

HOUSING MAINTENANCE

TENANT RESPONSIBILITIES



THE HOUSING MAINTENANCE section is responsible for the management and control of the Council's rented stock, this includes structural repairs and alterations on medical grounds.

On signing your **TENANCY AGREEMENT** you have assumed responsibility for repairs of a **non-structural** nature to your Council rented dwelling including repairs arising from any wilful or malicious damage to your home, no matter who causes it.

OUTLINED BELOW IS A FULL LIST OF THE TYPE OF REPAIRS YOU AS A TENANT ARE RESPONSIBLE FOR:

INTERNAL REPAIRS	TENANT	SDCC
Internal plaster cracks	✓	
Repairs to or replacement of cupboards, wardrobes, kitchen units and their doors, hinges, handles, locks, catches and drawers	✓	
Curtain rail and window boards	✓	
Hat and coat hooks and boards	✓	
Chimney sweeping	✓	
Repairs arising from condensation damage	✓	
Wall and floor tiles	✓	
Internal woodwork such as floors, doors and skirting boards	✓	
Ventilator covers	✓	
Internal decoration	✓	



ELECTRICAL REPAIRS	TENANT	SDCC
Sockets		✓
Ceiling roses, lamp holders and plugs	✓	
Immersions		✓
Fuses, except main fuses	✓	
Elements for electric fires. All repairs to electric appliances, fires and heaters not installed by the Council	✓	
Replacement of light bulbs and any bulbs that may be required for pilot lights	✓	
Power failure - localised to your home		✓
Faulty lights & light switches		✓
Fuse boards		✓
Cooker switches		✓
Storage heaters		✓
Smoke detectors		✓



N.B. The tenant(s) will be responsible for any electrical repairs arising from his/her interference with the electrical installation and if the Council has to execute repairs arising from such interference, the cost of such repairs will be charged to the tenant(s).

EXTERNAL REPAIRS	TENANT	SDCC
Loose or broken roof tiles		✓
Maintenance of gardens and hedges to be kept in a tidy condition	✓	
Damaged steps		✓
Repairs to, or replacement of fences and garden boundary walls erected by the Council	✓	
Railings / screening on balconies		✓
Leaking / broken gutters		✓
Clothes lines	✓	
Fuel sheds or outhouses; including roof repairs and repair or replacement of doors, locks, door handles or catches	✓	
Structural cracks		✓
Cleaning of silt, leaves or other deposits from gutters	✓	
Repairs to, replacement of, and re-erection of front gates, side gates or doors leading to garden areas, including their support frames	✓	



PLUMBING REPAIRS	TENANT	SDCC
Leaking basins & sinks		✓
Cleaning of gully traps (sinks and surface water waste)	✓	
Leaking bathroom fixtures / appliances installed by tenant	✓	
Replacement or repair of stopper and chains for baths, sinks and basins	✓	
Leaking toilets		✓
Blocked drains, gullies & AJs, you are reminded to never flush wipes down toilets	✓	
Replacement or repair of toilet bowel, wash hand basin, bath, toilet cistern and cover except if it is cracked and leaking through fair wear and tear	✓	
Replacement or repair of toilet seat, chains and handles	✓	



COOKING & HEATING APPLIANCES	TENANT	SDCC
Gas or other heating or cooking appliances installed by the tenant(s)	✓	
Faulty gas boilers		✓
Leaking heating pipes		✓
The basket / grate in all fire places and the replacement of glass panels in doors of room heaters	✓	
Damaged caused to room heater by improper use	✓	
Repair and replacement of tiles on fireplace / hearth	✓	



GENERAL	TENANT	SDCC
The tenant(s) shall be responsible for the repair of any wilful or malicious damage and if the Council undertakes repairs resulting from such damages the cost of such repairs will be charged to the tenant(s)	✓	
The tenant(s) shall be responsible for repairs to doors, windows, fixtures and fittings in the dwelling caused by destruction or damage by burglary, housebreaking or theft. The tenant is also responsible for broken glass.	✓	
Broken staircases / handrails / balustrades / stair lifts		✓
External doors damaged through fair wear and tear		✓
Repairs to external locks / handles due to fair wear and tear		✓
Window handles / hinges		✓
South Dublin County Council are not responsible for the control of rodents or pests. The HSE has a pest control section which provides the necessary service. They may be contacted at 1800 211 744	✓	
Damp & mould inspection		✓
Faulty hoists		✓



If you smell gas call Gas Networks Ireland 24 Hour Emergency Service on 1800 20 50 50 immediately and follow the steps below.

AT HOME	TENANT	SDCC
Ensure gas appliances are turned off and have not been left on and unlit	✓	
Don't smoke, vape or use a naked flame	✓	
Don't unplug or switch anything electrical on or off	✓	
Open windows and doors	✓	
If the smell persists turn off the gas at the meter, see our guide here	✓	
Call our 24 hour Emergency Line on 1800 20 50 50 no matter who your gas supplier is	✓	
If you can't get through, dial 999 / 112	✓	
Don't use a phone in the immediate area of the leak, use a neighbour's or call from outside	✓	



Emergency maintenance line out of hours (01) 457 4907

WHY CONDENSATION OCCURS?

Condensation occurs when warm moist air meets a cold surface. The likelihood of condensation, therefore, depends on how moist the air is and how cold the surfaces in the room are.

We can minimise the risk of condensation and mould by following the advice below:

CONDENSATION	
✓	Minimise moisture production within the dwelling
✓	Confine moisture as far as possible to specific areas e.g. kitchen, bathroom and utility
✓	Prevent very moist air spreading to other rooms from the kitchen, bathroom, utility or from where clothes dry
✓	Maintain passive ventilation in all heated rooms and mechanical ventilation in all rooms with high degrees of moisture in the air e.g. kitchen, bathroom and utility
✓	Maintain some level of heating in the rooms
✓	Dry clothes externally when possible
✓	If using a clothes dryer, provide venting to the outside
✓	Reduce the release of cooking steam as much as possible
✓	Do not leave kettle boiling for long periods of time
✓	Keep lids on saucepans
✓	Vent the room space as much as possible when cooking. Use kitchen extractor fans
✓	Limit the use of moveable gas or paraffin heaters
✓	Ensure your bathroom extractor fan is always working when running a bath or shower

STEPS AGAINST CONDENSATION	
✓	Dry your windows and windowsills every morning, as well as surfaces in the kitchen or bathroom that have become wet. Wring out the cloth rather than drying it on the radiator
✓	To kill and remove mould, wipe down or spray walls and window frames with a fungicidal wash that carries a Health Service Executive (HSE) approval number, and ensure that you follow the instructions for its safe use.
✓	Dry-clean mildewed clothes, and shampoo carpets. Do not try to remove mould by using a brush or vacuum cleaner.
✓	After treatment, redecorate using good-quality fungicidal paint and a fungicidal resistant wallpaper paste to help prevent mould recurring.
✓	The effect of fungicidal or anti-condensation paint is destroyed if covered with ordinary paint or wallpaper.

HOUSING MAINTENANCE SECTION CONTACT DETAILS

To register a maintenance request
please visit: **hol.sdublincoco.ie**

Phone: 01 414 9000

Emergency out of hours: (01) 457 4907

Website: www.southdublin.ie



Opening hours:
Mon – Thurs 9.00am to 5.00pm
Friday 9.00am to 4.30pm