



Landlords & Tenants Responsibilities in the UK

This document is provided to offer information on tenants and landlords obligations regarding pest control. AMES accept no responsibility for the accuracy of its content. As laws can change and be amended over time, if in doubt contact a solicitor or advisor qualified to give guidance on property and tenancy law.

Pest Control in Privately Rented Property

Landlords, including Housing Associations (RSLs) are responsible for dealing with pest problems (including rats, mice, cockroaches, bedbugs, textile moths, pigeons, tropical ant species and garden ants) in or on their property. The Council has no statutory obligation to provide pest control treatments to tenants of private landlords or Housing Associations (RSLs), regardless of whether they receive Council Tax Benefit or Housing Benefits.

Tenants Of Housing Associations

Tenants of Housing Associations and private sector landlords must inform their landlord (or the landlord's representative) of any problems they have with pests. Whereupon the landlord (or their representative) must immediately take appropriate action to ensure the infestation is eradicated and any causes of the infestation (inadequate pest-proofing, hygiene and housekeeping etc.) are rectified.

The Council's Pest Control Officers will investigate most pest complaints and if necessary, take enforcement action to ensure landlords, including Housing Associations (RSLs) comply with the requirements of the various pieces of legislation relating to pest infestation, and the storage and disposal of household or commercial waste.

All tenants who are advised by their landlord to contact Environmental Health in relation to matters of pest infestation will be referred back to their landlord for pest treatment.

If you require assistance with one –off pest control, fumigation or regular pest control contracts please contact AMES on 0800 197 1650.