

Item	Tuntum	You	Exception / Comments
Maintenance to communal areas to flats including doors, door entry systems, flooring, car parks etc	✓		Repairs to communal areas will form part of your service charges
External painting and decorating to property	✓		
Internal decoration and cleaning to the property		✓	Unless it is a communal area
Clothes poles, washing line, rotary driers		✓	
Driveways and paving	✓		Unless damaged by you.
Fencing, gates & external boundary walls	✓		Unless damaged by you. NB Some fences and boundary walls may be shared with neighbours.
Garages and outbuilding	✓		Unless damaged by you.
Sheds		✓	
Bath, taps, shower units, shower screens, bath panels, tiles and sealant	✓		You are responsible for cleaning mould & limescale around tiles and sealant
Battery operated Smoke detectors and Carbon Monoxide detectors		✓	These are both tested annually with your gas servicing
Easing and refitting doors after carpets have been laid.		✓	
Easing windows that have been stuck after internal painting (unless the painting was done by Tuntum).		✓	
Flooring, carpets and laminate		✓	Unless provided by Tuntum. You are responsible for taking up flooring to allow access for repairs
Kitchen units, worktops, sinks and base units	✓		Replaced as fair wear tear. You are responsible for cupboard hinges, handles, etc. and any damage caused by you including damage by overloading cupboards and drawers.
Light bulbs, including fluorescent tubes and starters		✓	Lights to communal areas are maintained by Tuntum and form part of your communal service charges
Loose screws on doors, gate or window furniture.		✓	
Plugs and chains, replacement WC seat		✓	
Renewal or repair of door handles, cupboard catches and hinges (including kitchen unit doors).		✓	
Replacement of hat and coat hooks.		✓	
Replacing or repairing damaged or missing internal doors.		✓	
Shower curtain & rail		✓	Tuntum may fit these with bathroom upgrades but the ongoing maintenance and replacement will be your responsibility

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TV aerials, TV & phone sockets		✓	Communal systems are maintained by Tantum and form part of your communal service charges
Wash hand basin, baths, bidets, taps, tiles, sealant	✓		You are responsible for cleaning mould & limescale around tiles and sealant
WC, cistern, handles or push buttons	✓		Unless damaged by you
Door locks	✓		Unless damaged by you
Door numbers, letter plates and flaps, door bells		✓	Except where doors are under warranty
Buildings Insurance	✓		Tantum is responsible for insuring the building but not the contents in tenants' homes
Contents Insurance		✓	You are responsible for insuring your furniture, belongings against theft, fire, vandalism and water damage. We recommend you include insurance to cover lost or stolen keys.
Blocked Gully		✓	
Blocked waste to bath, basin, sink, toilet and shower.		✓	
Drain blockage	✓		Chargeable if due to misuse. Shared drains are maintained by Severn Trent.
Drain covers, inspection chambers, gully grids and surrounds	✓		Unless damaged by you
Electric fires, storage heaters and electric fitted heaters and extract fans.	✓		Unless damaged by you
Electrical wiring, light fittings, sockets, switches and fuse boards	✓		Check meters and self help guide
Heating and Hot Water Systems, Boilers, gas fires, cylinders, radiators, valves, controls and pipe work.	✓		Unless damaged by you. You are responsible for topping up boiler pressure
Servicing of gas appliances, boiler and fires	✓		Not tenants' own appliances e.g. cooker
Brickwork, external rendering, damp proof course, plastering	✓		Unless damaged by you
Ceilings	✓		Unless damaged by you
Floor boards, stairs, banister rails, balustrades, skirting boards, door frames	✓		Unless damaged by you
Glazing		✓	Not rechargeable if crime number provided
Roofing, chimney stacks and pots, guttering and downpipes, soffit and fascias	✓		
Window frames and furniture		✓	Not curtain rails or blind fittings