

Appendix 3 – Proposed changes to section 3.4 Repairs, Maintenance and Alteration of the new proposed tenancy agreement.

The following section was consulted on as part of the new proposed tenancy agreement.

When seeking to understand tenant concerns, there were 8 specific references to this section, and having reviewed the comments it is felt that the following slight amendments should be made to the final tenancy agreement being put forward for adoption and approval by Shropshire Council.

Note: deletions/amendments are shown below in red

3.4 Repairs, Maintenance and Alterations

3.4.1 You must have due regard for ensuring reasonable condition of the Property and in your use of common areas, your neighborhood and neighbours. This responsibility applies to you, members of your household and any other person living in or visiting the property including children.

3.4.2 You are responsible for repairs, which would not have been necessary if you had given us notice about another repair. You are responsible for repairs which either would not have been necessary at all or would not have been so extensive.

3.4.3 You are responsible for repairing and maintaining all improvements and fixtures and fittings made or fitted by you in and around the property, for example, kitchens, bathrooms, sheds and outbuildings.

3.4.4 You will carry out any repairs to your home that are not our responsibility (in the event that we are required to carry out such repairs, they will be recharged to you). This includes:

- Replacing or repairing any fixtures or fittings (such as locks and keys, hinges, glass in doors and windows, baths, toilets, sinks and basins) which require attention due to misuse by you or members of your household or visitors to your home.
- Repairing and, if necessary, renewing, gate catches and fireplace tiles
- Maintaining in a good state of repair any fixtures and fittings that you install in your home (including fires, cookers and electrical appliances);
- Maintaining in a good state of repair all toilet seats.
- Maintaining internal doors
- Surface damage to internal plasterwork
- Pelmet, curtains and picture rails
- Shed latches, bolts and catches

3.4.5 You are responsible for carrying out the following activities:

- Pest control.
- Bleeding radiators

- Cleaning and removing limescale from baths, sinks, basins and showerheads
- Lubricating hinges and locks
- Adjusting doors when you have new carpets fitted.
- Decorating the inside of your home and keeping it in a reasonable state of decoration.
- Keeping all baths, sinks and cisterns, sanitary fittings and drains clean and unblocked.
- Renewing chains and plugs for sinks, baths and basins.
- Replacing light bulbs, batteries and fuses.

3.4.6 You must take reasonable steps to prevent pipes freezing in winter, particularly by using any heating which we have provided on your property.

3.4.7 You must make sure that there is always adequate ventilation and heating within the property to avoid condensation building up within the property and causing damage. You must follow any advice given by us, our managing agents or contractors, to prevent condensation.

3.4.8 You must not lay floor coverings or mats or place decorative items or materials on communal landings or common areas.

3.4.9 You are responsible for keeping any common areas clean, tidy and clear of all items. We may remove any items left in the common areas and recharge you the cost of storing or disposing of the item.

3.4.10 If you do not maintain the inside and outside of the property, including gardens, hedges, trees and boundaries, to a reasonable condition, we may require you to make good condition of the property or we or our Managing Agents may carry out the work required and charge you the costs of the work.