

# REPAIR RESPONSIBILITY TABLE



REPAIR	CADWYN'S RESPONSIBILITY	YOUR RESPONSIBILITY	ADDITIONAL INFO
Boilers	•		
Banister (internal)	•		
Baths	•		You are responsible for replacing plugs and chains and clearing blockages
Bin Stores	•		You should not leave inappropriate items in communal bin areas
Brickwork	•		
Ceilings	•		You are responsible for light fittings or switches if you have changed the original
Central Heating pipes & radiators	•		Bleeding radiators is tenant responsibility
Chimney stacks/pots	•		
Chimney Sweeping		•	
Cisterns	•		
Clothes Lines (supplied by Cadwyn)	•		You are responsible for replacing the line in your own garden
Communal areas to flats (incl. entrances, halls, lifts, stairs)	•		You should not leave any items in the communal area
Damp Proof Courses	•		You are responsible for managing day to day condensation at the property
Decoration (Internal)		•	
Doorbell		•	Unless supplied by Cadwyn
Door Entry System	•		
Doors	•		A recharge may apply if damage has occurred
Downpipes/Guttering	•		
Drainage (incl. blockages)	•		Unless caused by tenant misuse then a recharge will apply
Electric Wiring/ sockets and switches	•		
Electric Fuses, Lightbulbs, Fluorescent tubes/starters		•	
Fixtures and Appliances (incl. pipework to washing machine)		•	
Fences and walls	•		Unless erected by tenant
Fusebox (mains electrical wiring)	•		
Garden Sheds		•	Unless provided by Cadwyn
Gas Safety Checks and Servicing	•		
Glass	•		You will be recharged if we carry out a repair to damaged glass.
Greenhouses		•	Unless provided by Cadwyn
Guttering	•		
Keys (replacement and gaining access if locked out)	•		If we carry out a lock change this will normally be recharged to you



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Kitchen cupboards	•		Cadwyn should inspect any installations you carry out and if approved we will take on the maintenance. You are responsible for all repairs to appliances and any kitchen units you have installed yourself.
Lightbulbs		•	Including g fluorescent tubes
Lighting pendants and ceiling roses	•		
Painting (external)	•		
Painting (internal)		•	
Paths/steps to properties	•		
Pest Control		•	You should contact your local Environmental Health dept at the Council about rats. You should contact us if you have just moved into your home and there is an existing infestation at the property.
Roofs	•		
Shower units	•		Unless fitted by you
Sinks	•		You are responsible for clearing a blocked sink: a recharge will apply if we carry out this job.
Smoke Detectors (mains operated)	•		
Smoke Detectors		•	It is your responsibility to replace the batteries
Steps	•		
Taps	•		Replacing washers
Toilet Seats		•	If we replace or refix your toilet seat you will be recharged.
TV Aerials/Dishes		•	Unless the TV aerial has been fitted by Cadwyn.
Ventilation Systems	•		
Waste plugs/chains to basin/bath/sink		•	
WC	•		You are responsible for clearing blockages to your toilet and repairing/replacing the seat.
Window frames, sills and fittings	•		

