

Property Maintenance & Who Is Responsible

Issue	<input type="radio"/> Landlord	<input type="radio"/> Tenant	Notes
Replacing Consumables		<input checked="" type="radio"/>	Consumables include but are not limited to; bulbs including those in appliances, extractor hood filters, smoke alarm batteries and fuses.
Leaking Taps / Washers / Hoses / Pipes	<input checked="" type="radio"/>		Tenants should report leaks as quickly as possible. If you have caused the damage, you will be responsible for the repair.
Unblocking Drains	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Tenants are responsible for regularly cleaning drains to prevent blockages. Refer to your lease for further details
Replacing Bath & Shower Seals	<input checked="" type="radio"/>		Seals will only be replaced if they are maintained throughout your tenancy. Replacement will be granted if the seal has perished.
Maintaining Bath & Shower Seals		<input checked="" type="radio"/>	Mould appears on seals if they remain wet for long periods of time. Tenants are responsible to dry seals to preserve their lifespan.
Replacing Toilet Seats & Shower Curtains	<input checked="" type="radio"/>		Toilet seats and shower curtain replacements will only be granted if fixtures / fittings have failed
Maintaining Toilet Seats & Shower Curtains		<input checked="" type="radio"/>	Tenant should take care not to break toilet seats and to ensure no mould growth on shower curtains due to them remaining wet.
Replacing Extractor Fans	<input checked="" type="radio"/>		Extractor fans will be replaced if they are maintained throughout the tenancy and replacement is necessary due to a fault.
Maintaining Extractor Fans		<input checked="" type="radio"/>	Tenants should regularly clean extractor fans to maintain correct functionality.
Painting Bathrooms (condensation)		<input checked="" type="radio"/>	Mould growth on ceilings is caused by excess moisture in the room. Ensure you ventilate the room and report faults with fans.
Replacing or Repairing Appliances	<input checked="" type="radio"/>		Tenants should report faults as quickly as possible. If you have caused the damage, you will be responsible for the repair.
Maintaining Appliances		<input checked="" type="radio"/>	Tenant should regularly clean appliances with no chemicals to preserve their lifespan.
Boiler Maintenance & Servicing	<input checked="" type="radio"/>		Tenants should allow access for boiler repairs, maintenance and safety checks.
Boiler Pressure & Pilot Lights		<input checked="" type="radio"/>	Tenants should follow manufacturer instructions on igniting and pressurising. Please undertake troubleshooting before reporting.
Radiator Leaks	<input checked="" type="radio"/>		Radiator leaks will be resolved if caused by erosion or wear. If you have caused the damage, you will be responsible for the repair.
Radiator Bleeding		<input checked="" type="radio"/>	Tenants are responsible for correct operation. Bleeding radiators will eliminate air blocks and keep boiler pressure steady.
Electrical Repairs & Maintenance	<input checked="" type="radio"/>		Tenants should allow access for electrical repairs, maintenance and safety checks.
Garden Maintenance		<input checked="" type="radio"/>	Tenants should cut grass, weed, clear leaves and patios. Do not undertake severe pruning without prior consent.
Gutter Blockages	<input checked="" type="radio"/>		Tenants should report faults as quickly as possible. If you have caused the damage, you will be responsible for the repair.
Roofing Repairs & Maintenance	<input checked="" type="radio"/>		Tenants should report faults as quickly as possible. If you have caused the damage, you will be responsible for the repair.