



The New Regulations

Please note: the text of each new regulation is shown in blue and the explanatory text is given below.

Gas safety

15 The Tenant shall within 14 days of a written request provide to the Corporation the following proof that any gas appliance or installation pipework within the Flat or any flue serving such an appliance is in a safe condition:

- (a) a written record provided in accordance with Regulation 36 of the Gas Safety (Installation and Use) Regulations 1998 or any statutory modification or re-enactment thereof for the time being in force or
- (b) such other written record as the Corporation acting reasonably accepts as demonstrating compliance in the case of a Tenant who is not under a statutory duty to comply with the aforesaid Regulation 36 in any event

and which record results from an inspection carried out not more than twelve months before the date the record is provided to the Corporation

If we ask to see it, you must give us a copy (within 14 days) of a gas safety certificate or a copy of a check-list from a certified contractor showing you have had a satisfactory service check in the last 12 months.

Overcrowding

16. The Tenant shall not cause or permit the Flat:

- (a) to be or become overcrowded in contravention of Part X Housing Act 1985 or any statutory modification or re-enactment thereof for the time being in force
- (b) to be or become a Category 1 or 2 hazard on the grounds of crowding and space under Part 1 Housing Act 2004 or any statutory modification or re-enactment thereof for the time being in force

You must not allow your property to become overcrowded. A property would be overcrowded if the number of people sleeping in the property contravenes the minimum standards laid down by Part X of the 1985 Housing Act.

You must not allow your property to become a risk to the health or safety of any occupier because of the lack of adequate space for living and sleeping.

Internal wiring

17. The Tenant shall ensure that all electrical circuits wires fixtures fittings and fixed equipment in the Flat are in a safe and serviceable condition

You must ensure that the condition of the internal electric circuits, wiring, fixtures, fittings and equipment in the flat are safe and useable.

Disposal of waste through the sewage and waste water pipes

18. The Tenant shall not cause permit or suffer the disposal of any items materials fluids or substances through any sinks baths lavatories cisterns waste or soil pipes in the Flat that may cause a blockage in or contamination to the sewers drains channels and watercourses under or passing through the Building or any part thereof

You must not dispose or allow to be dispose anything through the sinks, baths, lavatories, cisterns or waste or soil pipes in the flat that could cause a blockage or might result in pollution in the sewage or water system. (Items such as disposable nappies, sanitary towels and so on must not be flushed away and also car oil, cooking oil or fat should not be poured down the drain.)

Ban on security grilles over windows and doors

19. The Tenant shall not:
- (a) erect any security grille gate or other structure over or across the windows or doors fitted in the walls bounding the Flat without the prior written consent of the Corporation. Consent may only be granted in the Corporation's discretion and in any event only where the erection of the grille gate or other structure would not amount to a trespass to the Corporation's retained property
 - (b) permit or suffer the erection or continued erection of any security grille gate or other structure over or across the windows or doors fitted in the walls bounding the Flat which does not have the prior written consent of the Corporation.

You must not erect any security grill or gate over or across the windows or the front door or any other external door of the flat without the prior written consent of the Council.