

How Leeds City Council can help you

Leeds City Council has powers to make sure your home is free from serious hazards and is suitable for you to live in.

Our officers can inspect rented properties to identify any hazard(s). Your landlord will then be asked to take steps to reduce or eliminate the hazard(s) within a given time period. The council will decide the best course of action if your landlord fails to comply with the legal requirements.

In some cases the council can carry out the work and recover the costs from the landlord. Because of the formal procedures the council has to follow, it may take time before repairs are carried out, but emergency repairs will be dealt with more quickly.

Private Sector Housing Repair - we will:

- Respond to urgent enquiries within 1 working day subject to a professional assessment by the officer of its public health importance
- Respond to non-urgent enquiries within 5 working days
- Take enforcement action where necessary within 40 working days of the offence taking place.

Houses in Multiple Occupation (HMO's) - we will:

- Take enforcement or improvement action within 90 working days of offences taking place.

If you do not speak English ...

إن أردتم هذه المعلومات باللغة العربية : برجاء الاتصال بالهاتف على الرقم أدناه:

Nese e doni kete informacion ne Shqip, ju lutemi telefononi ne numrin e meposhtem:

আপনি যদি এই তথ্যটি বাংলায় চান, তাহলে নিচের নম্বরে টেলিফোন করুন :

如果您想要這條信息的華語版,請撥叫以下電話號碼:

اگر شما این اطلاعات را به زبان فارسی میخواهید, لطفاً با شماره زیر تماس حاصل نمایید:

Si vous désirez recevoir ces informations en français, téléphonez au numéro ci-dessous :

જો તમને આ માહિતી ગુજરાતીમાં જોઈતી હોય તો, મહેરબાની કરીને નીચેના નંબર પર ફોન કરો:

यदि आप यह जानकारी हिन्दी में चाहते हैं तो, कृपया नीचे दिए नम्बर पर फोन करें :

گەر ئەم زانیاریە بە کوردی سۆزانی دەخوازیت تکایە تەلەفۆن بکە بۆ ژمارە:

Jeśli chcą Państwo otrzymać tę informację po polsku, prosimy zadzwonić pod poniższy numer telefonu:

Se desejar obter esta informação em Português, por favor ligue para o telefone abaixo indicado:

नेवत तुमीं छिद न्नाठवारी पंजाबी हिच लैला चगुंटे वे उं
झिपा वतवे छिद न्घत उे देठ वतः

Nếu bạn cần thông tin này bằng tiếng Việt, xin gọi cho số điện thoại sau :

اگر آپ کو یہ معلومات اردو میں پانچے ہوں تو براہ مہربانی مجھے 0113 222 4444 کے نمبر پر ٹیل فون کریں!

This information is available in Large Print, Braille, on Audio Tape or Computer Disk.

CONTACT US

Leeds City Council
Health and Environmental Action Services
Millshaw Park Way
Leeds
LS11 0LS

Tel: 0113 222 4406

E-Mail: env.health@leeds.gov.uk



Repair Problems in Private Rented Accommodation



Repairs in your home

This leaflet provides general advice on landlord and tenant responsibilities for repairs for anyone living in private rented accommodation.

Who is responsible for repairs?

In most cases, private landlords are legally responsible for repairing the homes of their tenants.

Under the **Landlord and Tenant Act 1985**, landlords are legally bound to maintain and repair:

- The structure of your home (roof, walls, floors and windows)
- The outside of your home, (for example, the gutters, drains and pipes)
- Installations for water heating, space heating and sanitation (baths, sinks, toilets and basins)

In addition, the **Housing Act 2004** and **Environmental Protection Act 1990** gives the council the authority to take action against any proprietor who provides poor living conditions.

The Housing Act 2004 details 29 hazards that can be assessed in a property and covers items that are associated with or arising from some of the following:

- Damp and Mould
- Excess Heat/Cold
- Falls
- Fire safety
- Electrical safety
- Crowding and Space
- Food safety
- Hygiene

Local authorities have a duty to take action in the case of serious hazards and also have a power to act in respect of hazards that carry lower risks.

OTHER REQUIREMENTS

Landlords have a legal duty to ensure all gas installations and appliances are checked and maintained by a qualified Gas Safe engineer (Council of Registered Gas Installers).

Your landlord should issue you with a copy of the up to date gas safety record.

Furniture and furnishings provided by your landlord must meet the fire resistance requirements in the Furniture and Furnishings (Fire) (Safety) Regulations 1988. Most furniture will have a manufacturer's label on it saying if it meets the requirements.

If a property is occupied by three or more unrelated persons it is classed as a House in Multiple Occupation (HMO). If there are five or more unrelated persons in a property with 3 or more storeys then the property must have a licence. The licence states certain conditions about the amenities available to you and adherence to fire safety regulations.

TELLING YOUR LANDLORD ABOUT DISREPAIR

You must notify your landlord in writing (either directly or via the agent) listing any repairs that need to be done.

If your landlord refuses to carry out essential work or if you feel the work is taking too long to complete you should seek advice from Leeds City Council Health and Environmental Action Services.

Never be tempted to stop paying your rent without first seeking legal advice. You must

keep all copies of correspondence as you may need to produce them later.

ACCREDITATION

Leeds City Council operate an Accreditation Scheme whereby landlords agree to a set of standards relating to both management and repair that is above the legal minimum standard. If you need to rent accommodation in the Private Rented Sector we strongly recommend you seek property from an Accredited Landlord

For further information visit:
www.leeds.gov.uk/LLAS



FURTHER ADVICE

For further advice about standards in private rented accommodation or to arrange a property inspection, please telephone **Health and Environmental Action Services on 0113 222 4406** or E-mail env.health@leeds.gov.uk

For legal advice about tenancy agreements or if you are experiencing difficulties with your landlord, please telephone **Housing Options on 0113 222 4412** E-mail housing.options@leeds.gov.uk

For further advice on licensable HMOs contact **Houses in Multiple Occupation 0113 2476248**

For information on furniture fire safety contact **West Yorkshire Trading Standards 08454 040506**

