

# Who is responsible for repairs? (Leaseholders)

<b>COMMUNAL /ESTATE CHARGES</b>	<b>All communal/estate repair charges are shared across the block and estate unless specified as an individual recharge</b>
<b>INDIVIDUAL RECHARGE</b>	<b>We will carry out the repairs but the cost of the repair will be recharged back to you</b>

Repair	Details	Us	You
Balconies	Communal & individual	✓	
Bin Stores/doors	Hinges, locks, replace/re-hang doors	✓	
Boundary Area	Fencing ,walls, railings, gates, concrete & tarmac paths	✓	
Communal areas	Including lighting, doors, door locks, ironmongery & glazing , door entryphones, lifts, communal heating,fences, gates, paths, steps, stairs, railings, TV aerials, fire protection systems, windows	✓	
Communal Drains	Waste pipes, sewers, covers, gullies	✓	
Communal Heating Systems	Boiler house / plant	✓	
Decoration	External & Internal communal entrance halls and shared areas	✓	
Door Entry systems	Communal and <b>individual - handset (individual recharge)</b>	✓	
External water supply	Associated plumbing & lagging communal cold water storage tanks	✓	
Fences and Gates	Communal boundary walls, railings fences, gates and paths	✓	
Foundations	Of block	✓	
Garages	Garage areas attached to block	✓	
Guttering	Including metal, plastic or pre-cast concrete	✓	
Heating (Communal)	served by communal heating system <b>(individual recharge)</b>	✓	
Paths	Including steps, footpaths and ramps from street to front door	✓	
Porches	Communal where relevant	✓	
Pram sheds	Walls, roofs	✓	
Pram sheds (individual)	Doors <b>(individual recharge)</b>	✓	
Rainwater goods	Metal, plastic, precast concrete	✓	
Roofs	Including flat roofs, balconies, external walkways, slates or tiles and the wooden structure	✓	
Ventilation systems	Communal ventilation	✓	
Walls External	Including brickwork, concrete, damp proof course, rendering, cladding	✓	
Windows Communal	Block-joints, sealants, locks, frames, reglaze	✓	
Windows Individual	Reglazing <b>(can be claimed through building insurance)</b>	✓	
Windows Individual	Joints, sealants, lock, frames <b>(individual recharge)</b>	✓	
Bathroom fixtures and fittings	Toilet seat, bathroom cabinets, mirrors, shower curtains, towel rails, toilet roll holders, plugs and chains		✓
Electrical Installation	Wiring, fittings, lighting, switches, power sockets		✓
Floor coverings	Tiles, lino, woodblock including adapting doors to accept floor coverings		✓
Front Door	Door, frame, all ironmongery.		✓
Garden to individual flat	Fencing (individually demised & "T" marked)		✓
Gas supplies			✓

Gas/electrical (Internal)	All supplies directly serving flat & individual meters, including appliances such as cookers, fridges, dishwashers etc.		✓
Heating (Individual)	Your own heating <b>not</b> served by communal heating system		✓
Hot water heaters	Including Immersion heaters		✓
Individual Fire Protection	Fire protection system/smoke alarms		✓
Internal water supply	Plumbing, sanitary services, pipework, soilpipe inside, taps, valves, sinks, baths, washbasins, showers, toilets & pipe lagging		✓
Internal Blockages effecting your property	Sinks, baths, toilets, waste pipes and showers		✓
Internal Decoration/repairs	Wallpapering, paint to walls & ceilings woodwork/metalwork, floors, stairs, partitions, doors, plastering, draught excluders, skirtings		✓
Internal Flooding	Caused by you (cleaning and drying out afterwards)		✓
Kitchen	Units & fittings, ironmongery		✓
Plumbing Repairs / Leaks	In & from your property		✓
Pram shed	Locks		✓