

## HOUSING DISREPAIR

Disrepair and poor housing conditions can affect your health and safety

### Key advice

- When you move in make sure you agree a detailed inventory with photos
- If the house needs some repairs, notify your landlord in writing

### Common housing disrepair problems

The legal definition of housing disrepair is damage that needs to be put right. For example, a broken sash window that won't open or close properly or a toilet that won't flush.

There may be something in your home that's not broken, but doesn't work as well as it could. This doesn't count as disrepair and a landlord may not have to fix it. For example a window that's draughty, but not actually broken.

Some of the most common disrepair problems in rented properties are:

- damp and mould
- blocked drains
- leaking pipes and blocked toilets
- roof leaks
- electrical hazards

### Repair and safety standards in your rented home

As a tenant, you have the right to live in a property that is safe and in a good state of repair.

If you rent your home from a private landlord, there are legal minimum requirements that apply to your home. Find out about housing conditions in private rented homes.

### Responsibility for fixing a disrepair problem

A landlord is responsible for making sure the following are kept in good repair:

- the structure and exterior of the property
- water, gas, electricity and sanitation systems
- heating and hot water systems
- safe electrical wiring
- appliances included as part of the tenancy agreement (for example, washing machines)

As a tenant, you are responsible for minor maintenance such as replacing light bulbs and checking smoke alarm batteries and for any appliances you bring to the property.

Find out more about landlord and tenant responsibilities for repairs.

If you're experiencing disrepair issues and need advice, make an appointment to see one of SU's Advisers.

### CONTACT US

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