors/ screens tiles/slates, sky	Glass, external	*			Retaining walls	*		Garden features
doors/ screens tiles/slates, sky	Glass to internal		*		Roof roof	*		
igino					lights			

Item	Landlord	Tenant	Exceptions	Item	Landlord	Tenant	Exceptions
Glass, double/triple glazing	*		Tenant Damage	Ropes for clothes drying		*	
Greenhouses, Garden Sheds & other Garden structures		*		Roughcast	*		
Guttering	*			Rotary clothes lines	*		When installed by tenants
Handrails, external	*			Satellite Dishes		*	
Hatch to loft (communal or individual)	*			Shower unit		*	Where provided by landlord
Kitchen fittings & worktops	*		Wilful damage	Sink base unit	*		
Keys (replacement)		*		Sink bowl & drainer	*		
Immersion heaters	*		Unauthorised installation	Smoke detectors (mains or battery)	*		
Lifts	*			Smoke detectors (battery replacement)		*	
Light bulbs		*		Soft furnishings, provided by landlord	*		
Lighting pendants & roses	*		Tenants Installations	Ventilators (mechanical)	*		
Overflow pipes	*			Wash hand basins	*		
Painting, external	*			Waste plugs/chains to basin/bath/sink	*		
Painting, internal		*		Smoke detectors (mains or battery)	*		
Parking areas (communal)	*			Stairs (common or internal)	*		
Path to garden		*	Communal Access	Steps	*		
Paths – Access to property	*		Public Paths – Local Authority responsibility	Skirting boards		*	
Pigeon lofts		*		Taps & washers	*		External tenants installation
Plaster & plasterboard	*		Cosmetic or Tenant Damage	WC	*		
Water heating	*			Window frames	*		
Water supply	*		Scottish Water mains issues	Washing Machine Waste		*	Except where installed by landlord