

Who has responsibility for repairs?

The table below sets out who has what responsibility for repairs to the block and to the flat, giving examples of your and the councils responsibilities.

Type of repair	Council	Leaseholder
Re-washer mains stopcock: to block	Yes	No
Re-washer mains stopcock: to inside flat block	No	Yes
Repair to burst/leaking pipe: up to stopcock	Yes	No
Repair to burst/leaking pipe: beyond stopcock	No	Yes
Clear blockages and repair gutters	Yes	No
Replace/repair bath, basin, taps and WC	No	Yes
Shared flooring and staircases	Yes	No
Flooring within flat (except joists and wall plates)	No	Yes
Roof structure and covering	Yes	No
Outside windows in flat (frame and sashes only)	Yes	No
Outside windows (glass only)	No	Yes
Internal doors to flat	No	Yes
Flat entrance doors (frame only)	Yes	No
All shared windows and doors	Yes	No
Electricity within flat	No	Yes
Shared re-wiring and repairs	Yes	No
Shared heating systems (including equipment in flat)	Yes	No
Individual heating systems (except Clorius)	No	Yes
Forecourts, play areas, wall, hedges, boundary gates and so on	Yes	No
Shared plastering and decorating	Yes	No