

The following are examples of the types of repairs for which you are responsible:

INTERNAL REPAIRS

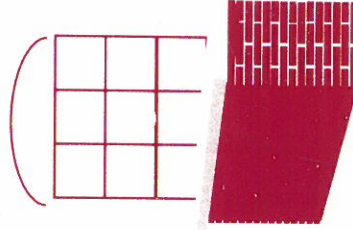
You are responsible for:-

- Internal plaster cracks
- Repairs to or replacement of cupboards, kitchen units and other doors, hinges, handles, locks, catches and drawers.
- Curtain rails and window boards.
- Chimney sweeping
- Repairs arising from condensation damage.
- Wall and floor tiles.
- Internal woodwork such as floors, doors and skirting boards.
- Ventilator covers.
- Replacing broken windowpanes.

DOORS AND WINDOWS

You are responsible for:-

- External and internal locks and handles.
- Window stays, catches and restrictors.
- Draught proofing of doors and windows.
- Replacement of broken glass.
- Permanents where fitted.
- Letter boxes.
- Timberwork on windows should be painted by the tenant on a regular basis (maximum interval of 5 years).
- No change of colour to exterior of dwelling or to windows and doors without prior permission



EXTERNAL REPAIRS

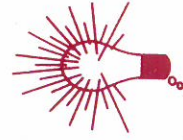
You are responsible for:-

- Maintaining gardens and hedges in a tidy condition.
- Repairs to or replacement of fences and garden boundary walls erected by Council and by tenant.
- Repairs to, replacement of, and re-erection of front gates, side gates or doors leading to garden areas.
- Fuel sheds or outhouses –
- Cleaning of silt, leaves or other deposits from gutters.

ELECTRICAL REPAIRS

You are responsible for:-

- Fuses, except main fuse.
- Repairs to all appliances
- Replacement of light bulbs.



N.B. Please note all electrical repairs to be carried out by a qualified/competent electrician (other than the replacement of bulbs and fuses). Where such a Contractor carries out electrical work in a Council dwelling, the name and address of the Contractor must be sent to the Housing Section together with a brief description of the work carried out. It is essential that the person carrying out the works is qualified, otherwise your house insurance may be invalidated.

PLUMBING REPAIRS

You are responsible for:-

- Cleaning of gully traps.
- Clearing of blocked house drain where a dwelling is served by a single drain and the apportioned cost of clearing a combined drain.
- Repair of waste pipes inside the dwelling.
- Replacement or repair of toilet seat, chains and handles.

N.B. All plumbing repairs to be carried out by a qualified/competent Plumber. This is essential as there is potential to cause further damage during repairs.

Where such a Contractor is employed to carry out plumbing works in a Council dwelling, the name and address of the Contractor must be sent to the Housing Section together with a brief description of the work carried out.

COOKING AND HEATING APPLIANCES

You are responsible for:-

- Solid fuel, gas or other heating or cooking appliances installed by the tenant(s).
- The basket/grate in all fireplaces and the replacement of glass panels in doors of room heaters. Damage caused to room heater by improper use.

GENERAL

You are responsible for the repair of any wilful or malicious damage and if the Council undertakes repairs resulting from such damages, the cost of such repairs will be charged to the tenant(s).

You are responsible for repairs to doors, windows, fixtures and fittings in the dwelling caused by destruction or damage by burglary, housebreaking, larceny or theft.

The Council will examine the position of your rent account on the receipt of a maintenance request and the Council will undertake to carry out those repairs, for which it has responsibility, only when you have a clear rent account.

REQUESTS FOR REPAIRS

If you have any queries about maintenance, you should contact the local area office in your area; the telephone numbers are given at back of handbook.