

## TENANTS

### COUNCIL / WELLINGTON MILLS RESPONSIBILITY

Baths	Lift Repairs
Blockages (unless caused by tenant)	Lifts
Ceiling repairs	Light Switches and fittings
Communal Repairs – Including Lighting	Plastering (not minor cracks)
Decorations (External)	Roofs
Door Entry system	Radiators and Heating/Hot water
Electric Sockets, wiring	Skirting Boards
Extractor fans	Stairs
Fences	Stop Cocks
Front Entrance Door	Taps (except washer replacement)
Glazing (unless broken by tenant)	Toilet Pans and cisterns
Guttering	Windows (frames, sills, and vents)
Kitchen Units (as part of planned programme)	

NB: Most of these repairs are carried out by the Co-op on behalf of the Council, however the following works are carried out by Council Contractors and should be reported directly to Lambeth Council on; **020 7633 6000**

<b>Heating and Hot water</b>	<b>Extractor fans</b>	<b>Lift breakdowns</b>
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### **TENANT RESPONSIBILITIES**

Blockages caused by tenant	Lock Changes
Curtain batten, poles and rails	Light bulbs
Internal Doors	Lime Scale removal
Electricity and gas meters	Mould (you should clean using appropriate cleaner)
Floor covering	Plug chains to baths, sinks and basins
Garden maintenance (including looking after any tree)	Sealant around bath, basins
Glazing if broken by you	Toilet Seat
Key & Fob replacement	Tiling, grouting
Kitchen Units (door catches, handles & hinges)	Window (handles, locks, draught excluder)

### LEASEHOLDERS - REPAIRS RESPONSIBILITIES

LAMBETH	Wellington Mills	LEASEHOLDERS
ALL works to the structure	Blocked shared drains	Plumbing/Drains serving flat
Roof Structure/Replacement	Gutters & communal Pipes	Decoration to flats/ Interior wall covering
Window Frames, cladding	Communal Areas (internal/ External)	Electrics within the flat
Lift	Common Areas (Lawns, communal gardens, playground, Estate Roads, car parks)	Stop valves within the flat
Communal Services (Heating, Hot water, radiators, HIU)	Entry phones	Flat entrance door, Windows Glass
	Shared stop valves	Internal Repairs

NB: Leaseholders pay a percentage of cost of works carried out by the Council/Co-op