

KIRAYSTEYAASHA KHAASKA AH: XUQUUQDIINA OGAADA

Hawlaha dib u hagaajinta – Codsashada in la qabto

Khusaysa: England

Juun 2026

Xaashidan xaqiiqada waxaa lagu sharxayaa:

- Masuuliyadaha hantiilaha gurigaaga – iyo kuwaaga adigoo ah kiraystaha
- Waxa aad samaynayso haddii wax loo baahan yahay in dib loo hagaajiyo
- Waxa aad samaynayso haddii hantiilaha gurigaagu uu qaban waayo hawlaha dib u hagaajinta
- Weydiisashada hawlaha wanaajinta
- Ka bixidda guriga oo adiga lagaa codsado

Fadlan ogsoonow, xaashidan xaqiiqadu waxay khusaysaa oo keliya kiraysiyada, ma khusayso heshiisyada shatiga.

Hantiilaha gurigaaga ayaa marwalba masuul ka ah hawlaha dib u hagaajinta ee lagu sameeyo:

- **Qaabdhismeedka iyo dibadda** guriga – matalan derbiyada dibadda, dhulalka, daaqaadaha, iyo saqafka
- **Qolka qubaysiga iyo qalabka rakiban ee nadaafadda** ee kale oo ay ku jiraan tuubooyinka iyo bullaacadaha, kulsiinta iyo biyaha kulul
- **Alaabta gaaska.** Qalabka gaaska waa in uu si nabad ah u rakibo, dayactiro oo uu sanad walba baaro injiniir ka diiwaangashan nidaamka Gas Safe (Badbaadada Gaaska). Hantiiluhu waa in uu ku siiyo nuqulka diiwaanka baaritaanka badbaadada gaaska ka hor inta aadan guriga u guurin, iyo 28ka maalmood ee ku xiga baaritaannada ka dambeeya.
- **Xarkaha korontada.** Hantiiluhu waa in uu hubiyo in qalabka korontadu uu nabad yahay, tusaale ahaan daloolada derbiga ama bareesooyinka iyo iftiinnada ku rakiban iyo dhammaan alaabta guriga taalla ee ay iyagu bixiyaan, tusaale ahaan shoollada iyo tallaagadda ama qabooyiyaha. Hantiilaha gurigaagu waa in uu qorsheeyo baaritaanka badbaadada korontada shantii sanaba mar.
- **Badbaadada dabka.** Waa in uu hantiilaha gurigaagu raaco xeerasha badbaadada oo uu bixiyo qaylodhaan lagu uriyo qiiqa oo ku taalla dabaq kaste iyo qaylodhaan lagu uriyo curiyaha kaarban monoxsayd oo ku taalla qol kaste oo ay dhex taallo alaab lagu gubo shidaal adag (sida shoollada qoriyo lagu gubo). Hubi in ay marwalba kuu furan yihiin dariiqyada aad ku baxsato oo hubi in ay dabka nabad u yihiin saabaanka iyo alaabta fudfudud ee uu hantiiluhu bixiyo.

- Wixii ah **khasaaraha ay ku geystaan** hawlaha dib u hagaajinta ee ay isku dayaan in ay qabtaan. Hantiiluhu waa in uu guriga dib u qurxiyo haddii loo baahdo ka dib marka dhibaataada la xalliyo. Hantiilaha gurigaaga ayaa caadi ahaan masuul ka ah dib u hagaajinta qaybaha la wadaago, tusaale ahaan jaranjarooyinka ku yaalla daaraha guryaha dabaqa ah. Fiiri heshiiskaaga kiraysiga haddii aadan hubin.
- Waxaa weliba dhici karta in hantiilaha ay u suurroobi weydo in ay islamarkaaba wax qabtaan haddii ay ruksad uga baahan yihiin milkiilaha dhismaha ama kawnsalka laakiin aanay helin karin, laakiin taasi iyaga kama horjoogsan doonto waajibaadka aad iyaga ku leedahay.

Adigu waxaad masuul ka tahay:

- Rakibidda alaabta la isticmaalo ama saabaanka aad iska leedahay
- Khasaaraha ama waxyeellada aad geysataan adiga, qoyskaaga ama martidaadu
- Dayactirka yar sida beddelaadda nalalka iftiinka, baatariga qaylodhaanta qiiqa, iyo weliba hawlaha dib u hagaajinta yar yar sida ku qeexan heshiiskaaga kiraysiga
- Taxaddar macquul ah oo aad muujiyo si aad u hubiso in aanay xirmin bullaacadaha, tuubooyinka iyo musqulladu

Adigu masuul kama tihid waxyeellada guud ee isticmaalka caadiga ah ee gurigaaga, sida kaarbadka dugoobay ama gaboobay, dhegaha albaabbada ee dabacsan iyo rinjiga soo go'aya. Haddii aad kiraysiga gurigaaga ka baxdo adigoo aanan hagaajinin khasaaraha ama waxyeellada aad masuul ka tahay, hantiilaha gurigaaga ayaa lacag ka jari kara dabaajigaaga ama kugu oogi kara dacwad si ay u bixiyaan kharashka.

Haddii gurigaagu u baahan yahay hawlo dib u hagaajin:

La xiriir hantiilaha gurigaaga. Ku hay qoraal (iimayl ama fariin tekisti) marka suurogalka ah maxaa yeelay waxay tani ku caawin doontaa haddii hantiilaha gurigaagu uu soo jawaabi waayo ama aad u baahan tahay in aad kawnsalka gargaar weydiisato ama in aad hantiilaha gurigaaga maxkamadda geysno. Tan islamarkaaba u samee dhibaatooyinka waxyeellayn kara caafimaadka, tusaale ahaan xarkaha korontada ee kharriban. Waa in aad sii waddo bixinta kirada waqtiga aad sugayso. Hantiilaha weydii waqtiga ay ku qaban doonaan hawlaha dib u hagaajinta oo iyaga u sheeg in aad dib ula soo xiriiri doonto haddii taas lagu samayn waayo waqti macquul ah (14 maalmood haddii aanan khatar dhow lagu jirin).

Jawaab ma helin ka dib waqti macquul ah? Hantiilaha u dir farriin kaloo iimayl/tekisti ah taasoo aad ugu qeexayso: dhibaataada; goortii

aad tan iyaga hore uga wargelisay; haddii tani ay saamayn ku yeelatay caafimaadkaaga jirka ama maskaxda; iyo waqti kaloo macquul ah oo aad u qabato si ay kuugu soo jawaabaan. Tixgeli in aad nuqul u raaciso waaxda caafimaadka deegaanka (environmental health department) ee kawnsalka xaafaddaada.

Soo dhexgelinta kawnsalka. Haddii dhibaataadu ay weli jirto ka dib marka ay dhammaato muddada macquul ah ee aad u qabatay, haddaba kawnsalkaaga weydiiso in uu baaritaan ku sameeyo gurigaaga. Waxay iyagu qaban doonaan qiimaynta Nidaamka Cabbirka Caafimaadka iyo Badbaadada Guryeynta (Housing Health and Safety Rating System) (HHSRS) haddiina ay helaan caddayn tilmaamaysa in gurigu uu khatar yahay, waa in ay hantiilaha u geeyaan **ogaysiinta wanaajinta rasmiga ah**. Waxay tani hantiilaha ku **waajibaysaa** in ay qabtaan hawlaha dib u hagaajinta. Waxay weliba saari karaan ganaax ilaa £7000 oo ku toosan khatar kastoo daran (qaybta 1) ee la helo. Ogsoonow in kawnsalladu ay aad iyo aad u shaqaale yar yihiin waxaana laga yaabaa in ay adiga ku caawin waayaan.

Iyadoo ku xiran tirada dadka ku nool guriga iyo halka uu ku yaallo, hantiilaha gurigaaga ayaa u baahan kara in uu shati haysto. Haddii ay haystaan, kawnsalkaaga ayaa laga yaabaa in uu si ka dhakhso badan wax u qaban karo. Kawnsalka xaafaddaadu waa in uu hayo diiwaanka dadweynaha u furan ee guryaha shatiga leh si aad u fiiriso, fadlan noo soo sheeg haddii kaagu uusan mid haynin.

Qaadista dacwad ama tallaabo sharciyeed. Adiga ayaa hantiilaha dayacaadda leh geyn kara marxkamadda adigoo adeegsanaya **Sharciga Guryaha (Ku habboonaanta Degganaanshaha Aadamaha) ee 2018** ama qaybta 11 ee Sharciga Hantiilaha iyo Kiraystaha ee 1985. Caddaynta kawnsalku ku helo baaritaankooda ayaa waxtar yeelan karta haddii ay halkaas gaarto, laakiin waxaad weliba fursaddan adeegsan kartaa haddii kawnsalku uu ka soo jawaabi waayo codsiyadaada. Waqti kaste ayaad tallaabo sharciyeed qaadi kartaa, **haddii aad dhibaataada ka warbixisay muddadii kiraysigaaga guriga**.

War dheeraad ah ka hel halkan: <https://www.gov.uk/government/publications/homes-fitness-for-human-habitation-act-2018/guide-for-tenants-homes-fitness-for-human-habitation-act-2018>

Liiska ururrada bixiya talo khabiir oo aad la xiriiri karto ka hel halkan: www.generationrent.org/find_expert_advice

Sida aad u codsanayso wax wanaajin:

- Codsigaaga ku dhig qoraal oo ku muuji edeb iyo saaxiibtinimo.
- Sharraax oo macnee sida ay taasi adiga kuu caawin doonto haddii ay la xiriirto dhibaato ku lug leh naafada ama caafimaadka iyo badbaadada.
- Rukhsad weydiiso haddii aad rabto in aad adiga laftigaagu samayso shaqada wanaajinta, xataa qurxinta.
- Diyaar u ahow in aad la xaaajooto ama la gorgortanto hantiilaha haddii hawsha wanaajinta aanan dhakhso loogu baahnayn maxaa yeelay waxay ku weydiin karaan in aad kirada kordhiso.
- Hubi in heshiisyada qoraal lagu dhigo, oo lagu sheego wixii lagu heshiiyey, cidda wax kaste lacagteeda bixinaysa, jadwalka shaqada, iyo heshiiska laga gaaro kirada.

Haddii hantiilaha gurigaagu uu kaa codsado in aad guriga ka baxdo: Hantiilaha gurigaagu iminka ka dib kuuma keeni karo ogaysiinta guri ka saarista ee Qodobka 21 haddii aad weydiisato dib u hagaajin ama wax wanaajin. Waxay kaa codsan karaan in aad guriga ka baxdo si ay gurigaaga uga qabtaan shaqo dib u hagaajin ballaaran. Goortan waa in ay raacaan habsocodka saxda ah ee guri ka saarista oo ay ogaysiin ku siiyaan.

Haddii gurigaaga ay waxyeelleeyeen dab ama daad, caymiska hantiilaha gurigaaga ayaa tan lagu bxiin karaa oo iyaga u suurtoogelin karta in ay dib u hagaajiyaan.

Haddii hantiilaha gurigaagu uu adiga kaa codsado in aad waqti gaaban guriga ka baxdo, hubi in aad haysato meel aad joogto ka hor inta aadan oggolaanin. Waa in aad weliba hantiilaha gurigaaga weydiisato in ay qoraal ku xaqiijiyaan:

- muddada aad u baahan doonto in aad guriga ka baxdo;
 - qiyaasta kirada ee aad u baahan tahay in aad bixiso, haddiiba;
 - xaq aad u leedahay in aad soo noqoto ka dib marka shaqada la dhammaystiro iyo magdhawga ama kharashaadka (sida kharashaadka guuritaanka, kaydinta ama ku baxa huteel) ee ay diyaar u yihiin in ay bixiyaan.
- Hantiilaha gurigaaga ayaa laga yaabaa in ay leeyihiin caymis tan lagu bixiyo.

Hay'adda Shelter ayaa war dheeraad ah oo tan ku saabsan ku haysa halkan

https://england.shelter.org.uk/housing_advice/repairs/moving_out_during_repairs

Kawnsalka xaafaddaada ka hel halkan:

<https://www.gov.uk/find-local-council>

Akhriiso war dheeraad ah oo ku saabsan nidaamka HHSRS:

<https://www.gov.uk/government/publications/housing-health-and-safety-rating-system-hhsrs-tenant-guide>