

Initial repairs period – external and structural repairs

During the initial 10 year repairs period, certain external and structural repairs are the responsibility of Sovereign if they are the freeholder and costs cannot be passed on to you. If you live in a block that is owned by someone else, Sovereign aren't able to recharge you costs they may have to pay the building owner for these external and structural repairs. Sovereign may collect a contribution from you to the reserve fund for future repairs but will not apply these charges to the items listed below for the 10 year initial repair period.

In the initial 10 year repair period, we 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

It only covers essential repairs and 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

We've broken this down and below are examples of the different elements covered during the initial repair period.

External structure of the building

Roof

Eligible

Roof structure – joists, beams and battens of roof frame

Roof covering – e.g. tiles

Roof “felt” – waterproof membrane

Chimney stack

Soffit and fascia

Flat roof covering

Flashing

Roof valley

Integral/hidden gulley

Guttering and downpipes on blocks of flats

Not eligible

Solar panels attached to roof that serve just your home

Guttering and downpipes on houses

Flues or vents that exit through the roof unless they serve more than one property

Extractor fan outlets

External walls

Eligible

Structural frame of the building – any material

Brickwork and blockwork

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

Not eligible

Flues or vents exiting through the wall (unless they serve more than one property)

Extractor fan outlets – e.g. from your bathroom or kitchen

Doors and windows

Eligible

Property entrance doors
 Entrance door frame
 Window frames
 External door step

Not eligible

Glass in windows or entrance door
 Door threshold
 Door bell
 Property signage – e.g. door number
 Internal doors
 Door and window fittings – e.g. handles, locks, letterbox, spy-hole, hinges, any door furniture

Service media that serves more than one property

Eligible

Any pipework, cables or wiring serving more than one home
 Pipework, cable or wiring that serves communal areas
 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

Not eligible

Any services, conduits, drains of any sort that just serve your property or just one property
 Routine servicing, cleaning, clearing out or testing of installations

Internal structural parts of the building

Internal walls

Eligible

Structure of load bearing walls – brickwork, framework

Not eligible

Plaster on the walls

Plasterboard attached to building structure

Decorative surfaces – e.g. paintwork, wallpaper, scrim tape

Shrinkage cracks

Walls that aren't load bearing – e.g. stud walls

Internal doors or hatches

Floors

Eligible

Floor structure – joists, beams, floor boards

Floor surface attached to joists or building frame

Not eligible

Floor coverings – e.g. carpet, vinyl, floor tiles, laminate, hard flooring

Ceilings

Eligible

Ceiling structure – joists, beams

Ceiling surface attached to joists or building frame – e.g. plasterboard

Not eligible

Not included

Plaster on ceilings

Decorative surfaces

Paintwork

Shrinkage cracks

Stairs

Eligible

Structure - treads, risers

Banister and handrail attached to staircase structure

Not eligible

Stair nosing

Gripper rods

Floor covering – e.g. carpet, vinyl

Paintwork

Hand rail attached to wall not staircase structure

Roof space/loft

Eligible

Joists, beams, rafters, roof truss

Roofing membrane (“felt”) under tiles

Not eligible

Loft insulation

Boarding attached to beams or joists