Roof spaces and lofts in blocks of flats
Information for council tenants

Lofts and roof spaces in flats are a landlord-only area, even if the only access is through a hatch inside your home. You would be breaching your tenancy agreement if you entered the loft or placed any belongings in there.

These areas within homes or communal landings must be kept clear so that we as your landlord can gain access to the services inside the roof space. Roof spaces often contain loft insulation, power cables and water storage tanks. **You must not store any items in lofts or roof spaces.** The council is not responsible for the loss of or damage to any personal items stored in the loft under any circumstances.

Further information:

- The ceiling joists in loft spaces are not designed to carry the same weight as floors within your home.
- Loft insulation can be crushed by stored items, which makes it ineffective and can result in heat loss through the roof. This leads to increased energy costs and could increase the risk of condensation and black mould.
- Stored items could restrict access to water tanks or cables in an emergency and could be a fire risk.
- Items placed in lofts and roof spaces are not be covered by our insurance in the event of a roof leak, burst water tank, fire or electrical faults in the loft.

Recharges:

Your tenancy agreement states that you must keep your home clean, tidy and in a good state of repair. You must pay us the cost of repairing any damage you cause to the property and fittings.

If we need to move items to carry out work inside a loft space, if any damage is caused by your use of a loft (such as putting a foot through the ceiling) or you leave any items up there at the end of your tenancy then we will recharge you for the cost.

If we identify the owner of items left in a communal roof space the **minimum** charge will be £40.

For more information about your tenancy, please go to
www.dacorum.gov.uk/home/housing/current-tenant or call **01442 228000** and ask for **Housing**