



Repairs

Your responsibilities

As a landlord you are always responsible for repairs to:

- The property's structure and exterior
- Basins, sinks, baths and other sanitary fittings including pipes and drains
- Heating and hot water
- Gas appliances, pipes, flues and ventilation
- Electrical wiring
- Any damage they cause by attempting repairs

You are also usually responsible for repairing common areas, e.g. staircases in blocks of flats. It is useful to clarify this in the tenancy agreement.

Tenant's responsibilities

Your tenant should only carry out repairs if the tenancy agreement says that they can.

If your tenant damages another tenant's flat, e.g. if water leaks into another flat from an overflowing bath, your tenant is responsible for paying for the repairs.

Housing Health & Safety Rating System

Where landlords do not provide accommodation suitable to ensure the health and safety of their tenants and/or visitors to the property, the Council can use the powers available to us within relevant legislation to take action.

The principal legislation we use is the Housing Act 2004. We will always have regard to the severity of the hazard(s) when deciding the course of action we take, and wherever possible will liaise with the owner and / or the person having control of the property to resolve the issues amicably.

Where this is not possible, or the hazard is too severe or harm is imminent, we will serve a notice requiring action to be taken.