

One Vision Housing

Leasehold and Freehold Responsibilities

Plumbing

	<u>OVH</u> OVH To Pay 100%	<u>OVH</u> LH to Pay a share	<u>LH</u> LH to pay 100%	<u>OVH/LH</u> To be Reviewed individually
Flooding caused by upstairs flats				****
Drain Maintenance leading to property boundaries	****			
Drain Maintenance inside property boundaries			****	
Rain Water Pipes R&M		****		
Gutters R&M		****		
Soffits R&M		****		

Key

LH – Leaseholder

OVH – One
Vision Housing

R&M Repairs
and
Maintenance

Day to Day Repairs & Maintenance

	<u>OVH</u> OVH To Pay 100%	<u>OVH</u> LH to Pay a share	<u>LH</u> LH to pay 100%	<u>OVH/LH</u> To be Reviewed individually
Boiler R&M			****	
General Maintenance Communal Area		****		
Communal Flooring R&M		****		
External Walls R&M		****		
Provision of Smoke Detectors Fire fighting equipment and R&M of Communal area	****			
Repairs to Bin Chute Areas		****		

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Lift Maintenance		****		
Communal staircase maintenance		****		
Communal pathway maintenance		****		
Non communal pathway maintenance			****	
Boundary Fencing		****		
Painting of Communal Areas		****		

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Painting inside property			****	
Cladding R&M		****		
Fascias R&M		****		
Damp Proof Coursing - Local to Leasehold property				****
Damp Proof Coursing - Throughout whole block		****		
Maintenance to building structure		****		

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Grounds Maintenance (Including trees) to Leaseholders own garden area			****	
Grounds Maintenance (Including trees) to Communal garden area		****		
Roof works		****		

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Doors and Windows

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Leaseholders Front Door R&M			****	
Communal Front Door R&M (Including door entry system)		****		
Fire Door R&M		****		
Window Replacement inside property and R&M (Including Associated replacement of putties)			****	
Communal Window R&M		****		

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Electrical

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Electric re wiring inside property			****	
Renewal of Fuse Board			****	
R&M of personal door bell			****	
Electric re wiring - communal area		****		
LH Portable Appliance Testing (www.pat-testing.info)			****	
Lighting and R&M in communal areas		****		

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Lighting within property			****	
Communal Aerial R&M		****		
Communal Aerial R&M - Disclaimer signed by Leaseholder **			****	
Non Communal Aerial R&M			****	

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Miscellaneous

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Kitchen R&M			****	
Bathroom R&M			****	
Internal Decoration/Furniture			****	
Gas Servicing				****
Buildings Insurance ****		****		
Home Contents Insurance			****	
Adaptations/Grab Rails - (refer to Sefton Council Disability Funding Grant)			****	

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Internal Alterations ***				****
Purchase of communal space (e.g. loft space) ***				****
Plastering - Communal Parts		****		
Plastering - Non Communal Parts			****	

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Notes

*** To be Reviewed on Individual basis means that the circumstances surrounding the item will need to be taken into account before determining responsibilities, for example it may be that a leak caused by another resident causing damage to your flat may be covered through your insurance.**

**** If you do not wish to receive a TV picture via a communal aerial which we maintain then we will not ask you to contribute to any maintenance charges of the aerial, but we require you to sign a disclaimer form confirming that you don't wish to receive a picture from the communal aerial**

***** Any internal alterations or request to purchase additional space must be made in writing to OVH following initial consultation with Sefton Councils planning department**

****** OVH are responsible for selecting an insurance provider and pay insurance costs in advance, individual premium costs are then recovered in the annual estimated service charge bill**