

As part of your tenancy there are several light maintenance items which a tenant is responsible for during your time at the property.

1. Lights: There are several reasons that a light may not be working, and the tenant is responsible for the following:
  - a. The bulb may need replacing.
  - b. The main fuse may have tripped and needs to be reset or replaced.
  - c. If the main fuse keeps tripping after it has been reset, it is likely that something else that has been plugged into the wall sockets is causing the problem, which you will need to identify.
2. Tripping main fuse box: Sometimes fuses on the main consumer board do trip or even blow and require replacement. What to check if this happens:
  - a. Is it caused when you turn a light on in any one of the rooms? If so, it is almost certainly caused by a blown bulb which will need to be changed.
  - b. If it continues to happen with all lights off, you will need to check all electric items that are plugged in as per the above in point 1.c.
3. Blocked sinks and drains: This is a common issue, as per your contract this is something that a tenant is responsible for. Generally speaking, what you put down the sink is what causes the issue. It is possible that in some properties where there are several flats, the blockage occurs in the main waste pipe which the freeholder will be responsible for. However, this will affect all flats and not just yours, so it is quite simple to identify.
4. Boiler pressure: If you have gas in your property there will also be a boiler there, we will ensure that the boiler gas safety certificate is conducted every year, so it is safe. Sometimes boilers do drop water pressure. When this happens there is a small tap normally located under the boiler which can be turned to add water until the pressure reaches a normal level, please make sure you turn it off afterwards. If you do not have a boiler manual in the property, please contact the office and we will try and locate one on the internet for you or visit the link on our website.
5. Smoke detectors: These should NEVER be removed from the ceiling for yours and others' safety. Sometimes the battery will need to be changed which is a very simple job, requiring you to remove the unit, take out the old battery, put the battery in and secure the unit back onto the ceiling.

