

Landlord and Tenant Maintenance Responsibilities for Houses

The following information is intended to provide some clarity about the maintenance that is the responsibility of RBMHO and the areas which are yours as the tenant. While any list will inevitably not cover every single item it should give you an indication of whose responsibility it is likely to be. Any landlord matters should be referred to Joe Cleaver in the first instance, or Andy Hughes in Joe's absence. Please do not arrange for any work to be done without consulting them. If you're not clear where the responsibility lies, please check with Joe Cleaver or Andy Hughes.

If you're living in a flat the arrangements are different as normally there is a management company and service level agreements. Andy will explain how this works prior to tenancy beginning.

Overview

As landlord we are responsible for the structure of the building and the hard landscaping / boundaries of the property. There are also certain areas within the house for which we take more responsibility.

As tenant you are responsible for maintaining the internal decoration of the property in good order, as well as providing / replacing most of the floor coverings. Similarly, you are responsible for maintaining the garden(s) if applicable.

In more detail – Landlord Responsibility

External

House: Roof, chimney, soffits, fascias, guttering, downpipes, windows, doors, render, pointing, brickwork, porch, steps, cavity wall insulation and external painting.

Services: drains, except for any shared drainage which is the responsibility of the water company, water supply from the meter, LPG storage cylinder.

Conservatory: Due to conservatories being a temporary structure and potentially costing a lot to maintain we will limit expenditure on them. We may conclude that rather than repairing, we will remove and make good.

Garage / Shed: Roof, fascias, guttering, downpipes, doors, windows, walls and floor slab / timber floor and external painting. We normally provide either a garage or a shed depending on the site. If when the tenancy begins there is a shed and a garage, we will maintain the garage. If you chose to add more sheds, they are your responsibility. Depending on the nature of the construction of the garage, it may not be possible to ensure it stays completely dry.

Grounds: Fences and boundary walls which are the responsibility of the owner of the property. Drive, patio, steps and paths. Retaining walls which were in place at start of tenancy, or which we have built. Very large trees, and trees with a preservation order which were present prior to the start of the tenancy. We reserve the right to reduce the size of some areas of hard landscaping rather than replacing in full and removing tall trees rather than pruning regularly.

Internal

Services: Electrical installation (including garage, outside lights and solar panels); fitted gas appliances (boiler / fire); installed heating system (radiators / storage heaters), hot water system and plumbing.

Kitchen: Fitted units, worktop, sink, taps, integrated oven and hob, integrated microwave and integrated fridge freezer, extractor fan, tiling / splashbacks, floor covering. If there is an integrated dishwasher or washing machine they are normally the responsibility of the tenant.

Bathroom: Bath, shower, sink, toilet, floor covering, extractor fan, heated towel rail, tiling / wall panels.

Cloakroom: Toilet, sink, floor covering, extractor fan and tiling.

House: Loft insulation, loft access if required for maintenance, replastering of walls or ceilings, internal doors (including glazing), fitted wardrobes (if there at beginning of tenancy), floorboards / slab, internal joinery (stairs, skirting etc), damp prevention. Please note, some companies offer grants for loft insulation or other energy saving improvements to property. No agreement must be entered into without landlord permission.

Statutory Requirements:

Annual: Landlord gas safety check, smoke and CO alarms, interim electrical installation check, including PAT testing any landlord owned electrical items.

5 yearly: Electrical Installation Condition Report.

10 yearly: Energy Performance Certificate

Asbestos survey and legionella safety report as necessary.

Other:

We may periodically request that a property survey is undertaken, including photos, in order to assess the condition of the property and assist in prioritising maintenance needs.

In the eventuality that our maintenance work requires redecoration taking place we will arrange for it to be done and cover the costs.

In more detail – Tenant Responsibility

External

Grounds: Maintaining the garden(s) and ensuring that hedges / trees do not get too large. If they become too large for you to maintain please let Joe Cleaver know. Before planting any trees or hedges (except small rootstock fruit trees) please check with Andy Hughes or Joe Cleaver as roots can damage the house, garage, garden walls, drains and neighbouring properties. Please do not plant bamboo other than in a pot as its now considered an invasive species.

House: TV aerial / satellite dish (if none present, please check with Andy Hughes before installing in case there is a restrictive covenant).

Do not paint any brickwork which has not been previously painted without prior permission.

Conservatory: if it has been agreed as part of purchase that you will maintain it, otherwise landlord. Please do not add a conservatory to the property.

Internal

Services: Telephone / Fibre, portable heaters / electric fires you have installed. No electrical installation work should be undertaken by a tenant or their contractor without prior consent. If consent is given, certification should be passed on to us. Please speak to Joe Cleaver if your telephone or broadband provider requires landlord permission to install services.

House: Internal decoration must be kept in good order including carpets and other floor covering (except those specified as landlord responsibility). It is not necessary to ask our permission before undertaking routine decoration, but we should be consulted if this means changes to the joinery (removal of a door for example). Curtains and blinds are the responsibility of the tenant.

If there is Artex/ textured finish on any wall or ceiling this should not be sanded or drilled through unless there is documentation to show it does not contain asbestos. It can be painted. Please speak to Joe Cleaver if you are unsure.

Loft Space: All new tenants from 1 January 2023 have not been able to use the loft space for storage, other than light objects around the hatch (Christmas decorations). Long standing tenants should avoid using the loft for storage if at all possible. In the eventuality that we need to increase loft insulation the loft will no longer be available for general storage and we reserve the right to remove all loft boarding except that which is required for maintenance access.

Internal waste and showerheads: Routine cleaning should be undertaken of sink, shower and bath waste including the use of an unblocking product if the water flow is slow. If this does not clear the waste, please contact Joe Cleaver. Showerheads should be descaled periodically to reduce the risk of legionella and maintain the flow. If you've been away for more than 7 days, please run shower for a few minutes prior to use as a precaution against legionella.

Mould and Mildew: Please follow the information in our [guidance sheet](#).