

Guidelines for Renting Flats



Your rights and responsibilities

You'll have certain rights and responsibilities if you're a tenant in privately rented property.

Your rights - As a tenant, you have the right to:

- live in a property that's safe and in a good state of repair
- have your deposit returned when the tenancy ends
- challenge excessively high charges
- know who your landlord is
- live in the property undisturbed
- be protected from unfair eviction and unfair rent

Your responsibilities- You must give your landlord access to the property to inspect it or carry out repairs. Your landlord has to give you at least 24 hours' notice and visit at a reasonable time of day, unless it's an emergency. You must also:

- take good care of the property, eg turn off the water at the mains if you're away in cold weather
- pay the agreed rent, even if repairs are needed
- pay other charges as agreed, eg Council Tax or bills for electricity/ water
- repair or pay for any damage caused by you, your family or friends

Your landlord has the right to take legal action to evict you if you don't meet your responsibilities.

Your landlord's safety responsibilities

Your landlord must keep the property you live in safe and free from health hazards.

Gas safety - Your landlord must:

- make sure gas equipment they supply is safely installed and maintained by a Gas Safe registered engineer
- have a registered engineer do an annual gas safety on each appliance and flue
- give you a copy of the gas safety check record before you move in, or within 28 days of the check

Electrical safety - Your landlord must make sure:

- the electrical system is safe, eg sockets and light fittings
- all appliances they supply are safe, eg cookers and kettles

Fire safety - Your landlord must:

- follow fire safety regulations, eg check you have access to escape routes at all times, make sure the furniture they supply is fire safe
- provide fire alarms and extinguishers (if the property is a large House in Multiple Occupation (HMO))

Tips for Avoiding Rental Scams

- Always ask the landlord for their ID when visiting a property. You can check who owns the property by searching on the Land Registry website and paying a small fee.
- Rent through a good letting agent.
- Never pay money upfront for anything, until you are certain that the landlord and/or letting agent are who they say they are and can be trusted
- Be vigilant of e-mails in poor English. It is a good idea to search the name of the agent or landlord on Google.

If you have any doubts or questions about your accommodation please contact our Accommodation Officer who will try to help with any problems or issues regarding your [accommodation.accommodation@letslearnenglish.org](mailto:accommodation@letslearnenglish.org) 0207 278 5553