

LIST OF LEASEHOLDER REPAIR RESPONSIBILITIES



List of Leaseholders' repairs responsibilities

Plumbing	Lambeth Council, Lambeth Living or CETRA	Leaseholder
Inside the property		
Beyond the stopcock		✓
Fit a new washer to the mains stopcock inside the flat		✓
Repair a leaking waste pipe or trap fittings inside the flat including branches up to the soil stack		✓
Repair or replace the bath, basin, sink, taps or toilets		✓
Your water storage tank		✓
Outside the property		
Clear a blockage or repair a leak to the main soil stack, rainwater pipes and gutters	✓	
Fit a new washer to the mains stopcock to the block	✓	
Repair a burst or leaking water pipe up to and including the main stopcock	✓	
Repair or replace the shared water storage tank	✓	

Fixtures	Lambeth Council, Lambeth Living or CETRA	Leaseholder
Inside the property		
Break-ins through windows		✓
Concrete floor screed inside flats		✓
Cords and weights inside flats		✓
Fixtures, fittings and locks in flat		✓
Front door (including fixtures, fittings and locks)		✓
Flooring inside the flat		✓
Forced entry / break-in through front door		✓
Repairs to fitted units and cupboards		✓
Skirting boards		✓

Fixtures	Lambeth Council, Lambeth Living or CETRA	Leaseholder
Outside the property		
Concrete floor slabs in shared areas	✓	
Cords and weights in shared areas	✓	
Rood structure and covering	✓	
Shared staircase repairs	✓	

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Electrical	Lambeth Council, Lambeth Living or CETRA	Leaseholder
Inside the property		
Repairing individual doorbells		✓
Replacing and repairing fittings inside the flat		✓
Repair and replace the consumer unit (fuse box)		✓
Outside the property		
Repair and replace the distribution board, including the incoming mains supply	✓	
Rewire the shared areas	✓	