

# Repairs

As a landlord you are obliged by law to carry out repairs to:

- The structure and exterior of the building, including drains, guttering and pipe work.
- Water, gas and electricity supply installations.
- Heating and hot water appliances.
- Baths, sinks, toilets and other sanitary installations.

You would also be expected to maintain furnishings and appliances which are supplied as part of the tenancy agreement, such as the washing machine and fridge/freezer.

Owners should agree upon access arrangements with the students when organising repairs.

You should advise tenants of the time scale for the repair work to be completed and name the contractor who will be carrying it out.

Repairs representing immediate risk to the tenant's health or safety e.g. gas, electricity, water or sanitation should be attended to within 24 hours.

Defects which cause loss of facility or are likely to cause further deterioration to the structure/fabric of the building should be rectified within seven days, whilst defects which can be deferred without serious inconvenience to tenants should be rectified within 14-28 days.

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