

May 2017

**Comhairle Contae Mhuineacháin
Monaghan County Council**



Letter Updating tenants on a) Tenancy Agreement b) Maintenance of Stoves/Fireplaces and Cookers

Dear Tenant,

Please note the contents of this letter and retain it for your records as it contains important information in relation to your tenancy.

Tenancy Agreement

There have been a number of changes to legislation that relate to Local Authority tenancies since you have become a tenant with Monaghan County Council. These changes include, but are not exclusively limited to the following:-

- Changes to the definition of anti social behaviour
- Changes to the process for terminating tenancies
- Changes relating to the abandonment of local authority dwellings
- Changes to the warning letter procedure
- Control and restrictions on certain breeds of dogs being allowed in your property

Under the provisions of the Housing Miscellaneous Provisions Act 2014 we are obliged to give you notice of these changes.

To ensure that you are aware of the updated agreement, a copy of the revised tenancy agreement that is now applicable to you is available on Monaghan County Council's website www.monaghan.ie (Click on Services at top of homepage → Select Housing→ Council Housing → Tenant Guidance → See Tenancy Agreement Document).

If you wish at any time to have a paper copy of the updated tenancy agreement, you may contact Housing Section, Monaghan County Council, and the revised tenancy agreement will be issued to you.

PTO.....

Fireplace / Stove / Cooker Maintenance

As indicated in the tenancy handbook the following items are the responsibility of the tenant:

- Chimney / flue cleaning.
- Fireplace / Stove / Cooker cleaning.
- Replacement of fire / stove / cooker grates and ash pans.

Due to a number of repair requests arising in respect of stoves/fireplaces/solid fuel cookers, tenants are advised as follows:-

- Household waste / rubbish must not be burned in fireplaces, stoves or cookers.
- Households must only use fuels that are recommended appropriate to the type of fireplace / stove / cooker (if in doubt contact the manufacturer/supplier).
- It is necessary that ash is removed regularly from the appliance and a good air supply is available to allow the fire to burn cleanly without damaging the fireplace / stove / cooker.
- The tenant needs to check the fireplace / stove / cooker regularly for any build-up of soot and clean it regularly to prevent damage. If soot builds up very quickly then check the fuel type being used and change to one that makes less soot when burned, for example a suitable smokeless fuel could be used (please check suitability with manufacturer/supplier).

In any case where the Local Authority determines that a fireplace, stove, cooker, chimney or flue has been damaged due to the burning of the wrong kind of fuel or rubbish then the Local Authority may remove the fireplace, stove or chimney and block it up.

Yours sincerely,

**Housing Section
May 2017**