

Housing Repairs and Maintenance Policy - APPENDIX B

Landlord Repair Responsibilities – indicative list for the proposed Repairs Handbook

The Landlord is responsible for the repairs and maintenance of the main structure and common parts of the building. We will:

- a) Keep the following in good repair and repair any damage that has not been caused by the tenant, anyone living at the property or visitors to the property;
 - The structure and exterior of the building including foundations, ventilation, roofs, chimneys, soffits, fascias, external doors, windows and associated fittings, integral garages;
 - Drains, external pipes and guttering;
 - Sewers, which are not the responsibility of another person or body;
 - Paths, steps or other access routes that connect the front of the property to the front door and the front door to the back door;
 - Sanitary fittings in the property, such as baths, basins, including taps and WC's;
 - Communal areas including entrance halls and stairways;
 - Where applicable, gas cooker connection point;
 - Extractor fans, fire alarms and CO detectors supplied by NWLDC;
 - Electrical fires, surrounds and hearths, solid fuel appliances supplied by NWLDC;
 - Floor boards / floor panels (not laminate flooring) included where they are affected by woodworm;
 - External meter cupboards;
 - Stairs, banisters and handrails;
 - Fences, gates, garden walls fitted by NWLDC;
 - Concrete washing line posts, if erected at the time of a new tenancy;
 - Outbuildings;
 - Aids and Adaptations installed by NWLDC, including external ramps and hard-standings;
 - External render and major plaster replacement affected by damp or perished;
 - Kitchen cupboards and worktops for fair wear and tear;
 - Wall tiling / aqua board installed by NWLDC;
 - Loft Insulation;
- b) Maintain any installation and associated fitting provided by the Landlord for water and space heating and for supplying water, gas and electricity serving the property from and excluding the suppliers pipework, wiring, meters or stop taps. The Landlord will also arrange for gas and solid fuel appliances owned by the tenant to be checked for safety and serviced, at least annually.
- c) All elements that NWLDC provided to supply the property with electric such as wiring, consumer unit, sockets, switches, light pendants, cooker connection point and storage heaters. This does not include fittings that have been installed by the tenant with written permission from the Council.
- d) Repair damage to the property following an infestation of pests.
- e) Garages owned and leased by the Landlord, outside the curtilage of any domestic property
- f) In respect of Sheltered Schemes we will also maintain
 - appliances supplied by the Landlord in communal areas;
 - communal areas;
 - door entry systems, lifts, fire alarms and emergency lighting.
 - communal TV systems up to the TV aerial point within each property;

- External drying areas and appliances provided by the Landlord for washing and drying clothes;
- External decoration and internal decoration of the communal areas;