

DIVISION OF RESPONSIBILITY FOR REPAIRS

ITEM	PARAGON	TENANT	EXCEPTIONS
Back Boiler	X		
Balconies	X		
Bannister(internal)	X		
Baths	X		
Bin shelters	X		
Brick/blockworketc.			
Boundary wallsetc.	X		
Ceilings	X		
Chimney Stack/pots, cowls etc.	X		
Chimney FlueSweeping		X	Annual Service by PHA
Cisterns	X		
Clothes poles	X		
Coal bunkers	X		Tenants own installation
Cookers		X	Maintain where provided by PHA
Cooker Bayonet Valve	X		
Communalareas to flats	X		
Communal TV systems	X		Those not provided by PHA e.g. Cable TV
Connections for plumbed in washing machine	X		Tenant responsible for hoses
Damp proof courses	X		
Decoration internal		X	
Doorbell		X	
Doors to common areas	X		
Doors/door fittings (external)	X		
Door locks (incl. lock on bathroom door)	X		When tenant has lost broken key. Yale locks fitted by tenant.
Decoration external	X		
Doors (internal) Fire	X		
Doors (internal)		X	If found dangerous after a technical inspection
Door name plates		X	

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ITEM	PARAGON	TENANT	EXCEPTIONS
Down pipes, rain and soil	X		
Drainage (inc. Blockages)	X		Negligence by tenant tenants household or those for whom tenant responsible
Driveways		X	Where part of pedestrian
access to house or provided by PHA			
Drying Areas	X		
Electric heaters provided by PHA	X		
Electric Plugs		X	
Electric Wiring/Sockets & Switches	X		
Entry Systems	X		
Extractor Fans	X		Installed by tenant
Fascia, soffit boards etc.	X		
Fences - garden boundary		X	See Notes 1 Item (II)
Fences - between gardens		X	See Notes 1 Item (II)
Fences - other, front	X		See Notes 1 Item (II)
Fire baskets, grates & surrounds	X		
Fire (elec. & gas) provided by PHA	X		See Notes 1 Item (I)
Fireplace tiles		X	
Floor tiles	X		See Notes 1 Item (III)
Floorboards	X		

These notes help to explain the details in the table above.

Item I - A gas fire installed by a tenant must be maintained by the Association. If a tenant installs a removable electric fire, the tenant will be responsible for its maintenance.

Item II - Tenants are responsible for garden divisional boundary fences between neighbouring gardens. All other boundary fences, including estate boundary fences, are the responsibility of the Association. If an adjoining house is sold and the new owner replaces a divisional fence, the Association is obliged to contribute to the cost, but only up to the value of a like for like replacement.

Item III - Floor tiles forming part of the floor construction and provided by the Association are the responsibility of the Association. Decorative tiles provided by the tenant are the responsibility of the tenant.

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ITEM	PARAGON	TENANT	EXCEPTIONS
Foundations	X		
Furnishings provided by PHA	X		See Notes 1 Item (I)
Fuse box, ELCB, Fuses/MCB	X	X	
Fuse to plug			
Garages	X		Timber
Gas central heating/pipes/ radiators/time/thermostats/ pumps etc	X		Unauthorised installations and those not adopted for maintenance
Gas piping	X		
Gates	X		Where provided by PHA
Greenhouses		X	
Glass, external	X		
Glass to internal doors/screens		X	See Notes 1 Item (IV)
Glass, double glazing	X		See Notes 1 Item (II)
Gutters	X		
Handrails, external	X		
Hatch to loft (communal or individual)	X		
Internal Walls	X		Unauthorised installation
Immersion heaters	X		Unauthorised installation
Keys(replacement)		X	
Kitchen Fittings and worktops		X	If found dangerous or unhygienic after a technical inspection
Lifts	X		
Light bulbs		X	
Lighting pendants & roses	X		
Outbuildings		X	See Notes 1 Item (III)

These notes help to explain the details on the table above.

Item I - The Association will be responsible for any items provided as part of a furnished let.

Item II - Where tenants have provided double glazed windows, the Association will replace with double glazed windows.

Item III - Outbuildings provided by the Association are the Association's responsibility e.g. bin or pram stores.

Item IV - Glazing on internal doors are tenants responsibility unless constructed by the Association. Where tenants replace/reglaze it must be with safety glass. The Association will replace with safety glass at end of tenancy where required and recharge tenant if appropriate.

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ITEM	PARAGON	TENANT	EXCEPTIONS
Overflow Pipes	X		
Painting, external	X	X	
Painting, internal			
Parking area(communal)	X		
Path to main access	X		
Path to drying area (access)	X		
Paths - public	X		Maintained by Local
Authority			
Pigeon Lofts		X	
Plaster and plasterboard	X		
Play areas and equipment	X		Unless maintained by
			Local Authority
Porch	X		Unauthorised structure
Pulley for clothes		X	Unless only drying facility
Pumps	X		
Radiators	X		Unauthorised installation
Retaining walls (provided by PHA)	X		
Roof, roof tiles/slates, roof lights	X		
Ropes for sash and case windows	X		
Ropes for clothes drying		X	
Rotary clothes driers	X		
Roughcast	X		
Sheds		X	
Shower Unit		X	Where provided by PHA
Sink base unit		X	If found dangerous or
			unhygienic after a technical
			inspection
Sink bowl & drainer	X		
Skirting boards		X	
Smoke detectors(mains)	X		
Smoke detectors (battery)		X	
Sockets (electrical)	X		
Stairs & landing (common or internal)	X		
Stair Lighting	X		

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ITEM	PARAGON	TENANT	EXCEPTION
Steps	X		
Stores	X		
Switches, electrical	X		
Taps	X		
Ventilators	X		Unauthorised installation
Wash hand basin	X		
Washer on taps	X		
Waste plugs/chains to basin/bath/sink		X	
Water heating	X		Unauthorised installation
Water supply	X		
WC	X		
Window frames, sills and fittings	X		