



Repair Responsibilities – A Guide for Sadeh Lok Residents

Sadeh Lok is responsible for most of the repairs that may arise in and around your home, but not all.

Shown below are those repairs that are your responsibility

Repairs to the inside of the home that are the resident's responsibility:

Item	Notes
Any fixture and/or system fitted by you	
Blockages to basins, baths or sinks	Sadeh Lok will attend to all reported blockages, but costs will be recharged to residents if blockage has been caused by inappropriate/ misuse: staff should always ensure that the cause of the blockage is obtained from the contractor who attends
Broken handles and latches to inside doors	
Cooker; unless originally provided by Sadeh Lok	Including the installation and connection of residents own appliances (Corgi registered contractors must be used)
Dado Rails	
Decorating (internal)	Including decoration of all internal papering, painting, woodwork and coving
Electric meters	Residents are responsible for arranging the supply of electricity and reporting faults with meters to their supplier
Fuses to appliance outlets and plugs	
Gas meters	Residents are responsible for arranging the supply of gas and reporting any faults with meters to their supplier
Gas water heaters	
Glazing	This will be a rechargeable repair unless Residents are able to provide a crime number which must be verified with the police
Heating	See "Gas heating" or "Electrical heating" (above)
Hooks	



Light bulbs - including fluorescent tubes & starters	
Painting (internal)	See "Decorating"
Pest Control, such as ants, wasps, mice, rats	Sadeh Lok is only responsible for dealing with 'pests' where the pest obtains access to a home due to a building defect
Plugs and chains to sinks, basins and baths	
Shower Curtains, including rails/poles and rings	
Tap washers/re-seating	
Toilet Seat	Both refixing and replacement
Waste pipe/trap blockages	Residents will be recharged for clearing blockages to internal traps and waste pipes if Sadeh Lok are forced to arrange for the blockage clearing
Window – glass	See "Glass"
Windows – additional locks	

You can request a copy of Sadeh Lok's Recharge Policy by <clicking here> - *this will launch an email to CST*

Repairs to the inside of the home that are the resident's responsibility:

Item	Notes
Any damaged caused by the resident, residents family or visitors	Where damaged is caused by a third party the resident may need to provide a police crime number, otherwise a recharge of the resulting repairs may be made
Drain gully blockage	Sadeh Lok will replace gully grating
Gardens including lawns & hedges	
Glazing	This will be a rechargeable repair unless Residents are able to provide a crime number which must be verified with the police
Lighting external (to individual properties)	Unless the whole replacement of a light fitting originally provided by Sadeh Lok
Pest control, such as ants & wasps	Residents may be able to get help from the Local Authority Environmental Health Department
Rotary dryer/clothe posts	Unless provided by Sadeh Lok to a communal block



TV aerials and cabling	Unless provided by Sadeh Lok has part of a communal TV system
Washing lines & posts	See also "Rotary dryer" above
Window – glazing	See "Glazing"