

Private Tenancies



Department for
**Social
Development**

www.dsdni.gov.uk



REPAIRS

Whose Job is it?

RESPONSIBILITY FOR REPAIRS

- The division of repairing responsibilities can be agreed by a landlord and tenant and set out in the tenancy agreement.
- However, the landlord is always responsible for gas and electrical appliances and furniture safety.
- If a tenancy began before 1 April 2007 and no tenancy agreement is held, the landlord usually only has to keep the outside of the property in good condition.
- If a tenancy began after 1 April 2007 and there is no tenancy agreement, default repairing obligations will apply. (See over for landlord and tenant repairing obligations).
- If the state of the accommodation is damaging to the tenant's health, or if the property is unfit or in disrepair, the landlord may be forced to carry out the work.

WHAT IS THE LANDLORD RESPONSIBLE FOR?

- Structure and exterior of the property, including exterior paintwork, drains, gutters and external pipes.
- Interior of the property other than matters covered under tenant responsibility.
- Any installations for the supply and use of water, gas, electricity and sanitation (including baths, sinks, wash-hand basins and toilets).
- Any appliances provided by the landlord under the tenancy for making use of the supply of water, gas and electricity.
- Any installations for space heating and water heating.
- Any fixtures, fittings and furnishings provided by the landlord under the terms of the tenancy.
- Keeping in good repair any common areas or areas required for access.
- Keeping any area required for access adequately lit and safe to use.

WHAT IS THE TENANT RESPONSIBLE FOR?

- Generally taking proper care of the property as a good tenant.
- Making good any damage to the property caused by the behaviour or negligence of the tenant, members of his/her household or any other person lawfully visiting or living in the property.
- Keeping the interior of the property in reasonable decorative order.
- Not carrying out alterations to the property without the landlords permission.

GETTING REPAIRS DONE

- If a problem is reported by a tenant, it is the landlord's responsibility to carry out repairs within a reasonable time. The length of time considered reasonable depends on the type of repair.
- If a tenant is required to move out so repairs can be carried out, a landlord may find alternative accommodation for them and should not charge full rent on both properties.

- A tenant must allow the landlord and anyone authorised by him/her to have reasonable access to the property to inspect the state of repairs and carry out repairs which the landlord is under an obligation to do.

WHAT CAN A TENANT DO ABOUT GETTING REPAIRS DONE?

- If a landlord fails to carry out their repair obligations, a tenant can apply to the Environmental Health Department of the local district council to inspect the property. If repairs are required and not carried out, the council can take the landlord to court to force him/her to carry out the repairs.

Further Advice and Information

Housing Executive

(see telephone directory under “Northern Ireland Housing Executive”)

District Council Environmental Health Department

(see telephone directory under the name of the council)

Housing Rights Service

Middleton Buildings

10-12 High Street

Belfast BT1 2BA

Tel: (028) 9024 5640

Local Citizens Advice Bureau

(see telephone directory under “Citizens Advice Bureaux” or telephone (028) 9023 5919)

ALTERNATIVE FORMATS

If this document is not in a format that suits your needs please contact us and we can discuss alternative arrangements that may better suit your specific requirements.

email: housing.policy@dsdni.gov.uk

Telephone: (028) 9082 9259

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