

1	2
Defect	Prescribed period (in working days)
Total loss of electric power	1
Partial loss of electric power	3
Unsafe power or lighting socket, or electrical fitting	1
Total loss of water supply	1
Partial loss of water supply	3
Total or partial loss of gas supply	1
Blocked flue to open fire or boiler	1
Total or partial loss of space or water heating between 31st October and 1st May	1
Total or partial loss of space or water heating between 30th April and 1st November	3
Blocked or leaking foul drain, soil stack, or (where there is no other working toilet in the dwelling-house) toilet pan	1
Toilet not flushing (where there is no other working toilet in the dwelling-house)	1
Blocked sink, bath or basin	3
Tap which cannot be turned	3
Leaking from water or heating pipe, tank or cistern	1
Leaking roof	7
Insecure external window, door or lock	1
Loose or detached bannister or hand rail	3
Rotten timber flooring or stair tread	3
Door entryphone not working	7
Mechanical extractor fan in internal kitchen or bathroom not working	7

Explanatory Note

(This note is not part of the Regulations)

These Regulations give secure tenants of local housing authorities rights relating to repairs to their homes which their landlords are obliged, under repairing covenants,

to carry out. Such a tenant is given the right, if the first contractor does not complete qualifying repairs within specified time limits, to require the landlord to appoint a second contractor to carry out the repairs. The tenant is also given a right to compensation from his landlord if the repairs are not carried out within specified time limits after he has asked for a second contractor to be appointed.

Regulation 2 contains definitions and provides that landlords themselves are included in references to contractors in the Regulations.

Regulation 3 describes the circumstances in which the rights apply. A repair must be within a description of repair prescribed by regulation 4.

Regulation 5 sets out the procedure the landlord should follow if a tenant asks for a repair to be carried out. If the repair is a qualifying repair and is not carried out within specified time limits, regulation 6 entitles the tenant to require the landlord to appoint a different contractor to do the repair. If the repair still is not completed within specified time limits, the tenant may be entitled to compensation from the landlord under regulation 7.

Regulation 8 suspends, in exceptional circumstances, the specified time limits and regulation 11 extends the limits in the transitional cases described.

Regulation 9 provides that notices may be served by post and regulation 10 provides that disputes may be determined by the county court.