

	Landlords Responsibility	Tenants Responsibility	Comments
Bathroom			
Bath			
Shower			Unless caused by the tenants neglect, i.e. not washing shower surround thus encouraging mildew and lime scale build up
Toilet Seat			Unless damage caused by improper use e.g. standing on it
Toilet Pan			
Wash Basin			
Central Heating			
Chimney and Flue			
Chimney Sweeping			
Coal Bunker			
Electric Storage System			
Electric Warm Air System			
Fireplace Tiles			
Gas Fired System (radiators)			
Solid fuel System			
Plumbing			
Blocked Sink, Bath, Wash Basin, or Toilet			
Domestic Cold Water			
Downpipes (Rain and Soil)			
Drains			
Gutters			
Hot Water Supply			
Sinks, Bath, Wash Basins Plugs and Chains			
Washing Machine Fittings			Unless supplied by Landlord
Electrical			
Electric Fire			Unless supplied by Landlord
Light Fittings			Not including bulbs
Plugs			Unless equipment supplied by Landlord
Sockets			Unless Damaged by tenant through misuse
Smoke Detectors			
Stair Lighting			
Structure			
Ceilings			
Damp proof Course			
Floors			
Walls			
Stairs / Steps			