



## **Housing Maintenance & Repairs**

### **Emergency Repairs Contact number 0761 102020**

This document outlines what repairs and Repairs and maintenance which are the tenant's own responsibility.

#### **Internal Repairs/Decoration**

- All internal decoration and floor coverings.
- Repairs to internal doors, locks and hinges.
- Filling plaster cracks.
- Repairing/Replacing kitchen units, wardrobes and their doors, handles, locks and drawers.
- Repairing, replacing and sealing of wall and floor tiles. \*Repairs and redecoration due to condensation.
- Repairs following damage caused by the tenant, members of the household, visitors or malicious damage.

#### **Electrical Repairs**

- Repairs or replacing of ceiling roses, lamp holders and appliances.
- Replacing fuses except main fuse.
- Repairs or replacing of doorbell.
- Replacing of batteries in smoke alarms and heat alarms.
- Replacing light bulbs.
- Replacing grease filters in extraction units

#### **Windows and Doors**

- Repairs to window and door handles, locks, catches, restrictors, hinges and stays.
- Replacing damaged glazing.
- Draught proofing windows and doors.

#### **Plumbing and Heating**

- Repairing or replacing waste pipes internally.
- Unblocking of sink, bath and shower wastes outlets.
- Unblocking of toilet bowls.
- Cleaning of gully traps.
- Clearing of airlocks in heating and water pipes.
- Repair of leaking or dripping taps.
- Replacing toilet seats, chains, stoppers and handles.
- Resetting gas boilers and fires due to no gas supply (prepaid meters).
- Fire fronts and frets.
- Chimney cleaning twice per year.

#### **External Repairs and Maintenance**

- Keeping gardens and hedges tidy.
- Repairing and replacing boundary walls, fences, front gates, side gates and shed doors.
- Cleaning of gutters and downpipes.
- External decoration including timber joinery.

The tenant is responsible for the repair and maintenance of all appliances installed by yourself and repairs to any damage caused by unauthorized alterations, installations undertaken by you or a member of the household.

Written permission for any alterations to the house is required in advance in accordance with the tenancy agreement. It is a requirement that you employ competent and registered service providers to carry out any works.