

Definition of a Common Part

Owners are responsible for repairs and improvements to their own property. Where owners live in a mixed-tenure block and are responsible for a share of the cost of the maintenance and repair of the common areas or parts of the building. The common parts or areas are:

- *the roof - which includes all slates or tiles, timbers, the loft space, roofing felt, flashings, leadwork, gutters, parapets, chimney heads and chimney stacks;*
- *external stonework (where this is defined in the title deeds), roughcast, brickwork and gable ends (where the tenement is not adjoined by another tenement);*
- *downpipes;*
- *the rising cold-water main pipe on the homeowners of the building;*
- *the common close and staircase including steps, bannisters and balustrades;*
- *the front steps and any porticos or decorative entranceways;*
- *external steps, balustrades and wrought iron works;*
- *a controlled entry door and common electrical circuitry;*
- *close tiles and/or plasterwork;*
- *a rear close door or gate, any stairs leading to the back court and any rear close access areas;*
- *all parts of the back court including fences, railings, gates, bin stores or bin shelters, common drying areas including washing poles, grassed or earthed areas, gravel beds and hard standing areas, retaining walls;*
- *some (but not all) front garden areas;*
- *drains and underground pipes;*
- *the solum and foundations;*
- *gable wall (unless shared with adjacent tenement where both sets of tenement owners have to take responsibility)*

If the common areas of the building need to be repaired, every owner who is entitled to use that common area must pay their share of the cost of the repairs.