

Initial 10-year repair period (external & structural repairs)

Throughout the initial 10-year repairs period, some external and structural repairs will be the responsibility of Leeds Federated (where the repair is not covered by a building warranty, buildings insurance, or any other guarantee connected to the particular components).



During this repair period, Leeds Federated are responsible for the cost of essential repairs to:

- The external fabric and structure of the building.
- Structural repairs to walls, floors, ceiling, and stairs inside the property.
- Any service media or equipment in your property that doesn't just serve your property.



The repairs period only covers **essential repairs** and it does not include:

- General routine maintenance you'd do to keep things working properly like servicing, cleaning, or testing.
- Redecoration.
- Renewing parts of the building including any improvements you make.
- Any repairs that are covered by a warranty, insurance, or guarantee.



Should you have any repairs required to any of the above, please email leasehold@lfha.co.uk.



You will be asked to provide photos of the repair, and we may need to send out a Leeds Federated representative to inspect the works prior to a repair being arranged.

External structure of the building

Roof

Eligible	Not Eligible
Roof structure – joists, beams and battens of roof frame	Solar panels attached to roof that serve just your home
Roof covering – e.g. tiles	Guttering and downpipes on houses
Roof “felt” – waterproof membrane	Flues or vents that exit through the roof unless they serve more than one property
Chimney stack	Extractor fan outlets
Soffit and fascia	
Flat roof covering	
Flashing	
Roof valley	
Integral/hidden gully	
Guttering and downpipes on blocks of flats	



External Walls

Eligible	Not Eligible
Structural frame of the building – any material	Flues or vents exiting through the wall (unless they serve more than one property)
Brickwork and blockwork	Extractor fan outlets – e.g. from your bathroom or kitchen
Cladding attached to external wall	
External wall systems	
Weatherboarding attached to external wall	
Lintels above doors and windows	
Damp proof course	
Wall cavity	
Insulation in wall cavity	



External structure of the building (cont'd)

Doors and windows

Eligible	Not Eligible
Property entrance doors	Glass in windows or entrance door
Entrance door frame	Door threshold
Window frames	Door bell
External door step	Property signage – e.g. door number
	Internal doors
	Door and window fittings – e.g. handles, locks, letterbox, spy-hole, hinges, any door furniture
	Cosmetic damage to doors and windows



Internal structure of the building

Internal Walls

Eligible	Not Eligible
Structure of load bearing walls - brickwork, framework	Plaster on the walls
	Plasterboard attached to building structure
	Decorative surfaces – e.g. paintwork, wallpaper,
	Shrinkage cracks
	Walls that aren't load bearing – e.g. stud walls
	Internal doors



Internal structure of the building (cont'd)

Floors

Eligible	Not Eligible
Floor structure – joists, beams, floorboards	Floor coverings – e.g. carpet, vinyl, floor tiles, laminate, hard flooring
Floor surface attached to joists or building frame	



Ceiling

Eligible	Not Eligible
Ceiling structure – joists, beams	Plaster on ceilings
Ceiling surface attached to joists or building frame – e.g. plasterboard	Decorative surfaces
	Paintwork
	Shrinkage cracks



Stairs

Eligible	Not Eligible
Structure - treads, risers	Stair nosing
Banister and handrail attached to staircase structure	Gripper rods
	Floor covering – e.g. carpet, vinyl
	Paintwork
	Handrail attached to wall not staircase structure



Roof space / loft

Eligible	Not Eligible
Joists, beams, rafters, roof truss	Loft insulation
Roofing membrane (felt) under tiles	Boarding attached to beams or joists



Service media that serves more than one property

Eligible	Not Eligible
Any pipework, cables or wiring serving more than one home	Any services, conduits, drains of any sort that just serve your property or just one property
Pipework, cable or wiring that serves communal areas	Routine servicing, cleaning, clearing out or testing of installations
Drains and sewers serving more than one home	
Communal aerial system	
Communal ventilation duct serving more than one home	
Waste pipes serving more than one home	
Drains that serve more than one home	

