



## Housing Options Service

### DISREPAIR IN RENTED ACCOMMODATION

When renting a property, both the tenant and the Landlord have certain responsibilities, usually shown in a tenancy agreement. It is usually the Landlords responsibility to maintain the structure and exterior of the premises, drains, gutters, pipes, garden paths, steps, electrical wiring, sinks, baths, toilets, fixed heaters and water heaters.

In some cases, properties are not maintained and can fall into a state of disrepair.

Although the Housing Options Service can advise you on your options, it is unlikely that we can provide you with alternative accommodation on these grounds.

#### Key Points

- Check your tenancy agreement for Landlords responsibilities.
- Try negotiating with your Landlord.
- **Don't withhold your rent due to disrepair - This could result in you being served Notice and could affect your chances of being re-housed.**

Depending on the condition of the property the Environmental Health Department may serve a Notice to your Landlord advising them of the necessary repairs needed. The Notice will also include a timescale - the Landlord must carry out these works by the set date or the Environmental Health Department will take further action. (The Landlord can be prosecuted and in most cases the Local Authority will then carry out the work.)

In some instances the Environmental Health Department may decide that the property is beyond repair. If this is the case the property is usually declared uninhabitable (not to be occupied). Environmental Health will then inform Housing Options of this and we may have a duty to provide you with emergency accommodation.

**If you should decide to take any action against your Landlord due to disrepair, be mindful of the type of tenancy you have – It may be that the Landlord will decide to serve you Notice, although this is not always the case.**

If you are served Notice, contact your Housing Options Officer who will be able to give you further help and advice.

Environmental Health

 **01639 685678**

 [www.npt.gov.uk](http://www.npt.gov.uk)

Citizens Advice

 **08444 772020**

 [www.citizensadvice.org.uk](http://www.citizensadvice.org.uk)

Shelter Cymru

 **01792 469400**

 [www.sheltercymru.org.uk](http://www.sheltercymru.org.uk)



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