

HOUSING ADVICE FROM THE SU TEAM!



DISREPAIR

“Disrepair is when some part of your home is in a worse condition than it was at some earlier point in time, for example, when you moved in. The disrepair must have come about because your landlord hasn’t done the repair work that they are responsible for.”

There are many things that can be caused by disrepair, for example: dampness, infestation, and leaks from a neighbouring property/room. If you find one of these problems, you should check your tenancy agreement and see who is responsible for resolving the issues. If you have any of these issues, make sure you inform your landlord that they’re there and take photographic evidence.

TENANCY AGREEMENTS

“The tenancy agreement is a contract between you and your landlord. It may be written or oral. The tenancy agreement gives certain rights to both you and your landlord, for example, your right to occupy the accommodation and your landlord’s right to receive rent for letting the accommodation... Both you and your landlord have rights and responsibilities given by law.”

A tenancy agreement can be made up of express terms, which includes what is in the written tenancy agreement or what was agreed orally, or implied terms, which are rights given by law.

ANTI-SOCIAL BEHAVIOUR

“In the context of housing, anti-social behaviour is defined as acting in a way that capable of causing nuisance or annoyance to anyone. There may be a fine line between anti-social behaviour and disputes between neighbours over relatively minor inconveniences, although these may, if persistent, become anti-social behaviour.”

This can be dumping rubbish, verbal abuse, noise, vandalism, and more. If this happens, you can





Speak to your housing provider/landlord or local authorities. The Citizens Advice have steps to do this on their website. If you've suffered anti-social behaviour this may also be a hate incident or hate crime. You can report a hate incident or crime to the police.

"If you're treated unfairly - for example, by a landlord or estate agent, when you're renting or buying a property and it's because of who you are, it may be unlawful discrimination. If you've experienced unlawful discrimination, you may be able to do something about it."

There are four steps to seeing if you're being treated unfairly:

- Why you are being treated unfairly - unfair treatment only counts as unlawful discrimination if it's for certain reasons
- Who is treating you unfairly - unfair treatment only counts as unlawful discrimination if it's carried out by certain people
- What's the unfair treatment - only certain types of behaviour count as unlawful discrimination
- How is the treatment unfair - there are different types of unlawful discrimination

Private landlords, social landlords (like local authorities and housing associations), tenants who have the right to sublet their property, letting and estate agents, owners of property, property management agencies, rent collection services, and tenant management associations, are not allowed to discriminate against you. For more information on discrimination in housing, see the Citizens Advice website.

All information on this leaflet is taken from the Citizens Advice Bureau: www.citizensadvice.org.uk/housing

If you are experiencing any of these issues with your accommodation you can speak to a Students' Union Adviser.

Please contact us at:

Cambridge:

Tel: 01223 460008

Email: cambs.advice@angliastudent.com

Chelmsford:

Tel: 01245 258178

Email: essex.advice@angliastudent.com

Or visit:

angliastudent.com/advice

