

REPAIRS RESPONSIBILITIES Appendix 1

Guide to the maintenance responsibilities of Lochaber Housing Association and our tenants (Scottish Secure Tenancy and Short Scottish Secure Tenancy).

Sharing owners are responsible for all repairs.

Repair	LHA	Tenant	Comments
Adaptation equipment		√	Where supplied by tenant
Bannister	√		
Baths	√		
Brick and concrete sheds		√	Unless built by LHA
Brickwork and blockwork	√		
Ceilings	√		
Chimney and flue	√		
Chimney sweeping		√	
Cisterns	√		
Clothes lines		√	
Coal bunker	√		
Cookers		√	
Communal areas to flats – repairs	√		
Communal areas to flats - cleaning		√	
Damp-proof courses	√		
Decoration - external	√		
Decoration – internal		√	
Doorbell		√	
Door chain		√	
Doors/door fittings – external	√		
Doors - internal	√		
Door fittings – internal		√	
Door locks	√		Unless fitted by tenant
Downpipes, rain and soil	√		
Drainage – blockage	√		Unless tenant caused blockage
Electric plugs		√	
Electric storage heating system	√		
Electric wiring, switches, sockets etc.	√		
Entry systems	√		
Fascia, soffit boards etc.	√		
Fences between gardens		√	Unless put in by LHA
Fire grate/nest		√	
Fireplace tiles	√		
Floor tiles		√	

Floor coverings		√	
Floorboards	√		
Floors	√		
Footpaths	√		
Foundations	√		
Fuse box and fuses	√		
Garden		√	
Gates	√		Where installed by LHA
Greenhouses		√	
Glass to internal doors	√		Unless damage caused by vandalism
Glass in windows	√		Unless damage caused by vandalism
Guttering	√		
Hatch to loft (communal or individual)	√		
Handrails	√		
Immersion heaters	√		
Keys		√	
Kitchen fittings and worktops	√		Unless fitted by tenant
Lighting pendants and roses	√		
Oil-fired boiler	√		
Overflow pipes	√		
Parking area	√		Unless on adopted public road
Porch	√		Unless built by tenant
Posts for clothes lines	√		
Pulley for clothes	√		
Pumps	√		
Radiators	√		
Radio aerial		√	
Roofs	√		
Rotary drier		√	
Roughcast	√		
Shower curtain		√	
Shower unit		√	Where fitted by LHA
Sink bowl and drainer	√		
Skirting boards	√		
Solid fuel heating system	√		
Stairs (communal or internal)	√		
Stair lighting (communal)	√		
Taps	√		
Tiling (internal)		√	Unless fitted by LHA
Toilet pan	√		
Toilet seat, lid, hinge set		√	
TV aerials		√	
Ventilators and fans (fitted)	√		
Walls	√		

Wash hand basin	√		
Washing machine fittings		√	Unless fitted by LHA
Waste plugs/chains to basin/bath/sink		√	
Water heating	√		
Water supply	√		
Window frames, sills and fittings	√		
Wooden sheds		√	
Woodwork – external	√		