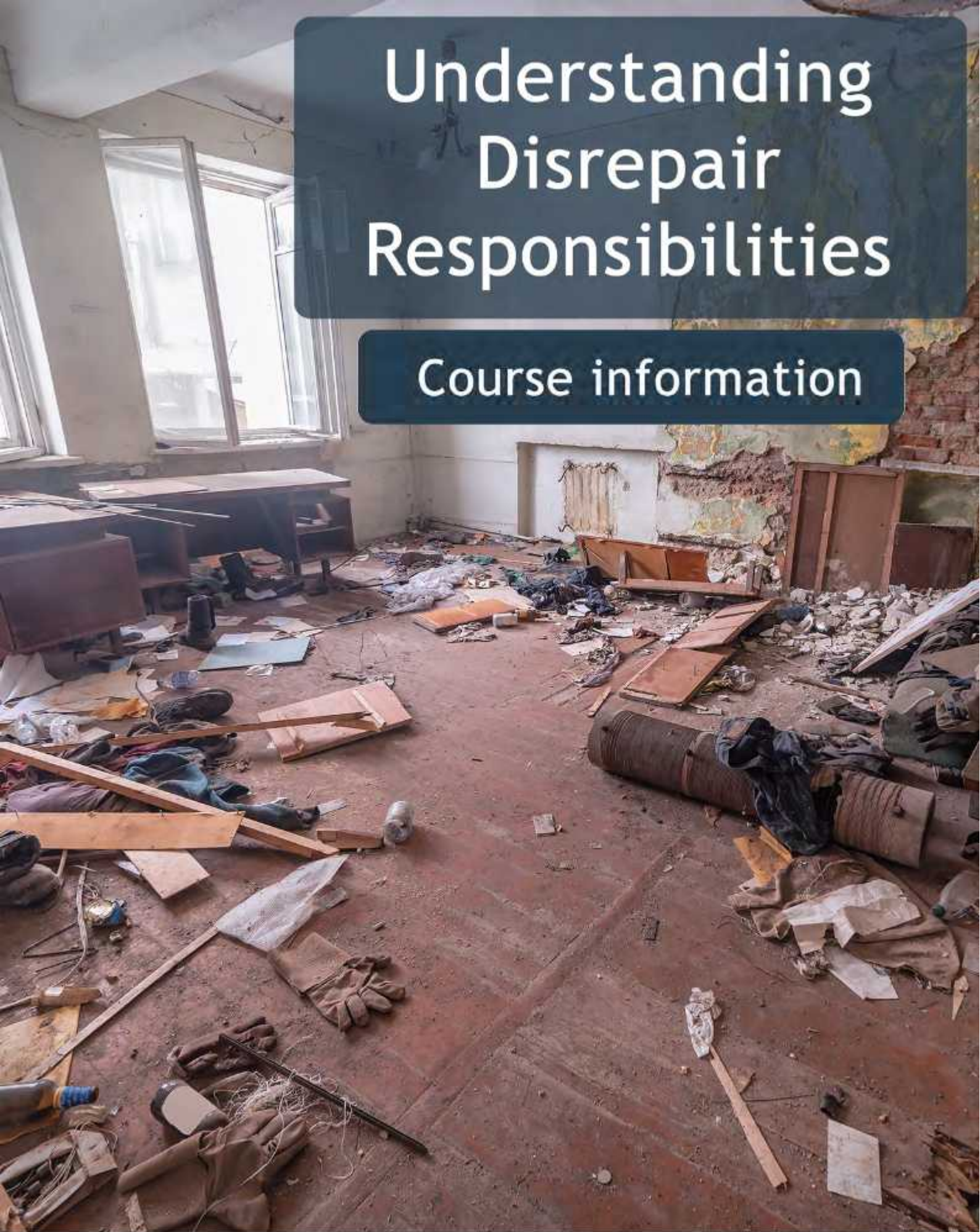


Understanding Disrepair Responsibilities

Course information



tnta
THE NATIONAL TRAINING ACADEMY



Overview

In the current economic climate, every penny counts. Disrepair is traditionally an area of significant spend for social housing providers. A critical element in keeping costs down is to minimise the risk of disrepair claims against the landlord. We will investigate the key distinctions between disrepair and improvements and potential defences against disrepair for the landlord or organisation.

Generally speaking the housing provider and tenant have different responsibilities when it comes to the upkeep and repairs of a property. Where the repairs are the responsibility of the housing provider, they are obliged to carry out these repairs within a reasonable period of time of notification.

You and your organisation will benefit from the knowledge and confidence gained from this course, helping you to protect your reputation and resources.

This course is for officers, team leaders and managers within repairs, housing and asset management teams.

This course contains the following modules:

Module 1 - Responsibilities and statutory control - Why landlords should be concerning about the properties they let out and the obligations relating to the condition of premises. Legislation: Section 11 Landlord and Tenant Act, Section 4 Defective Premises Act 1972, Section 2 Occupiers' Liability Act 1957, Sections 79 and 82 Environmental Protection Act 1990, Gas Safety (installation and use) Regulations 1998. What is meant by structure and exterior, a tenant like manner and tenancy agreement versus statute.

Module 2 - Disrepair versus improvements - What are the differences between disrepair, repair or improvement. Issues around mould and damp. Standards of repair.

Module 3 - Repairs, consequences of non-compliance and defence - Are there potential defences to a disrepair claim? This module looks at potential defence, reporting disrepair, timescales, defence or not, disrepair claims and next steps.

Module 3 - Other duties which relate to disrepair - Statutory duties placed on a landlord in relation to the state or condition of premises. Repair rights for tenants and timescales for repairs. Defective Premises Act, the Occupiers Liability Act, and the Environmental Protection Act.