[*Insert address*]

[*Insert address of relevant maintenance dept in local authority*]

[*Insert date*]

URGENT

Re: Conditions at [*insert address*]

A chara

I am contacting you in order to request that your department urgently address and resolve the poor standards of my home which have been negatively impacting upon the health and wellbeing of myself and my family.

My living arrangements

[*Insert a description of your living arrangements. e.g. "I rent a two bedroom apartment from Dublin City Council at the above address and live here with my three children, Mary (10 years old) and John (eight years old). We have been living here for 10 years"*].

Problems in my home

[*Insert a description of your living conditions, and the problems you are having. It is a good idea to include as much detail as you can. The following questions might be useful to consider:*

1. *What are problems you are having in your home?*
2. *When did the problems first start?*
3. *How are the problems impacting you and your family?*
4. *What steps have you taken to try to resolve the issues?*
5. *Have you told the Council about these problems before?*
6. *Do you have any proof of the living conditions (e.g. photographs, a letter from a doctor)?*

The Law

I understand that the Council is responsible for ensuring my home is in good structural repair, and ensuring my home is fit for human habitation.

Section 4(2) of the Housing (Standards For Rented Houses) Regulations 2019 requires landlords, including the Council, to ensure that rented properties are "*maintained in a proper state of structural repair*". I also remind the Council of its duty to ensure my home is fit for habitation, as set out by the High Court in *Siney v Dublin Corporation*. I highlight that this is a continuing duty.

TEMPLATE

I also remind the Council of the human rights of my family. I respectfully remind the Council of the collective complaint submitted by the International Federation for Human Rights against Ireland to the European Committee on Social Rights (the "**Committee**") regarding the poor housing conditions of local authorities. In 2021, the Committee found that Ireland continues to be in breach of its obligations under the European Social Charter for its failure to remedy such issues in local authority housing. In light of the above, I respectfully submit that remediation measures are urgently required in order to uphold the rights of my family.

I now request that you please confirm the measures which your department will undertake as a matter of urgency, to resolve the issues in my home, as required by law.

I look forward to hearing from you.

Yours sincerely

INSERT NAME

TEMPLATE