# Detailed Reference Guide 23: Expanded definition of urgent repairs

This reform starts on 29 March 2021.

## New requirements

The meaning of ‘urgent repairs’ has been expanded to include:

* any work necessary to repair or remedy:
* a failure or breakdown of a cooling appliance or service provided by the rental provider
* a failure or breakdown of any safety related devices, including a smoke alarm or pool fence
* any fault or damage that makes the property unsafe or insecure, including a pest infestation or the presence of mould or damp caused by or related to the building structure.

## Previous requirements

Previously a somewhat more limited list of urgent repairs covered amongst other things, water leaks and gas leaks.

## Relevant legislation in the *Residential Tenancies Act 1997*

Note: The definition of ‘urgent repairs’ is contained in section 3.

Note: This was Reform 54 in the Fairer Safer Housing review.