

## **Housing Repairs and Maintenance Policy**

### **Tenants Repair Responsibilities – indicative list for the proposed Repairs Handbook**

The tenant is responsible for the following:

- Replacement plug(s) and chain(s) on any sink, bath or basin
- Replacement shower curtains
- Replacement Toilet Seats
- All work required to gain access when locked out of any lock
- Washing lines / Rotary air dryers except those provided by the Landlord in communal areas
- Keeping the garden tidy and maintained
- Sheds and none permanent structures installed by the tenant
- Small cracks and holes in plasterwork
- Internal doors and associated ironmongery
- Any adjustments to Kitchen base units and wall cupboards
- Skirting boards, picture rails, architrave and battens
- Dustbins – these are provided by NWLDC Waste Services
- Carpets and other flooring finishes excluding the bathroom and kitchen and those in communal areas
- Damage caused by infestations of pests that could have been prevented by the tenant
- 'Key safes' not provided by the Landlord
- Replacement and additional keys or fobs for any lock or entry system
- Replacement of fluorescent tubes and starters and light bulbs of any type apart from bulbs in sealed fittings
- The effects of mould and condensation that isn't caused by a defect that is the Landlords responsibility
- Cost of clearing blockages from toilets, wastes, wet room gullies, external gullies and drains that are not caused by wear and tear of the drainage system or the responsibility of the Water Authority
- Damage to Landlords fittings or appliances caused by frost
- Internal decoration other than to communal areas
- Bleeding any radiator that are air locked
- TV Aerials, TV provided by cable and satellite dishes other than communal systems
- Domestic appliances unless provided by the Landlord
- Monthly smoke & CO detector test
- Power failure due to the tenants faulty electrical items and including resetting or replacing fuses
- Obtaining and maintaining gas and electricity supplies
- Telephone line and points after the initial installation
- Solid fuel tools
- Minor repairs and maintenance appropriate to a person acting in a tenant like manor.