

Repair responsibilities

July 2025

Soha responsibility	Tenant responsibility
Fencing and gates	Garden maintenance including all soft landscaping areas
Existing hard landscaped areas including driveways and pavements	Clothes lines
External garden walls	Sheds and outbuildings not installed by Soha
Drainage pipework	Wheelie bins
External surface area of the property including roofs, walls, chimneys, windows and doors	Hanging Rails and Shelves
Broken glazed units	Satellite dishes and broadband connections
Internal and external structural repairs	Curtain battens and rails
Fires and fireplaces	All loose fitting furniture
Fascias, soffits, guttering and downpipes	Replace/refix loose skirting boards, architraves and dado rails
Garages and outbuildings installed by Soha	Repair of internal doors including repair/replacement of loose internal door locks, latches, handles, hinges, defective letter boxes and locks where the keys have been lost
Building Insulation	Internal decoration
External decoration	Floor coverings including repairs
Scaffolding to effect repairs	Clearing and cleaning internally and externally
Internal sub-floors and staircases	Mirrors, toilet roll holders, soap dishes, towel rails, sink and bath plugs
Internal fire doors and furniture	Bathroom cabinets
Balustrades, handrails and grab rails	Replacement lightbulbs
Kitchen cupboards, doors and worktops	White goods

All bathroom sanitary fittings (that is, the basin, toilet, bath, shower or bidet)	Repair/replacement of WC seats
Repair/ replacement of door frames, linings, architraves etc. and any door repairs not noted as being tenant's responsibility above	
All water pipework and waste pipes	
Shared communal areas in blocks	
All internal walls and ceilings (excluding decoration)	
Internal door replacements	
Floor and wall ceramic tiling	
Damp and mould and pest treatments	
All ductwork, ventilation and extractor units	
All heating plant and gas appliances	
Electrical circuits, sockets and switches	
Door entry systems	
Fire alarm systems	

Please note that any repair caused due to neglect or damage caused by the resident can be recharged to the tenant.