

Hired Equipment Maintenance Responsibility

Building Element	Algeco	Customer	Comments
External Fabric			
Structural Integrity	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear
Foundations	✗	✓	Unless part of Algeco scope of works where the Ground Investigation Survey was undertaken by Algeco
External Steps & Ramps	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear. Timber requires annual cleaning & staining by Customer.
External Skirting	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear. Timber requires annual cleaning & staining by Customer.
Floor Structure	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear
External Wall Structure	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
External Cladding Finish	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear and if not maintained in accordance with Operations & Maintenance Manual.
Window Frames	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Window Glazing	✗	✓	Customer becomes liable for cost if broken or cracked.
Window Ironmongery	✓	✗	Customer becomes liable for cost if missing, broken or beyond Fair Wear & Tear.
Seal Between Window & Wall Structure	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
External Door Frames	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
External Door Finish	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
External Door Glazing	✗	✓	Customer becomes liable if broken or cracked.
External Door Ironmongery	✓	✗	Customer becomes liable if missing, broken or beyond Fair Wear & Tear.
Door Seal	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Perimeter Facia Flashing	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear, and will redecorate if Hire Period is greater than 3 Years.
Roof Integrity	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Internals			
Floor Finishes	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Skirting's	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Wall Damage	✗	✓	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Wall Decoration	✗	✓	Customer becomes liable for cost of repair if beyond Fair Wear & Tear and will redecorate if Hire Period is greater than 3 Years.
Internal Door Finish	✗	✓	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Door Frames	✗	✓	Customer becomes liable for cost of repair if beyond Fair Wear & Tear and will redecorate if Hire Period is greater than 3 Years.
Internal Glazing to Doors	✗	✓	Customer becomes liable for cost if broken or cracked.
Internal Door Ironmongery	✓	✗	Customer becomes liable for cost if missing, broken or beyond Fair Wear & Tear.
Internal Wall Glazing	✗	✓	Customer becomes liable for cost if broken or cracked.
Toilet Cubicles	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Worktops	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Base Units	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Wall Units	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Blinds	✗	✓	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Shelving	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Toilet Roll Holders / Coat Hooks	✗	✓	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
General Fixtures & Fittings	✗	✓	Customer becomes liable for cost of repair if beyond Fair Wear & Tear.
Electrical			
Small Power	✓	✗	

Data Points	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear. It is also the responsibility of the Customer to ensure that all statutory inspection tests in accordance with the appropriate regulations are maintained, failure to do so may find the Customer liable for the cost of any such failing caused as a result.
Floor Boxes	✓	✗	
Trunking	✓	✗	
Wall & Roof Mounted	✓	✗	
Heaters	✓	✗	
Electrical Water Heaters	✓	✗	
Wall & Roof Mounted	✓	✗	
Fans	✓	✗	
Light Switching	✓	✗	
Light Fittings (Excludes Tubes)	✓	✗	
Mechanical			
Air Conditioning Systems	✓	✗	Subject to the Customer having maintained & serviced in accordance with Operations & Maintenance Manual.
Plumbing			
Pipe Work Hot & Cold	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear. It is also the responsibility of the Customer to ensure that all statutory inspection tests in accordance with the appropriate regulators are maintained, failure to do so may find the Customer liable for the cost of any failure caused as a result.
Waste Pipe Work	✓	✗	
Wash Hand Basins / Sink Units	✓	✗	
Urinals & Cisternisers	✓	✗	
W.C.s	✓	✗	
Wet Heating System	✓	✗	
Specialist			
Fire Alarms	✓	✗	Customer becomes liable for cost of repair if beyond Fair Wear & Tear. It is also the responsibility of the Customer to ensure that statutory inspection tests in accordance with the appropriate regulations are maintained, failure to do so may find may leave the Customer liable for the cost of any failure caused as a result.
Intruder Alarms	✓	✗	
Mechanical Lifts	✓	✗	Subject to the Customer having maintained & serviced in accordance with Operations & Maintenance Manual.
General			
Cleaning	✗	✓	Customer is liable should a failure to carry out these general duties of care cause other failures.
Gutter Clearing	✗	✓	
Clearing Roofs of Debris	✗	✓	
Annual Staining of External Timber	✗	✓	

Notes:

- Capitalised terms used in this document have the meanings given to them in our Standard Conditions of Hire, unless the context required otherwise.
- Fair Wear and Tear Policy**
 - Fair Wear and Tear** means the normal deterioration of any part of the Hired Equipment (as defined in our **Standard Conditions of Hire**) arising from reasonable and proper use over the course of its intended service life. It includes minor deterioration arising from normal use, weathering, ageing and routine occupation, provided that the item has been used, maintained and cared for in accordance with our instructions and your obligations as set out in your hire contract with us or in our Standard Conditions of Hire, or if there are no specific instructions good trade practice.
 - Fair wear and tear does **not** include damage or deterioration arising from misuse, neglect, abuse, accident, deliberate damage, negligence, unauthorised alteration, improper or inadequate maintenance, or use beyond the intended purpose of the Building.
 - Algeco retains sole responsibility for deeming whether damage or deterioration to a unit constitutes fair wear and tear. When assessing whether damage constitutes fair wear and tear, consideration will be given to the age, condition, expected service life and intended use of the unit, alongside the extent and cause of the deterioration.
 - Fair wear and tear does not apply where there is evidence of misuse, negligence, vandalism or accidental damage.
 - Consumable items such as light bulbs, tubes, lamps, toilet seats, toilet roll holders, key replacement (this list is not exhaustive) are the responsibility of the Customer. Responsibility for the general well keeping of the building is with the Customer who should refer to the Operations and Maintenance Manual if in doubt.