



Lighting

Hazard information for landlords

Bad lighting can impact on tenant's physical and mental health.

Not enough natural light or lack of a window with a view, artificial lighting at night or a flickering light can all contribute to the hazard too.

Causes

The shape, position, size of windows and layout of rooms directly impacts the amount of daylight. Windows can be an issue but as can external obstructions.

Artificial lighting can be unsuitably positioned so that it causes glare or shadows within the home.

Relevant Legislation

- Housing Act 2004
- Landlord and Tenant Act 1985

Legal obligations of the landlord

To keep the properties structure and exterior in good repair.

To carry out all repairs to the property in relation to the internal structure and facilities as necessary.

Recommendations

- Make sure all habitable rooms (bedroom/lounge) have a direct outlook to the external air, with a window measuring at least 1/10th the size of the room floor area.
- The layout of the dwelling (including external factors such as trees and walls) should allow for access for sunlight.
- There should be sufficient natural light during daylight hours for normal tasks to be carried out without the need for artificial lighting.
- Artificial lighting should be suitable and have rightly located fittings and controls.

To speak to the team in relation to an issue with Lighting in your privately rented property, email: pshousing@dacorum.gov.uk or telephone: **01442 228000** and ask for **Private Sector Housing** when prompted.

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