



private housing standards



What We Do



Promoting safe, healthy and well managed privately owned homes

Leaflets also available on:

- Damp and Mould
- Tenancy Relations
- The Top 5 Hazards in the Home



Private Housing Standards – What We Do

In Private Housing Standards we aim to encourage high standards of accommodation, repair and good management in private rented homes.

We aim to provide quality information and advice to both tenants and landlords and to encourage and support both landlords and agents to provide good quality housing. Where necessary we will enforce the legal standards which apply. We also serve legal notices where privately owned empty properties create a nuisance or become eyesores.

Where we cannot help, we may offer other guidance and information. If there are other sections of the Council or other agencies that may be able to help we will provide their details.

Repairing Obligations

Owners have legal obligations to keep their properties in a good state of repair and to maintain any gas appliances. There are extra management obligations for Houses in Multiple Occupation (HMOs).

We deal with many enquiries where landlords are not fulfilling their obligations and we may provide information so that tenants are able to contact their landlord about repairs.

Alternatively, we may contact the landlord and get repairs carried out informally, by letter or telephone without us needing to visit. This way the landlord deals with the matters the tenant is concerned about more quickly.

Where the landlord fails to respond to informal requests, or where the problems are serious we will carry out an inspection.

Inspections

If we visit and carry out an inspection we may be obliged by law to inspect the entire house to ensure it is free from serious hazards, this may require more works than the tenant would like.

After a visit, we may still deal with matters informally but if the matters in question are not resolved we may need to serve legal notices requesting the work to be done. We may also need to inspect the property with the landlord present.

Once we have inspected a property we may have to follow this through with enforcement action.



The Housing Health and Safety Rating System (HHSRS)

This is a risk assessment approach to inspecting housing. We carry out inspections and assess hazards identified under this legislation. A hazard is the chance of something happening that could cause harm to the occupants.

Sheffield's top 5 hazards are Falls on Stairs; Excess Cold; Falls on Level Surfaces; Fire; Entry by Intruders. More information about these hazards is available in our booklet "Sheffield's Top 5 Hazards in the Home".

We encourage Landlords to take action to repair and improve properties. Where landlords fail to carry out repairs and improvements we can serve legal notice to resolve hazards, and the cost of this can be charged to the landlord.

If the landlord fails to carry out works detailed on a notice we may do the works ourselves and charge the landlord. Alternatively we could prosecute or do both.

Houses in Multiple Occupation(HMOs)

HMOs are typically shared houses, bedsits and some self-contained flats. These kinds of houses have to meet additional standards, especially in terms of fire safety and how they are managed.

Most HMOs occupied by five or more persons on three or more storeys will require a licence from the Council. A list of licensed houses and application forms and guidance notes are available on the Council's website at www.sheffield.gov.uk/hmo. Anyone can report a property that should have a licence to hmo@sheffield.gov.uk

Tenancy Relations

Our Tenancy Relations Officers provide information and advice about tenancy rights and obligations to both private landlords and tenants, we cannot represent or act for a landlord or tenant like a solicitor can.

Tenancy Relations also:-

- advise on the correct procedures where a tenant is being asked to leave.
- intervene where a tenant might be made to leave unlawfully or is being made to feel uncomfortable.
- investigate and prosecute, where appropriate, where a tenant has been made to leave unlawfully.

Contact Us

Further information is available on the Council's website:
www.sheffield.gov.uk/phs

By telephone:

0114 273 4680 – Private Housing Standards Advice Line
 0114 273 5876 – Tenancy Relations Advice Line
 Monday to Friday – 9:00am to 5:00pm

By e-mail: phs@sheffield.gov.uk for advice and help regarding repairs, improvements, HMOs and HMO Licensing and empty properties.

tro@sheffield.gov.uk for enquiries about tenancy issues.

By letter:

Private Housing Standards
 1st Floor, Howden House
 1 Union Street
 Sheffield, S1 2SH

By fax: To (0114) 273 5526

In person:

To First Point at Howden House.

However, because much of our work involves inspecting premises, relevant staff may not be available at certain times. If you want to make arrangements to speak to a particular member of staff please make contact by telephone first.

More Information:

For more information about your rights as a private tenant or landlord, please use the details below:

- Shelter – 0344 515 1515
- Sheffield University Students Union – 0114 222 8660
- Sheffield Hallam University Advice Centre – 0800 0732002
- Sheffield Law Centre – 0114 273 1888
- Government Information – www.direct.gov.uk
- Landlord Law – www.landlordlaw.co.uk
- Citizens Advice Bureau – www.citizensadvice.org.uk



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Sheffield City Council
www.sheffield.gov.uk

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