

LANDLORD / TENANT RESPONSIBILITIES

SCHEME NAME:

ELEMENT/SUB ELEMENT	BLACKWOOD				**Insert Tenant Name		
	Maintenance	Repair	Replacement	Insurance	Maintenance	Repair	Replace
Substructure	X	X	X	X			
Superstructure	X	X	X	X			
Upper Floors	X	X	X	X			
Roof	X	X	X	X			
Stairs			X	X	X	X	
External Walls	X	X	X	X			
Windows & External Doors (including ironmongery and excluding glass)				X	X	X	X
Glazing				X	X	X	X
Internal Walls & Partitions				X	X	X	X
External redecorations				X	X	X	X
Internal Finishes (Decoration)							
Wall Finishes					X	X	X
Plaster/Board Repairs					X	X	X
Painting to all areas					X	X	X
Tiling					X	X	X
Floor Finishes							
Finishes covered under Blackwood's Buildings insurance				X	X	X	X
Floor Finishes - All other areas					X	X	X
Ceiling Finishes							

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	Maintenance	Repair	Replacement	Insurance	Maintenance	Repair	Replace
All areas				X	X	X	X
Plumbing							
Sanitary Appliances (including anti-scald valves and taps)				X	X	X	X
All pipework waste and water, fittings and gullies				X	X	X	X
Rainwater Goods					X	X	X
All shower controls, including TMV's, fittings and shower waste pump					X	X	X
Central Heating System (including boiler)			X		X	X	
Services							
Communal Door Entry System					X	X	X
Individual Door Entry System					X	X	X
Communal Automatic Door Openers					X	X	X
Individual Automatic Door Openers					X	X	X
Track & Hoists (excluding slings)					X	X	X
Hoist slings					X	X	X
Electrical Circuits and Fittings							

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	Maintenance	Repair	Replacement	Insurance	Maintenance	Repair	Replace
Lift Installation					X	X	X
Communal T.V System					X	X	X
Fire Detection and Alarm System					X	X	X
Fire Fighting Equipment (extinguishers and fire blankets)					X	X	X
Services Continued							
Warden Call System (complete system including license)					X	X	X
Fittings & Furnishings							
Kitchen Fitments (including sinks)			X		X	X	X
Fitted Wardrobes, Internal Doors (including ironmongery and glass)			X		X	X	X
Appliances							
Washer/Dryers etc					X	X	X
All other appliances funded by tenant					X	X	X
Mini Kitchens (including appliances)					X	X	X
Furniture (including curtains)					X	X	X
Telephone System							
Normal lines and pay phones					X	X	X
Dedicated land line to Fire Station					X	X	X

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	BLACKWOOD				**Insert Tenant Name		
ELEMENT/SUB ELEMENT	Maintenance	Repair	Replacement	Insurance	Maintenance	Repair	Replace
External Works							
Drainage		X	X	X	X		
Wall Lighting				X	X	X	X
Boundary Fences and Bin Stores				X	X	X	X
Rotary Driers					X	X	X
Soft Landscaping					X	X	X
Hard Landscaping					X	X	X

Signatory:

On behalf of Blackwood

Signatory:

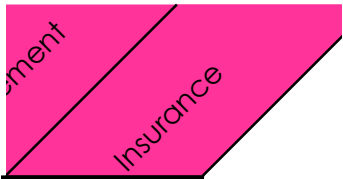
On behalf of Tenant

Date:

Date:

Appendix 1

Revision 0



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Appendix 1

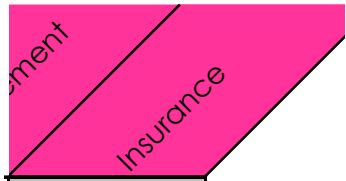
Revision 0



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Appendix 1

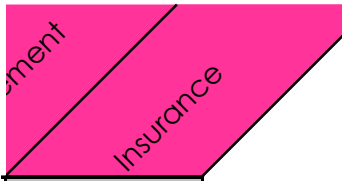
Revision 0



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Appendix 1

Revision 0



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