

HOUSING ADVICE



Armagh City
Banbridge
& Craigavon
Borough Council

If you rent a property from a landlord you are **legally entitled to:**

- A rent book and Statement of Tenancy Terms
- Freedom from illegal harassment/unlawful eviction
- Notice to leave the property
- Deposit secured in an approved scheme


REPAIRS


- ✔ Your tenancy agreement should explain which repairs your landlord is responsible for and which are your responsibility.
- ✔ **You have a responsibility to report any damage or disrepair with the property to your landlord immediately.**
- ✔ Always follow up any reports you make over the phone or in person with a letter, so both you and your landlord have a record of any work that needs to be carried out.
- ✔ **If you think the property is unfit or there are repairs which need to be done, it's best to discuss this with your landlord before involving the council.**
- ✔ If you don't report problems to your landlord, you may end up causing damage to the property through neglect and may have to pay for any neglect at the end of your tenancy.



If your landlord is refusing to carry out repairs you can contact Environmental Health on 0300 0300 900 for further advice.

SHARING ACCOMMODATION

 If you share a property with 2 or more people who aren't related to you, then you live in a House of Multiple Occupation or HMO.

 Landlords of HMO'S have to comply with much stricter safety and property management standards.

 Please notify your local Council on **0300 0300 900** or the Northern Ireland Housing Executive on **03448 920 900** for more information.

MINIMUM HOUSING FITNESS STANDARD

Your landlord must ensure that your accommodation meets the minimum standards for fitness when you move in.

An Environmental Health Officer (EHO) may call at your property to carry out a fitness inspection to check it meets the minimum standards. If the Council is going to inspect a property, it will notify you in writing at least 24 hours before the inspection is due to happen. You should allow the EHO access.

LANDLORDS SHOULD:

- ✔ Make sure the property is safe.
- ✔ Must have a valid gas safety record check from a registered gas engineer for each appliance in your accommodation.
- ✔ Furniture provided by your landlord should be **fire resistant**.

