

A reminder of the Repairs that you are Responsible for:

- ❖ Broken glass - unless caused by vandalism or attempted breakin which has been reported to the police
- ❖ Replacement lost keys
- ❖ Lock changes due to lost or broken keys
- ❖ If your divisional fence needs some repair work this will usually be your responsibility.
- ❖ Interior decoration (wall paper, paint, carpets)
- ❖ Small fixtures and fittings (Light bulbs, fuses, door stoppers, coat hooks, plugs and chains,
- ❖ Spy-holes, door bells unless fitted by Homes for Life, etc)
- ❖ TV aerials (unless communal)
- ❖ Smoke alarm battery
- ❖ Window blinds and curtain rails
- ❖ Blocked waste traps – choked sinks, baths and basins (through neglect)
- ❖ Additional security, including lighting to front and rear doors
- ❖ Uplift of laminate floors or floor coverings for access as required by our contractors.
- ❖ After 1st replacement in tenancy – tenant responsible for W.C seat
- ❖ Adjusting doors to accommodate floor finishes
- ❖ Showers – unless fitted by Homes for Life
- ❖ Skirting boards
- ❖ External items such as sheds, carports that have been put up by tenants.
- ❖ Clothes poles, rotary drier unless it is in a communal garden.
- ❖ Any damage to the property or fittings through neglect, accidental damage or wilful vandalism
- ❖ Condensation damage caused through lack of ventilation or use of heating.
- ❖ Damage to the property or fittings as a result of tenant alterations
- ❖ Damage to front doors as a result of forced entry eg for annual gas inspection

Novus will only attend to these repairs once you confirm acceptance that you will be charged for the cost of carrying out the repair. We recommend you clarify and agree the costs beforehand.