

Repairs Responsibilities

The following is a fairly comprehensive listing of landlord and tenant responsibilities which you may find useful. In addition to these, tenants have to repair or replace items damaged through neglect or carelessness on the part of the tenant, any member of the household and visitors to the property.

Item	OHAL	Tenant	Exceptions
Back Boiler	▲		
Bannister	▲		
Baths & Wash basin	▲		
Bin Stores	▲		
Brick/Blockwork etc	▲		
Blockage of sinks and baths	▲		Where the blockage is within the property
Car Ports	▲		
Ceilings	▲		
Chimney stacks/pots/cowls	▲		
Chimney Sweeping	▲		
Clothes Lines		▲	
Coal Bunker	▲		
Communal areas to flats	▲		
Decoration—internal		▲	
Decoration—external	▲		Tenant installations eg sheds etc
Doorbell	▲		Tenants own installation
Doors and door fittings	▲		Where damage caused by tenant
Door locks	▲		When tenant lost / broken key
Door handles	▲		Where damage caused by tenant
Door name plates		▲	
Door Entry systems	▲		
Downpipes, rain and soil	▲		
Drainage	▲		Where adopted by Scottish Water
Drainage—internal waste pipe blockage		▲	
Driveways	▲		Where provided by tenant
Electric heaters	▲		Where supplied by tenant eg removable electric fires
Electric plugs		▲	
Electric wiring/sockets and switches	▲		Electrical adaptations by tenant

Item	OHAL	Tenant	Exceptions
Estate footpaths/walls/fences	▲		Where adopted by local authority
Extractor Fans	▲		Where provided by the tenant
Fire basket		▲	Where this is the only source of heating
Forced entry		▲	
Fuse to plugs		▲	
Garages		▲	Where provided by OHAL
Garden sheds		▲	
Gates	▲		Where not provided by OHAL
Glazing	▲		Where damage is caused by vandalism which must be reported to the Police
Handrails	▲		Where not provided by OHAL
Keys (replacement)		▲	
Light bulbs (including fluorescent tube and starter)		▲	Communal areas
Painting external	▲		
Painting internal		▲	Communal areas
Parking area	▲		Where adopted by local authority
Path—access to house	▲		
Path to garden	▲		Where not provided by OHAL
Paths—public	▲		Where adopted by local authority
Rotary Clothes Drier	▲		Not the replacement of clothes lines
Shower units and fittings	▲		Where not provided by OHAL
Shower curtains		▲	
Smoke detector	▲		Where not provided by OHAL
Switches—electrical	▲		Where not provided by OHAL
Taps	▲		
TV Aerial & Communal Sockets	▲		Where not provided by OHAL
WC bowl, cistern and seat	▲		Where damage is caused by vandalism which must be reported to the Police