

Communal Repairs

Flats are the most common types of properties in city centres across the world, and Edinburgh is no exception! Whether your property is within an 1880s tenement or a newly built complex, you are very likely to have common areas that you share with your neighbours.

What are common areas?

Common areas may include:

- Common accessways
- Common stairs
- Common lifts
- Bin stores
- Drying greens
- Communal garden areas.



What must be done?

Common areas are often covered by the Repairing Standard. Under these rules, your common areas must:

- Have a common front door that:
 - Is secure, with an adequate lock (any common rear doors must also meet this standard).
 - Has a keyless emergency exit mechanism on the inside.
 - Has a secure entry system that informs your tenant when a visitor arrives and that allows the tenant to open the door remotely.
- Have adequate lighting.
- Have safe paths and ramps.
- Must be reasonably tidy, clean and free from obstructions (especially if the obstructions impede their use or escape from fire).

Who needs to do it?

Newer developments tend to have factors – a managing company that looks after the common areas in a development for a fee – but these are often lacking in older properties.

If you have a factor, we would inform them of any breaches of the Repairing Standard within the common parts. Your factor then has a duty to organise the appropriate response (whether that be cleaning, repair work or something else).

Where there is no factor, it is up to you and your fellow owners in the tenement to come together and organise maintenance yourselves. Agreeing and organising common repairs when you do not have a factor can be very difficult.

In short, **you must:**

- Take reasonable steps to get consent/agreement to carry out common repairs.
- Support reasonable proposals to carry out common repairs that are needed to meet the Repairing Standard

You do not need to carry out common repairs if you cannot get consent/agreement to do so. This will (generally) not be classed as a breach of the Repairing Standard, but this depends on the circumstances.

Please see our separate Chapmans' Guide on organising common repairs to get more information on how to organise repairs without a factor.

As a reminder, Communal Repairs are your responsibility and as your Agent we cannot coordinate, negotiate or collaborate with other owners about communal repairs.

Information correct as of May 2024.

We hope you have found this helpful. If you have any questions or would like to speak to a member of our team, please don't hesitate to get in touch.

 info@chapmanspm.co.uk

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