

Repairs, Maintenance and Defects

Bathroom	Us	You
Bath	✓	
Shower unit		✓ <i>Unless we provided the unit</i>
Toilet seat	✓	
Toilet pan	✓	
Wash hand basin	✓	
Cistern	✓	
Heating	Us	You
Chimney & flue	✓	
Chimney sweeping	✓	
Electric storage system	✓	
Electric heater	✓	<i>Unless provided by tenant</i>
Gas central heating	✓	
Gas & electric fires	✓	<i>Unless you provided the fire</i>
Back boiler	✓	
Gas pipes	✓	
Electrical	Us	You
Wiring circuit, sockets & switches	✓	
Fuse box, MCB	✓	<i>Except where system has tripped due to tenants faulty appliance Including fuses</i>
Plugs		✓
Immersion heater	✓	
Light bulbs		✓
Lighting pendant & fittings	✓	
Extractor fan	✓	
Smoke detector	✓	<i>Only where it is mains operated. Tenants are responsible for replacement batteries.</i>
Commercial TV aerial	✓	
Plumbing	Us	You
Blocked sink, bath or toilet		✓ <i>Unless blockage is in main pipes</i>
Down pipes, gutters & overflows	✓	
Drains	✓	
Hot & cold water supply	✓	
Washing machine fittings		✓ <i>Unless fitted by the Association</i>
Washers on taps	✓	
Taps	✓	
Replacement sink plug & chain		✓
Water heating	✓	
Kitchen	Us	You
Cookers – gas & electric		✓ <i>Including connection</i>
Kitchen Units	✓	

Structure	Us	You
Brickwork, rough-casting & plastering	✓	
Damp-proof course	✓	
Outside woodwork (e.g. fascias, soffits)	✓	<i>Including painterworks</i>
Ceilings & floors	✓	<i>Except decoration and floor coverings (e.g. carpets & vinyls)</i>
Roof & roof tiles	✓	
Common stairs & stair lighting	✓	
External steps	✓	
Handrail & banisters	✓	