

Type of Repair	KHT Responsibility	Tenant Responsibility
Filling small plaster cracks		✓
Plastering	✓	
Replacing keys and locks when lost		✓
Easing internal doors to fit carpets		✓
Repairs due to wear and tear	✓	
Repairs due to tenant neglect or damage		✓
Additional security		✓
Clearing blocked sinks, basins, toilets or shower wastes		✓
Plumbing in washing machines		✓
Tap washers	✓	
Sink and bath plugs		✓
Shower curtain and rail		✓
Renew and fix toilet seat		✓
Leaks	✓	
Hot and cold water tanks	✓	
Bleeding radiators	✓	
Re-lighting boilers		✓
Boiler repairs	✓	
Radiator leak	✓	
Gas leak within property	✓	✓
Gas servicing	✓	
Gas/electric fire fitted by KHT	✓	
Gas/electric fire fitted by tenant		✓
Sweeping chimneys based on who fitted the gas appliance	✓	✓
Replacing fuses		✓
Replacing light bulbs		✓
Extractor Fans	✓	
Lighting	✓	
Sockets	✓	
Immersion heater	✓	
Communal gardens and grassed areas	✓	
Entry Phone	✓	
Lifts	✓	
Beams	✓	
Chimney stacks	✓	
Foundations	✓	
Rainwater and soil pipes	✓	
Timbers and joists	✓	
Gutters, soffits and bargeboards	✓	
Roof covering	✓	
Brickwork	✓	
Insect/rodent infestation to block Insect/rodent infestation to individual property	✓	✓
Concrete screeds	✓	
Floor joists	✓	
Floor boards	✓	
Skirting boards	✓	
Floor tiles	✓	
Kitchen/bathroom vinyl	✓	
Carpet		✓
Laminate		✓
Internal decorations		✓
Decorations to and maintenance of communal areas	✓	
Window fasteners, catches etc - not damaged by tenant	✓	
Window frames	✓	
Window glazing		✓
Communal fencing, walls and gates	✓	
Boundary fences and walls - where installed by KHT	✓	
Pathways - where installed by KHT	✓	