

Repairs Liabilities

The lease between the owner of the flat (Lessee) and Brentford Dock Limited (Lessor) sets out the responsibilities of each party with regard to repairs. In general terms, the owner of the flat is responsible for the interior of the flat and items serving a single property, while the Lessor is responsible for the structure, external fabric and communal services:

[Trade] Item	Area / Description	BDL	Owner	Notes
PLUMBING				
Stopcock	Communal	X		
	In-Property Mains		X	
Burst or leaking pipe	Up to (but not including) Mains Stopcock	X		
	Stopcock > within property		X	
Water Storage Tanks	Communal	X		Supply cold water to cylinder header tanks and bathroom cold taps.
	Individual		X	Most top floor maisonette properties have their header tank located on the roof. The tank is the responsibility of the owner, but, because of its location, works will be undertaken by the Company and recharged.
Repair/replace bath, sink,toilet or taps			X	
Repair leaking waste pipe, trap, fitting etc			X	
Main soil stack or rainwater pipes and channels.	Clearance & repairs	X		A recharge may be made if it is found that the cause of the blockage was within the occupant's control
Waste pipes within property (eg from sink/toilet to main stack)			X	
HEATING & HOT WATER				
Main isolation valves		X		Normally, there are three shut-off valves to each property. They are normally located in the kitchen and/or hallway cupboards and control the heating, hot water and cold feed returns.
Valves / connections beyond main valves			X	There is usually a shut-off valve for the water storage tank adjacent to the toilet
In-flat pipework			X	Including pipework in screeds / floors.
Radiators, hot water cylinder and thermostatic valves			X	To ensure the overall integrity of the communal heating and hot water system, the capacity of any replacement radiators must not exceed that of the original installation. It is essential that all thermostatic controls are maintained in full working order.
STRUCTURAL & WOODWORK				
Flooring in Communal areas	Tiling, screed, floor slab	X		
Flooring inside flats	Floor slab	X		
	Screed, tiling, skirtings		X	All pipework beneath the floor is in the screed (above the floor slab)
Non-load bearing walls			X	
Load bearing walls		X		Excluding plaster and decorations
Ceilings and plaster		X		NB - cracks as a result of differential movement are excluded. Where decorations are disturbed by the Lessor in the course of other works redecoration will only be carried out to the affected are.
Roof structure and covering		X		
In-flat staircases			X	
Communal staircases		X		
Window to flat	Frame, sashes, fixtures & fittings, glazing		X	Windows belonging to individual flats will be repaired, where practicable, at the time of external redecorations as part of these works and the owner recharged.
Communal windows	Frame, sashes, fixtures & fittings, glazing	X		
Flat entrance door			X	
ELECTRICAL				
Communal Lighting	Walkways, stairwells, streetlamps*, parking areas			* All streetlamps except those on the adopted Public Highways (Augustus Close and part of Justin Close: these are maintained by the Local Authority)
In-flat fuses	Including consumer board		X	
Fittings and in-flat wiring	Lighting, sockets etc		X	
Communal TV Aerial System		X		Call outs will be recharged where 'user error' is found to be the cause.
Ventilation system		X	X	It is essential that 'mushroom' type baffles are used in bathrooms and toilets. Electrical vents should not be connected to the communal system under any circumstances. Ventilators must be periodically cleaned by the occupant of the flat to ensure the good operation of the system.
OTHER				
Parking Posts			X	These will be fitted or removed by the company upon request but must be supplied by the owner.
Garage Doors		X		
Garage & parking post locks			X	
Pest Control	Affecting single property		X	e.g. Cockroaches, bed bugs, insects
	Affecting whole Block or Estate areas	X		e.g. Wasps, mice, rats, pharaoh ants