



Disrepair

As a tenant, regardless of whether you are a private or social housing tenant the rules around what you are responsible for are the same.

When it comes to Disrepair, there are some things the landlord is responsible for and others that the tenant is responsible for.

Landlord Responsibilities:

Your landlord is responsible for most repairs in your home. This applies to private, council and housing association landlords and includes:

- the structure and exterior of the building, including the walls, stairs and bannisters, roof, external doors and windows
- sinks, baths, toilets and other sanitary fittings, including pipes and drains
- heating and hot water
- chimneys and ventilation
- electrical wiring

Your landlord is responsible for repairing any 'common parts' of a building, such as entrance halls, communal stairways and shared kitchens.

Your landlord also must put right any damage to internal decorations caused by repair problems or while repairs were carried out.

Landlord's responsibility for health and safety

Your landlord should make sure that your home is free from any hazards that could affect the health and safety of anyone in your household.

Health hazards can include:

- problems with damp and mould - unless caused by your lifestyle
- overcrowding - if there are too many people living in your home according to the **Government's space standards**

Gas safety

Your landlord is responsible for keeping gas appliances they provide in safe working order.

Your landlord must arrange an annual gas safety inspection to be carried out by a registered Gas Safe engineer and give you a copy of their report.

Electrical appliances

Your landlord is responsible for keeping electrical appliances they provide in safe working order.

It's your responsibility as a tenant to check that any appliances that you own are in good safe working order.

Tenant's Responsibilities

You must use your home in a responsible way.

You should:

- keep it clean
- not damage the property and make sure your family, guests or other visitors don't either
- carry out minor maintenance such as replacing smoke alarm batteries
- use the heating properly
- never block flues or other ventilation

You usually are also responsible for minor repairs, such as:

- fixing a bathroom cabinet
- renewing sealant around the bath
- replacing a kitchen drawer handle

Your landlord isn't responsible for fixing any appliances or furniture you own. They are your responsibility.

You will probably have to pay for repairs if you cause damage to the property, even if it's accidental. You shouldn't have to pay for fair wear and tear to your home.

If you don't put right any damage you've caused, your landlord could deduct money from your tenancy deposit.