

## **Helping you with repairs that are your own responsibility**

At Arawak Walton we have a full team of Repairs Specialists who can give you help and guidance when it comes to carrying out repairs that you are responsible for. We can offer advice, guidance and tell you where to get DIY supplies in your local area.

Did you know that your Tenancy Agreement says there are a few things you are responsible for maintaining in your own home? Here are some examples:

- Simple repairs around members of their household or visitors to the tenant's home.
- Maintenance of the home such as tightening loose handles
- Repairs that arise because of accidental or deliberate damage
- Any fittings and appliances not installed by Arawak Walton.
- Most infestation e.g. mice, ants, fleas, wasps, cockroaches.
- Lost keys

In exceptional circumstances we will action a repair that the tenant is responsible for, if the tenant is physically unable to resolve the matter themselves. It is possible there may be a charge for this service.

**Here are some simple examples of minor Repairs that Tenants are responsible for:**

### **Plumbing and Heating**

- Replacing plugs & chains on baths, basins and sinks.
- Re-lighting pilot lights on gas Boilers.
- Plumbing in of Washing machines or dishwashers and any leaks from these.
- Unblocking waste pipes to toilets, bath, showers, basins, sinks and waste gully's.
- Replacing broken toilet seats.

### **Electrical**

- Replacing electrical plugs and fuses.
- Resetting of circuit breakers.
- Replacement of light bulbs, fluorescent tubes and starters.
- Testing of electrical appliances owned by the tenant.

## Joinery

- Easing of doors to accommodate new flooring or carpet.
- Fitting of extra locks, catches or safety devices.
- Shelving
- Fitting or re-securing curtain rails, coat hooks or towel rails.

## Decoration

- The tenant is responsible for all internal decoration and maintaining this to a reasonable standard.
- Filling of minor cracks to plasterwork and woodwork.

## Keys and Locks

- The tenant is responsible for the replacement of lost or mislaid keys.
- If all keys are lost the tenant is also responsible for lock replacement.

Don't forget, our team are always at hand to offer tips and advice!