

9. division of repairs responsibility...



The following table lists the division of responsibility for repairs between the Association and our tenants.

Item	WHA	Tenant	Exceptions
Balconies	✓		
Bannister	✓		
Baths	✓		
Bin Stores	✓		
Brickwork, blockwork etc	✓		
Ceilings	✓		
Chimney stacks/pots/cowls	✓		
Cisterns	✓		
Clothes pole	✓		
Cookers		✓	
Communal areas	✓		
Communal TV systems	✓		
Damp-proof courses	✓		
Decoration - internal		✓	
Door bell		✓	
Doors to communal areas	✓		
Doors/door fittings - external	✓		
Door locks	✓		when tenant has lost or broken key
Doors - internal	✓		

Item	WHA	Tenant	Exceptions
Down pipes, rain and soil	✓		
Drainage - blockage in internal wastepipes		✓	
Drainage - excluding above	✓		
Driveways	✓		
Drying Areas	✓		
Electric plugs		✓	
Electric wiring, sockets & switches	✓		
Entry systems	✓		
Fascia, soffit boards etc	✓		
Fences - garden boundary	✓		
Fences - between gardens	✓		only when provided by WHA
Floor coverings		✓	
Floorboards	✓		
Foundations	✓		
Gas central heating/pipes/radiators/timer/thermostats/pumps etc	✓		
Gas Piping	✓		
Garden Huts		✓	
Gates	✓		only when provided by WHA
Greenhouses		✓	
Glass - external	✓		
Guttering	✓		
Hatch to loft (communal or individual)	✓		
Handrails - external	✓		
Immersion heaters	✓		
Keys (replacement)		✓	
Kitchen fittings and worktops	✓		

Item	WHA	Tenant	Exceptions
Lighting pendants and roses	✓		
Overflow pipes	✓		
Painting - external	✓		
Painting - internal		✓	
Parking area (communal)	✓		
Path to main access	✓		
Path to garden	✓		Unless installed by tenant
Paths - public	✓		
Plaster & plasterboard	✓		
Play areas and equipment	✓		
Porch	✓		
Pulley for clothes		✓	
Pumps	✓		
Radiators	✓		
Retaining walls - provided by WHA	✓		
Roofs, roof tiles/slates, roof lights	✓		
Ropes for clothes drying		✓	
Rotary clothes lines	✓		
Roughcast	✓		
Shower unit	✓		only when provided by WHA
Sink bowl and drainer	✓		
Skirting boards	✓		
Smoke detectors	✓		
Sockets	✓		
Stairs (communal or internal)	✓		
Stair lighting	✓		
Steps	✓		

Item	WHA	Tenant	Exceptions
Switches	✓		
Taps	✓		
TV aerial communal sockets	✓		
Ventilators and fans	✓		
Wash hand basin	✓		
Washer on taps	✓		
Waste plugs / chains to basin / bath / sink		✓	
Water heating	✓		
Water supply	✓		
WC	✓		
Window frames, sills and fittings	✓		