

10. Table of repair responsibilities

Repair request	Responsibility	
	North Yorkshire Council	Tenant
Shared areas such as lifts, stairs, rubbish chutes and communal TV aerials	Yes	
Replacement or extra key fobs for communal door		Yes
Chimney and stacks	Yes	
Roof structure and coverings	Yes	
Guttering, rainwater pipes and clips	Yes	
Fascias and soffits	Yes	
External walls and rendering	Yes	
Foundations	Yes	
Concrete canopies over doors or windows	Yes	
Rendering to property	Yes	
Window frames, external sills, ironmongery and locks if damage is fair wear and tear (tenant's responsibility if damage is caused by any misuse including accidental damage)	Yes	
Damaged glazing		Yes
Security chains, key safes and spy holes (Key safes may be fitted by the council following a referral from Occupational Therapist)		Yes
External doors, frames, locks, ironmongery, other boards and threshold strips caused by fair wear and tear. (Damage caused by a tenant or their visitors misuse or neglect will result in recharge to tenant)	Yes	
New or replacement keys		Yes
Locked out of home		Yes
Soil and vent pipes and clips	Yes	
Clearing blocked gulley grids		Yes
Clearing gullies		Yes
Blocked drains (council will refer to relevant Water Company if affecting more than one property)	Yes	

Repair request	Responsibility	
	North Yorkshire Council	Tenant
Inspection chambers	Yes	
Work carried out to gardens and flooded gardens (unless caused by an underground leak)		Yes
Garden walls if built by us. If tenants own and in unsafe condition work to make safe would be done and recharged to tenant	Yes	
Fencing (if installed by council) and garden gates	Yes	
Pathways and steps which provide main access to the front or back of property	Yes	
Washing lines and posts (except in communal areas or part of an independent living scheme, or new build property where one is provided at time of handover)		Yes
Replacement or repairs to sheds		Yes
Garages or outbuildings if provided by us at the point of tenancy	Yes	
Locked out of garage (unless lock is faulty)		Yes
Additional keys to garage		Yes
Structural walls inside a property	Yes	
Major plaster repairs	Yes	
Minor repairs to plasterwork for example small holes and cracks		Yes
Wall tiles to match existing as closely as possible damaged due to fair wear and tear	Yes	
Concrete floors (not including floor tiles)	Yes	
Vinyl fitted by the council as part of the improvement work, and or tenants own.		Yes
Carpets and floor coverings		Yes
Floorboards and joists but not including laminate	Yes	
Council fitted fireplace and surround	Yes	
Staircase, bannister and handrail	Yes	
Kitchen cupboards, drawers, door catches, hinges and handles where damage is fair wear and tear (rechargeable if damage is not fair wear and tear)	Yes	
Worktops where damage is fair wear and tear (rechargeable if damage is not fair wear and tear)	Yes	



Repair request	Responsibility	
	North Yorkshire Council	Tenant
Cookers that were provided and installed to an adapted kitchen at point of tenancy	Yes	
Cooker ovens, hobs and cooker extractor fans (these are disclaimed at point of tenancy)		Yes
Electrical wiring sockets and light fittings	Yes	
Smoke or carbon monoxide alarms	Yes	
Plugs on tenant’s appliances		Yes
Electrical consumer units (fuse box)	Yes	
Electric storage heaters (if installed by North Yorkshire Council)	Yes	
Electric fires (if installed by North Yorkshire Council)	Yes	
Immersion heaters	Yes	
Extractor fans	Yes	
Water service pipes, overflow pipes and water tanks	Yes	
Blocked toilet, sinks, bath and hand basin waste pipes	Yes	
Taps, stop taps, and wheel valves	Yes	
Toilet flushing mechanism	Yes	
Sink units and hand basins (if not fair wear and tear can be rechargeable)	Yes	
Toilet seats (we will supply one on start of tenancy only)		Yes
Shower curtains		Yes
Bath or shower trays	Yes	
Sink and bath plugs and chains		Yes
Bath seals and two rows of splash back tiles	Yes	
Kitchen sink seals and two rows of splash back tiles	Yes	
Boxing in of new or existing pipe work if damaged caused by the council	Yes	
Gas pipe work inside the property	Yes	

Repair request	Responsibility	
	North Yorkshire Council	Tenant
Supply of gas and gas meters		Yes
Annual gas servicing of appliances	Yes	
Council gas fires	Yes	
Topping up the heating systems, water pressure and bleeding radiators	Yes	
Radiator valves, time clocks and thermostats	Yes	
Gas boilers	Yes	
Ground and air source heat pumps	Yes	
Heat exchange units	Yes	
Solid fuel fire grates	Yes	
Low energy light bulbs, tubes, starters for fluorescent light tubes		Yes
Loft insulation	Yes	
Replacement of broken glass		Yes
Washing lines		Yes
Letter box repair or replacement		Yes
Damaged caused to council property by self or visitors		Yes
TV/satellite aerials (except for communal aerials in blocks of flats and/or sheltered housing schemes)		Yes
Internal redecoration		Yes
Hat and coat rails		Yes

