



Maintenance and Repairs Responsibility Factsheet

Here is a quick guide to help you understand which repairs and maintenance are your responsibility **T** and which are the responsibility of the landlord. **L** Note that if damage has been caused by you, you may be required to use our vetted, qualified engineers. All maintenance and repairs should be reported at newmills.fixflo.com

Electrical

- Replacing lightbulbs. **T**
- Replacing consumables incl batteries and filters. **T**
- Replacing fuses. **T**
- Electrical repairs and checks. **L** Unless the damage has been caused by you
- Repairs to appliances supplied by us. **L** Unless the damage has been caused by you
- Appliance upkeep, incl cleaning and checking pipes. **T**
- Own appliances. **T** Tenants have a responsibility to keep their own electrical appliances in good condition

Gas

- Re-igniting pilot light/boiler. **T** Follow instructions at newmills.fixflo.com
- Boiler maintenance and servicing. **L**

Heating

- Bleeding radiators. **T**
- Radiator leaks. **L** Unless the damage is caused by you

Water

- Replacing taps. **L**
- Replacing tap washers. **L**
- Replacing shower heads, clasps, hoses. **L**
- Cleaning and de-scaling of showers and shower heads. **T**
- Shower plumbing/electrical repairs. **L** Unless the damage is caused by you
- Repairs to bath and shower seals. **L**
- Preserving bath and shower seals. **T**

Roof And Guttering

- Cleaning and repairing gutters. **L** It is your responsibility to notify the landlord if the gutters need cleaning, clearing or repairing
- Chimneys. **L** **T** The landlord is responsible for having the chimneys swept prior to your tenancy, it is the tenant's responsibility to arrange this during and at the end of the tenancy.

Exterior Pipes And Drainage

- Unblocking drains. **L** **T** Depending on the cause

Exterior Walls And Foundations

- Cracks or bowing in the walls. **L**
- Damp. **L** Unless caused by you e.g. poor installation of cabling

Gardens And Outbuildings

- Mowing lawn, weeding, clearing leaves and general gardening. **T**
- Light pruning. **T** Do not cut down or undertake severe pruning of mature plants, shrubs etc without the landlord's permission.
- Cleaning patio/paving. **T**

Interior Walls

- Damp. **L** Unless caused by your lifestyle See <https://newmillsproperties.com/tenant-property-information-pack/> for information about how to reduce condensation.

Windows And Doors

- Locks. **L** Unless the damage is caused by you.
- Rotten window frames **L**
- Broken glass. **L** Unless the damage is caused by you.

General

- Tightening screws/handles etc. **T** Incl curtain poles, door handles, kitchen cupboards, towel rails etc.



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