

Housing repairs tenants are responsible for

- Anything that belongs to you
- Decorating the inside of your home & keeping the property in good condition
- All glass and glazing
- Replacing broken window catches and stays
- Repairing or replacing locks and lost keys/gaining access if you lose keys
- Internal door fittings (including adjusting doors for carpet fitting)
- The door-bell, letter box and door number/nameplate
- Fixtures and fittings such as curtain rails and coat hooks
- Replacing sink plugs and chains and renew tap washers
- Replacing toilet seats and flushing handles
- Washing machine plumbing and fittings including leaks
- Clearance of blockages in drains, waste pipes and toilets caused by lack of care (for example, fat, cotton wool, hand wipes etc.)
- Replacing light bulbs/fluorescent tubes in your home including bulbs on gas/electric fires
- Repairing or renewing gas and electric cookers
- Minor repairs to kitchen draining boards, cupboards and drawers
- Minor repairs to floor tiles and tiled fire surrounds
- Repairing or renewing fire grates, all night burners, and electric fire elements
- Sweeping chimneys and removing chimney obstructions
- Outbuildings including sheds, fences and clothes posts and lines
- Repairing or renewing gate catches
- Supply or renewal of dustbins
- Removal of all household rubbish on vacating the property

- Repair or renewal of any other part of the premises or fittings damaged by the tenant or caused by their negligence

If, for special reasons, you are unable to carry out any of these tasks, for example, if you are elderly or have a disability, please discuss this with us by calling the Housing Office on 696435. We may be able to suggest special arrangements.

Housing repairs the Council is responsible for

The Council is responsible for maintaining the structure and exterior of your home, its main services, and the communal areas in blocks of flats.

For example we will repair or renew:

- Window frames and external doors
- Plumbing system including sanitary fixtures
- Heating systems including annual service and safety check
- Kitchen fixtures
- Internal walls including plastering
- Floors excluding carpets and other floor coverings
- Roofs
- Installations for the supply of water, gas, electricity, sanitation and
- Communal equipment, including lifts, heating plant and lighting of communal areas.

Can you be charged for any repairs you are responsible for?

Yes, if you (or your family or visitors) damage or neglect your home, we will charge you for the cost of repairs. If there is evidence that the damage has been caused deliberately or has been caused by one of your fixtures/ fittings, you must pay for the cost of the repair before we can place an order for the work and we may take legal action to recover any costs incurred by the Council.