

REPAIRS TABLE OF RESPONSIBILITIES

Golding Places are responsible for:	You are responsible for:
<p>Anything to do with the structure and communal areas of the building including:</p> <ul style="list-style-type: none"> • all communal areas both internal and external • all communal fixtures and fittings including communal TV aerials, communal fire safety systems, communal door entry systems, communal water tanks, communal soil pipes, communal boiler • all services and ancillary equipment within the building but not within individual homes • all shared pathways, driveways, fences and boundary walls, communal car parking areas, communal gardens and grassed areas • all external decorations and decoration of internal communal areas • all structure and fabric of the building including communal windows, communal electricity and lighting, guttering and down pipes, communal refuse facilities, roof, structure of party wall, walls to communal areas, floor joists • outside drainage 	<p>Anything that is inside the walls of your home including:</p> <ul style="list-style-type: none"> • internal decoration • internal floorboards and floor coverings including screeding, floor tiles, carpets and vinyls • internal non-load bearing walls • internal wall coverings such as plaster, wall tiles, skirting boards • internal fittings such as curtain rails, kitchen units, internal doors • keys • freezing or bursting of internal pipes • radiators • sanitary fittings including internal pipes and traps • fuses, light fittings, other electrical or gas fittings and appliances • annual gas safety check of boiler • internal doors • own boiler and room heaters • sweeping chimneys • electrical faults within the flat • blocked drains within the flat • personal sheds in individual gardens • fencing and boundary walls that have been sold as part of the flat (marked with a T on the plan) • insect/rodent infestation within the flat

You must make your own arrangements for repairs which you are responsible for. If you or someone you have employed is carrying out the repairs you should make sure that no damage is done to shared services, communal areas or the structure of the building. You will be liable for any damage caused to Golding Homes' property and you will have to pay to put it right.

You must obtain permission to carry out any works that will affect the structure of the building including the walls, windows and roof. If you are in any doubt about the work you intend to carry out contact the Residential and Commercial Lettings Officer.

Windows, doors, sheds and stores

Responsibility for windows, doors, frames, glazing, sheds and stores varies from one property to another, even in the same block, and it is very important you understand the provisions of your own individual lease.

Where a store contained within a block of communal stores was included in the purchase of the flat then you are responsible for the maintenance and upkeep of the door and door frame, window and window frame, internal walls, floor and ceiling of the store. Golding Homes will be responsible for the structure and envelope of the building including the roof, external walls, guttering and soffits.