

# Fact Sheet

## 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 Solutions team can advise you on your options, it is unlikely that we can provide you with alternative accommodation on these grounds.

### **Key Points**

If you feel that the condition of the property is affecting your health or is causing a nuisance to others (eg neighbours properties also being affected) we would advise you to 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.

If this is not successful, contact Conwy County Borough Council's Housing & Environmental Enforcement Department who will assess the property.

Depending on the condition of the property the Housing & Environmental Enforcement 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 Housing & Environmental Enforcement 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 Housing & Environmental Enforcement Department may decide that the property is beyond repair. If this is the case the property is usually declared uninhabitable (not to be occupied).

Housing & Environmental Enforcement will then inform Housing Solutions Team 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 Solutions Officer who will be able to give you further help and advice.

	<p>Housing &amp; Environmental Enforcement 01492 574173 <a href="http://www.conwy.gov.uk">www.conwy.gov.uk</a></p>
<p>Citizens Advice 08444 772020 <a href="http://www.citizensadvice.org.uk">www.citizensadvice.org.uk</a></p>	
	<p>Shelter Cymru 01792 469400 <a href="http://www.sheltercymru.org.uk">www.sheltercymru.org.uk</a></p>

