



Responsibility for Repairs

Information for council leaseholders

Many of our leaseholders are not sure who is responsible for repairs to their home.

This leaflet tells you:

- Which type of repair is the responsibility of the council (as freeholder). (You should report these repairs to the council contractor and must not carry out the repairs yourself or get in your own contractor.)
- Which type of repair is the responsibility of the leaseholder.

We have agreed in your lease agreement that the responsibility for maintaining your home to keep it in good condition should be divided as follows:

We are responsible for repairing and maintaining the structure, outside and communal (shared) parts of the building. This could include the following:

- Outside walls
- The roof
- Loft space
- The foundations
- Rainwater and soil pipes
- Sewers and drains
- Lifts (this includes servicing)
- Shared fixtures and fittings, for example door-entry systems and shared television aerials
- Cold-water storage tanks (which serve more than one flat)
- Gas, water and electricity pipes up to the point where your flat starts
- Decorating the outside of the property
- Decorating the shared areas
- Walls and fences forming the boundary of the building
- Balcony railings, surface and drainage
- Lighting the shared areas
- We will also maintain the areas outside the building such as paths, shared shed blocks, drying areas and bin stores.

You will have to pay towards the cost of the repairs and maintenance we carry out.

This is stated in the fifth schedule of your lease and the type of repairs are listed in the seventh schedule of your lease.

Your share is proportional to the number of flats in the block or the number of flats benefiting from the service. For example, if there are six flats in the block, you will pay one sixth of the full cost.

To report a repair to the structure of the building, to communal areas or shared services provided, please ring the Freephone: **0800 018 6050**.

You can also report repairs online:

www.dacorum.gov.uk/home/housing/current-tenant/repairs-and-home-maintenance

You are responsible for maintaining the inside of your flat, including the following:

- Fittings such as kitchen units and sinks
- Ceilings
- Floors
- Doors (including the entrance door to your property and your shed door)
- Windows
- Plaster or other surface material on the walls and ceilings inside your flat
- The water tank (if it supplies water to your property only)
- Plumbing, electrical wiring and gas connections (up to the meters) inside your flat
- All fixtures and fittings (except for those that are part of a shared system, such as a door-entry phone)
- Gas boilers (which should be serviced every year if you live in your own home and **must** be serviced every year if you rent your flat out)
- Smoke and carbon monoxide detectors
- Heating systems that supply heat to your property only

You are also responsible for repairing any leaks or burst pipes in your property as a matter of priority. If you do not carry out repairs when they are needed and your delay causes damage to the building or another flat, the damage may not be covered by your buildings insurance and you may have to pay for the repair yourself.

For information about the building insurance provided by Dacorum Borough Council please contact our Insurance Officers:

Email: Insurance@dacorum.gov.uk

Tel: **01442 228320** and **228150**

For more information, please contact the Leasehold Services team by email:

servicecharges@dacorum.gov.uk or telephone **01442 228000** and ask for **Leasehold Services**. Direct line: **01442 228 799**.

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