

Ref: FOI / 5862

09<sup>th</sup> July 2025

## **Freedom of Information Act 2000 Request - Housing Standards and Tenant Rights**

I refer to your FOI request and respond as follows:

### **Request**

Could please provide details on:

- The minimum legal standards for private rented properties, especially in relation to damp, heating, ventilation and secure windows.
- How your Environmental Health Service handles complaints or inspections if a tenant raises concerns about property conditions.
- The general responsibilities of landlords under current housing legislation.

### **Response**

Information in relation to the regulation of the private rented sector is available at the following links:

- <https://www.derrystrabane.com/services/health-communitywellbeing/health,-housing-public-conveniences/private-rental-sector>
- <https://www.nidirect.gov.uk/articles/getting-help-problems-private-rented-housing>
- <https://www.communities-ni.gov.uk/topics/private-rented-sector>
- <https://www.communities-ni.gov.uk/topics/housing-fitness-standard>

#### **Derry**

C/o Council Offices  
98 Strand Road  
Derry  
BT48 7NN

#### **Strabane**

C/o Council Offices  
47 Derry Road  
Strabane  
BT82 8DY

+44 (0) 2871 253 253  
info@derrystrabane.com  
**www.derrystrabane.com**

 Derry City & Strabane District Council  
 @dcsdcouncil

Should you wish to make a complaint to council about your living accommodation in the private rented sector an officer will contact you and arrange to carry out an inspection to determine if the legislation is being complied with. If required, we will follow up with your landlord and advise what works or action is required on their behalf to comply with the legal requirements. A range of enforcement options are available including verbal or written advice, enforcement notices, fixed penalties, prosecution etc and the most satisfactory course of action will be determined.

Should you require any further information please contact the Health & Housing team at [Health&Housing@derrystرابane.com](mailto:Health&Housing@derrystرابane.com).

If you are dissatisfied with our response, you have rights of review and appeal; these rights consist of two review processes.

Firstly, our internal review procedure is available by contacting:

John Kelpie  
Chief Executive  
Derry City and Strabane District Council  
98 Strand Road  
Derry BT48 7NN  
Tel: 028 71253253 or email: [john.kelpie@derrystرابane.com](mailto:john.kelpie@derrystرابane.com)

Secondly, you can appeal directly by contacting the Information Commissioner at:

Information Commissioner  
Wycliffe House  
Water Lane  
Wilmslow  
CHESHIRE SK9 5AF  
Tel: 0303 123 1113 (local rate) or email: [casework@ico.org.uk](mailto:casework@ico.org.uk)

I would however advise that the Information Commissioner has indicated that a review will not be undertaken unless the Council has first had an opportunity to re-consider its decision.

Yours sincerely

**Seamus Donaghy**  
**Head of Health & Community Wellbeing**