

Repairs - what East Lothian Council is responsible for:

- All structural work to the building fabric such as brickwork, chimneys and external rendering.
- Rainwater goods such as downpipes and gutters/rhones.
- Roof coverings such as slates, tiles, flat roof felting and flashings.
- Boilers and hot water tanks.
- Fixed heating equipment such as fires, radiators, storage heaters and panel heaters, air source heat pumps and solar panels where supplied by us.
- Electrical fittings such as existing sockets, light switches and immersion heaters.
- All water systems such as storage tanks, pipes and valves.
- Central heating systems including heating related pipework.
- All bathroom fittings including toilets, basins, baths and shower appliances fitted by us.
- Kitchen and bathroom fixtures such as toilets, baths, basins, sinks and taps and water pipes.
- Repairs to damaged plasterwork, skirtings, facings and doors.
- Repairs to windows such as glazing units, seals, ropes, fasteners, lifts and safety catches.
- Various small items such as letterboxes, draught excluders and spy holes.
- Carrying out annual central heating servicing and other safety checks, including periodic electrical testing.
- Stair lighting and maintenance in communal areas (shared with other owners in a communal block).
- Communal TV aerials & satellite dishes where supplied by us.
- Washers, dryers, where supplied by us.
- Carrying out regular smoke and carbon monoxide alarms and detectors checks.
- Internal and external door repairs.
- Replacement of fluorescent lighting where the tenant is unable to do this for themselves and no one else can assist.
- External painter work and colour washing where required.
- Outside lighting which was installed by us.
- Paths that are laid by us to reach your front door or that follow your house to the back door if you have one, which may include the pedestrian section of a driveway.
- Fences supplied by us.
- Ensuring safe access routes to existing clothes drying areas.
- Clothes poles and whirly gigs supplied by us and existing paths that lead to them.
- Major pest infestations where public health concerns exist, for example major rodent or significant flea infestations.