

Chapter 2 Schedule 1

Annex A DTMO's Repair Responsibilities

DTMO is responsible for the following repairs and for work on void properties except where the work constitutes Major Works or is the responsibility of the Council (in accordance with Annex B and Chapter 2 Clause 1 & 2).

The TMO is not responsible for the fabric of buildings on the estate. The TMO is not responsible for the repair of footpaths, pavements, non-adopted roads and all other outside hard standing areas. The TMO is responsible for repairs to communal areas of buildings or for repairs to communal areas of the estate as set out below—

1 Repairs responsibilities for dwellings managed by the TMO and let on periodic tenancies:

Plumbing and heating systems:

- cold water systems beyond the main stopcock in each dwelling including pipes, valves, stopcocks, overflows, cold water storage tanks and insulation of these systems
- the Council's plumbed fittings including baths, sinks, basins, WC suites, taps and waste pipes where they are Council issue or put in by a previous tenant
- the electrical services from the electricity board's meter including internal wiring, conduits, socket outlets, switches, light fittings and ventilation systems supplied by the Council

Internal fittings and fixtures, including:

- window sills and window ironmongery
- internal doors and door ironmongery
- cupboards and kitchen units
- architraves and skirting
- staircases and balustrades
- internal non load bearing partitions and internal surfaces of internal load bearing and external walls including their plastered finishes
- re-glazing of broken windows to dwellings which breakages are not due to damage or neglect by the tenant
- redecorating of void dwellings if required for re-letting
- refurbishment of voids up to £10,000 per dwelling

2. The TMO's repair responsibilities for homes let on periodic secure tenancies or fixed term secure tenancies and flats sold on long leases (where such repairs are in the lease)

- external windows, window frames, doors, door frames, ironmongery, window fittings, soffits and bargeboards
- the rainwater system including gutters, down pipes/ external stacks and fixings.
- the vertical soil sacks and vent pipes above ground level
- *the common parts of the buildings in the **PROPERTY** including:*
- staircases and landings and repair of steps outside blocks
- doors, windows and their ironmongery and glazing
- refuse chutes and chambers
- floor finishes
- internal non load bearing partitions and internal surfaces of external walls including their plastered finishes
- store, sheds and community facilities and its management office
- Maintenance, repair and replacement of notice boards and estate signs
- All fencing including perimeter fencing
- Repair and maintenance of all lamp posts on the estate

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Annex B Council's Repair Responsibilities

All works to be carried out in accordance with the Tenancy Agreement and the Council's policies and procedures

Categories of repairs that are the responsibility of the Council:

The Council is responsible for all categories of repairs which are not the TMO's responsibility, as defined in Annex A.

Repair responsibilities for dwellings managed by the TMO let on periodic tenancies or sold on long leases including;

- the external structures of buildings, including brickwork, pointing, lintels, the external walls and their openings and all load bearing, party and structural walls and floor structural stability
- the roof structure and roof covering and roof ladders
- the surface water and foul sewers including gullies, access chambers and their covers
- the water mains from the supply pipe to the stop taps in each dwelling cold water tanks
- hot water systems and heating including boilers, radiators, pipe work, hot water storage tanks, pumps, feed and expansion tanks, insulation and annual servicing of these systems
- gas mains from the main supply pipe to the meter in each dwelling
- The gas supply pipe work from the meter to any appliance and any gas fittings or appliances supplied by the Council and annual servicing of these fixtures and fittings
- electrical supplies to electricity board meter
- Maintenance and repair of external lighting other than changing of bulbs as stated in Schedule 6 annex A
- floors, including joists and floorboards
- asbestos lead piping removal , asbestos survey and removals
- foot paths, pavements, roads and hard standing areas including parking areas, not adopted for maintenance by the Council under its statutory powers as Highway Authority
- Roof mounted extractor fans and servicing ventilation in flats
- Retaining walls at the base of grassed slopes
- External/internal soil stacks for blocks of flats
- Security and fire-fighting or protection systems
- Aerials and associated wires
- All drainage, sewerage, gas, electricity and any other utility services located below ground level
- Lift including motors, hoists, cables, door shaft and associated plants or machinery if any
- Lightning Conductors
- Dry Risers & Testing
- Door Entry system
- any other area not explicitly delegated in Annex A