

TENANT AND LANDLORD RESPONSIBILITIES

TENANTS

Although the Association is responsible for most repairs to your property, there are certain repairs that remain your responsibility as a tenant.

Detailed below you will find tables of the most common repairs and the division of responsibility. This list is not comprehensive so if there is a repair you are unsure about who is responsible for any repair that is not listed, please contact a member of staff.

Please note that if the repair is required because you have not taken care of the property or have caused the damage yourself, you will be liable to pay for the necessary repair work.

After Hour Calls	Landlord	Tenant
Attending to genuine emergencies after hours	Yes	
Non- essential requests for repairs after hours. There will be a charge for non-essential repair work after hours.		Yes

Plumbing	Landlord	Tenant
Water service pipes from internal stop tap, overflow pipes and water tanks	Yes	
Blocked sink, bath and hand basin waste pipes	Yes	
Blocked toilet – unless the drain is faulty	Yes	
Taps, stop taps and wheel valves (replacement taps to match existing ones must be paid for by tenant)	Yes	
Sink unit	Yes	
Wash hand basin	Yes	
Toilet flushing system	Yes	
Toilet seat and lid	Yes	
Bath or shower tray	Yes	
Plugs and chains	Yes	
Shower, unless supplied by LHA		Yes
Seal to bath and sink unit/tiles joint	Yes	
Bleeding of radiators	Yes	
Removal of plumbing caused by decoration, carpet fitting etc.		Yes

Home Security	Landlord	Tenant
Window locks	Yes	
Security door chains and spyholes	Yes	

Aids and Adaptations	Landlord	Tenant
Adaptations for disabled people as a result of recommendations made by Social Services	Yes	

Pipes and Drains	Landlord	Tenant
Soil and vent pipes and clips	Yes	
Drains and gully surrounds	Yes	
Gully grids	Yes	
Keeping gull grids clean		Yes
Drain blockage	Yes	
Inspection chambers	Yes	

Roofs	Landlord	Tenant
Aerials (unless communal) satellite dishes, telephones, all cables removing prior to maintenance works and re-fixing on completion		Yes
Chimney and chimney stacks	Yes	
Roof structure and coverings	Yes	
Guttering, rainwater pipes and clips	Yes	
Fascia and siffit boards	Yes	

Walls and Canopies	Landlord	Tenant
Core vents, however tenants have a responsibility to keep permanent ventilation clear	Yes	
Externall walls and rendering	Yes	
Foundations	Yes	
Canopies over doors or windows (if supplied by LHA)	Yes	
Internal walls	Yes	
Major plaster work	Yes	
Minor plaster work such as cracks and small holes (under 50mm square)		Yes
Wall tiles and grouting	Yes	

Windows	Landlord	Tenant
Window frames, external sills	Yes	
Glazing	Yes	
Window ironmongery	Yes	
Window vents	Yes	
Blinds – removal, adjustment after replacement windows, refitting		Yes
Internal timber, UPVC or tile window sills	Yes	
Skirting boards and picture rails	Yes	

OWNERS

Linthouse Housing Association, as factor of the building, are responsible for all communal repairs only.

If you have a repair that is specific to your own property such as a leaking cistern, central heating breakdown, or something which affects only your property then you will need to contact your own contractor.

The Under One Roof Website is a useful tool to highlight typical repairs within buildings and where responsibilities lie.

[Buildings + Repairs \(underoneroof.scot\)](http://underoneroof.scot)

www.underoneroof.scot/articles/846/Buildings_Repairs