

Schedule 5

Repair Option Table

Maintenance Service Area	Contract Option	Responsibility to carry out works	Responsibility for Payment
Day to Day Reactive Repairs	OPTION 1	L&Q (unless tenant responsibility repair – see Minor Repairs below)	L&Q from Landlord Charge (unless tenant responsibility repair – see Minor Repairs below)
	OPTION 2	Agent	Agent from additional allowance
Minor Reactive Repairs & Property Maintenance (see Schedule X)	OPTION 1	Agent	Agent from additional allowance
	OPTION 2	Agent	Agent from additional allowance

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Maintenance Service Area	Contract Option	Responsibility to carry out works	Responsibility for Payment
Void Works (self contained property)	OPTION 1	L&Q Inspection L&Q carry out works	L&Q from Landlord Charge Recharge any tenant responsibility works to Agent
	OPTION 2	Agent	Agent from additional allowance
Void Works (room in shared property)	OPTION 1	Agent does visual check Agent carries out 'Housekeeping' void works	Agent
		Agent reports any void 'Reactive Repairs' work to L&Q	L&Q from Landlord Charge Recharge any tenant responsibility works to Agent
	OPTION 2	Agent	Agent from additional allowance

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Cyclical Decorations	OPTION 1 & 2	L&Q Every 5 years to carry out external and internal communal areas only (not offices or bedrooms)	L&Q from Landlord Charge
Major Repairs / Replacements	OPTION 1 & 2	L&Q on planned maintenance programmes	L&Q from Landlord Charge
Gas Servicing	OPTION 1 & 2	L&Q	L&Q from Landlord Charge
Fire Equipment Servicing & Replacement	OPTION 1 & 2	L&Q	Agent recoup via service charge to tenants. L&Q will invoice Agent
Lift Servicing	OPTION 1 & 2	L&Q	Agent recoup via service charge to tenants. L&Q will invoice Agent

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Electrical Installation Testing (common parts)	OPTION 1 & 2	L&Q planned programme to comply with statutory requirements	Agent recoup via service charge to tenants. L&Q will invoice the Agent
Water System Testing	OPTION 1 & 2	L&Q	L&Q from Landlord Charge
Portable Appliance Testing (PAT) on all Agent owned appliances or appliances for which the Agent has responsibility	OPTION 1 & 2	Agent	Agent

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Any other L&Q owned equipment servicing (common parts)	OPTION 1 & 2	L&Q	Agent recoup via service charge to tenants. L&Q will invoice Agent