

## **ELC Repairs - tenants responsibility**

As a tenant you are responsible for the following repairs:

- All internal decoration, including wall tiles.
- All paving and hard standing not included in Our Responsibilities on page. \*
- Attempting to clear plumbing blockages in the first instance.
- Blocked waste-traps caused by neglect.
- Cleaning of communal stairs and passageways as per local arrangements.
- Doorbells that were not installed by us.
- Fitting additional locks.
- Maintaining fittings or fixtures that you have installed with our consent (except those where we take on maintenance responsibility after one year – please see our Landlords Consent booklet).
- Maintenance of fences, gates, driveways, all paving and hard standing not included in Our Responsibilities on page \* and any garden structure including patio, decking or chips that you have installed with our permission or taken responsibility for at the start of your tenancy.
- Regular testing of smoke and carbon monoxide detectors and replacing their batteries where required.
- Repairing minor cracks and holes in walls and ceilings that can be reasonably filled before decoration.
- Replacing or repairing small fixtures and fittings such as coat hooks, stoppers and chains for sinks.
- Resetting tripped switches, replacing fuses, fluorescent tubes and light bulbs unless it is communal stair lighting.
- Television aerials, satellite dishes, internet communication equipment and reception equipment where not installed by us.
- Uplifting and re-laying of floor coverings, including laminate floors, for access where required by our tradesperson/s.
- Uplifting broken glass (unless caused by vandalism, which has been reported to the local police).
- Connection of gas hobs/ovens.