## Tenant & Landlord Repair Responsibilities

### Electrical & Heating

| Item | Responsibility |
|---|---|
| Electric central heating system | Landlord |
| Gas central heating, water pipes, radiators, timers, thermostats, and pumps | Landlord |
| Electrical wiring, sockets & switches | Landlord |
| Immersion heaters | Landlord |
| Communal TV systems | Landlord |
| TV aerial communal sockets | Landlord - Unless installed by tenant |
| Door entry system | Landlord |
| Smoke detectors | Landlord |
| Stair lighting (communal) | Landlord |
| Extractor fan | Landlord |
| Water heating | Landlord |
| Electrical appliances & plugs | Tenant |
| Doorbell | Tenant |
| Fire – electric & gas | Tenant |
| Public utility supplies / meters / teleswitches | Tenant |
| Smoke detector batteries | Tenant |
| Keys & key fob replacements | Tenant |