

## **Repair Responsibilities**

<b>Item</b>	<b>Loreburn</b>	<b>Tenant</b>	<b>Exceptions</b>
Back Boiler	✓		
Balconies	✓		
Banister (Internal)	✓		
Baths	✓		
Bin Shelters	✓		
Brickwork / Blockwork etc	✓		
Care Call Equipment	✓		
Carports (Provided by Loreburn)	✓		Unauthorised Installations
Ceilings	✓		Painting & Decorating
Central Heating Systems	✓		Unauthorised Installations
Chimney Stacks / Pots / Cowls	✓		
Chimney Sweeping	✓		
Cisterns	✓		
Clothes Lines		✓	Communal Drying Area
Clothes Poles	✓		
Communal Areas - Maintenance	✓		
Communal Areas - Cleaning		✓	Paid Through Service Charge
Communal Bin Cleaning		✓	Paid Through Service Charge
Communal TV Systems	✓		
Communal Window Cleaning		✓	Paid Through Service Charge
Cookers (Provided by Loreburn)	✓		
Cupboards	✓		
Damp Proof Courses	✓		
Decoration (Internal)		✓	
Door Bell	✓		
Door Locks	✓		Tenant Misuse
Door Name Plate		✓	
Doors (Internal)	✓		Painting & Decorating
Doors to Common Area	✓		
Doors / Door Fittings (External)	✓		
Downpipes, Rain & Soil	✓		
Drainage (Including Blockages)	✓		Caused by Negligence
Driveways (Provided by Loreburn)	✓		
Drying Areas	✓		
Electric Heaters (Provided by Loreburn)	✓		
Electric Plugs		✓	
Electric Wiring, Sockets, Switches	✓		
Entry Systems	✓		
Estate Footpaths, Walls & Fences	✓		
Fascia, Soffit Boards etc	✓		
Fences - Between Gardens	✓		
Fences - Garden Boundary	✓		
Fences - Other		✓	Tenant Improvements
Fire - Electric (Provided by Loreburn)	✓		
Fire Baskets, Grates		✓	
Fire Surrounds (Provided by Loreburn)	✓		
Fireplace Tiles		✓	
Fire Protection Equipment Maintenance	✓		
Floor Tiles		✓	
Floorboards	✓		
Foundations	✓		
Fuel Stores	✓		
Fuse Box, ELCB, Fuses / MCB	✓		
Fuse to Plug		✓	
Garages (Provided by Loreburn)	✓		
Gates (Provided by Loreburn)	✓		
Glass - Double Glazing	✓		

Glass - External	✓		
Glass to Internal Doors / Screens		✓	
Greenhouses		✓	
Gritting Roads & Footpaths		✓	Adopted Roads & Footpaths
Guttering	✓		
Handrails - External	✓		
Hatch to Loft (Communal or Individual)	✓		
Immersion Heaters	✓		Unauthorised Installations
Keys (Replacement)		✓	
Kitchen Fittings & Worktops	✓		
Lift Maintenance	✓		
Lightbulbs		✓	
Lighting - Pendants & Roses	✓		
Nuaire Flatmaster / Drimaster	✓		Tenant Misuse
Outbuildings (Provided by Loreburn)	✓		
Overflow Pipes	✓		
Painting (External)	✓		
Painting (Internal)		✓	
Parking Area (Communal)	✓		Local Authority Adopted
Path to Garden		✓	
Path to Main Access	✓		Local Authority Adopted
Paths - Public	✓		
Pest Control		✓	Communal Areas
Plaster & Plasterboard	✓		
Porch	✓		Unauthorised Installations
Pumps	✓		Unauthorised Installations
Radiators	✓		Unauthorised Installations
Retaining Walls (Provided By Loreburn)	✓		
Roofs, Roof Tiles / Slates, Roof Lights	✓		
Rotary Clothes Line		✓	Communal Drying Area
Roughcast	✓		
Sashcords	✓		
Sheds		✓	
Shower Unit (Provided by Loreburn)	✓		
Sink Base Unit	✓		
Sink Bowl & Drainer	✓		
Skirting Boards	✓		
Smoke Detectors	✓		
Smoke Detector Batteries		✓	
Sockets (Electrical)	✓		
Soft Furnishings (Provided by Loreburn)	✓		
Tumble Driers (Provided by Loreburn)	✓		
Stair Lighting (Common Lighting)	✓		
Stairs (Common or External)	✓		
Steps	✓		
Switches	✓		
Taps	✓		
TV Aerial Sockets	✓		
Communal TV Aerial (Provided by Loreburn)	✓		
Ventilators	✓		Unauthorised Installation
Wash Hand Basin	✓		
Washer on Taps	✓		
Washing Machines (Provided by Loreburn)	✓		
Waste Plugs / Chains to Basin / Bath / Sink		✓	
Water Heating	✓		
Water Supply	✓		
WC	✓		
WC Seats		✓	
Windows Frames, Sills & Fittings	✓		