Roof spaces and lofts in houses

Information for council tenants

The loft is not part of the living space of your home and must not be used for storing heavy items, but it is included as part of your tenancy.
If you would like to store a few lightweight items, you would need to board out a small part of the loft space. Never place items directly onto loft insulation.

To find out whether your loft is suitable you must complete a 'Tenant's Request for Improvements' form before you start. If you have already boarded part of your loft, you must let us know so that we can inspect the work.

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.

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**