

## **RECHARGABLE REPAIRS POLICY**

Sept 2017

Approved by MC: September 2017

Review date: September 2019

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### **1. OBJECTIVE OF THIS POLICY**

- 1.1 The QBTC Management Committee (MC) has outlined the responsibilities of tenants with regards to rechargeable repairs and damage caused by either tenants or third parties.

### **2. POLICY STATEMENT**

- 2.1 Tenants are responsible for looking after the inside of their home and for keeping it in good decorative order. This means that when tenants leave it should not be necessary to decorate, due to tenant damage or clean it out before someone else moves in.
- 2.2 Tenants must take all reasonable precautions not to cause damage to the property or allow family or visitors to do so. This applies to the building itself and any of the landlords' fixture and fittings.
- 2.3 If damage is caused on purpose or if reasonable steps could have been taken to prevent it but did not do so, tenants must cover the cost of repairs. This includes blocked toilets or waste pipes, replacement locks due to lost keys and broken glass in doors or windows.
- 2.4 It is the tenant's responsibility to arrange repairs for damage caused by domestic disputes, vandalism, accidents or burglaries. It is strongly recommended that all tenants arrange their own Contents Insurance Policy.
- 2.5 If someone, who is not connected to the tenant, causes a repair, by accident or damage it may be possible to make an insurance claim, but this may only apply to the building and the landlords' fixtures and fittings if the cost is over £250.00. The landlords' insurance does not cover the cost of replacing tenants own personal belongings, furniture, household items or clothing.

### **3. QBTC TENANT RESPONSIBILITIES**

- 3.1 The tenant is also responsible for other jobs around the house which the landlord **WILL NOT PAY FOR**. Specifically, these are the upkeep or replacement of:

- Internal locks
- Locks when keys are lost or stolen
- Repairs to internal doors
- Cupboard catches
- Keys when lost or stolen
- Light bulbs and fluorescent strips
- Hat and coat rails
- Plugs & chains to sinks, wash-hand basins & baths
- Pull cords to bathroom lights
- Toilet seats
- Damaged white goods, furniture, fixtures, and fittings
- Broken windows or glazing in doors
- Electric plugs, fuses or batteries for smoke detectors
- Clearing blocked waste pipes where caused by improper use
- Interior decoration
- Fitting draught excluders
- Your garden (including boundary fences)
- Tap washers

If QBTC discovers that a repair has been raised for any of the above jobs, or anything that is considered to be tenant's responsibility, the tenant will be re-charged for the cost of the work.