



Kiraysi Gaar ah

Hagaha kooban ee dadka si gaar ah
guri uga kireysanaya Bristol



Tusmada

- 3** Maxaan u baahanahay inaan ogaado kirayste anigoo ah gaar ah iyo yaa i caawin kara?
 - 3** Qaybta kirada gaarka ah ee Bristol
 - 4** Helitaanka guri aad ka kiraysato mulkiilaha gaarka ah
 - 4** Mulkiiluhu miyuu u baahan yahay shatiga guriga?
 - 5** Guryaha la wadaago iyo isla kireystayaasha
 - 5** Waxyaabaha loo baahan yahay in la ogaado
 - 6** Soo eegista guriga
 - 6** Lacagta hormariska ah- habka ilaalinta lacagta hormariska ah
 - 7** Kharashyada
 - 7** Hubinta taariikhda kireystaha
 - 7** Heshiisyada guridegista
 - 8** Ma kula tahay in mulkiilaha gurigu uu ku takoorayo?
 - 8** Maxaa dhacaya haddii mulkiilaha guriga uusan aqbalin lacagta dowladdu kaaga bixiso ijaarka?
 - 9** Warqadaha ay tahay inuu mulkiiluhu ku siiyo markaad u soo guurto guriga
 - 9** Waajibaadka kiraystaha iyo mulkiilaha
 - 10** Ma la kordhin karaa caddadka kirada aad bixiso ?
 - 10** Dhibaatooyinka dhici kara inta gurigu kuu kireysan yahay
 - 12** Joojinta kirada
 - 12** Caawin iyo talo dheeraad ah
-

Waxaa ku jira macluumaadka waaxda
dadwaynaha oo shati ahaan hoos
imanaya shatiyada dowladda ee furan
v3.0



Maxaan u baahanahay inaan ogaado anigoo ah kirayste gaar ah iyo yaa i caawin kara?

Macluumaadkan ujeeddadiisu waa in laga caawiyo dadka sida gaarka ah u guri kiraysta¹ ama raadinaya guri gaar loo kiraysto oo ku yaalla Bristol.

Nuqul ka sii faahfaahsan oo macluumaadkan ah ayaa laga heli karaa websaydka Golaha Magaalada ee Bristol.

Dawladdu waxay ku siinaysaa talo dheeraad ah oo ku saabsan sida loo kiraysto eeg GOV.UK how-to-rent webpage².

Macluumaadkan waxaa loogu talagalay dadka ku jira ama noqon doona, ama muddo kooban oo la hubo kireysanaya guri o (AST), si toos ah ha looga kireysto mulkiile guri ama iyada oo loo sii marayo shirkad guryaha kireysa.

Ka hel wax ku saabsan kireysashada muddada kooban iyo noocyada kale ee heshiisyada kireysiga ee kiraynta gaarka ah ee GOV.UK heshiisyada kirada³.

Talooyin dheeraad ah oo ku saabsan kiraynta gaarka ah ee Bristol waxaad u heli kartaa hab online ah. Haddii aad u baahan tahay in lagaa caawiyo isticmaalka adeegyada hab online ah loo heli karo ama aad u baahan tahay gelitaanka kombiyuutarka, waxaad booqan kartaa golaha deegaanka barta adeegga muwaadinka⁴:

Barta Adeegga
Muwaadiniinta 100
Temple Street Bristol

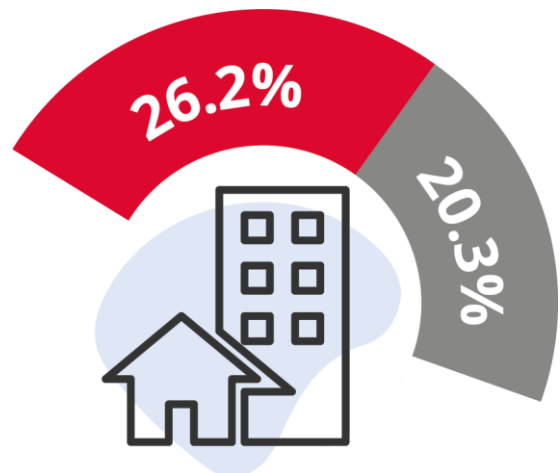
BS1 6AG

Afeef: Xogta ku faahfaahsan hagahan kooban waxa loogu talagalay hagitaan kaliya mana aha sharaxaad qeexan ee sharciga.



Qaybta kirada gaarka ah ee Bristol

121,714



121,714 qof ayaa guri ka kireysta mulkiile guri Bristol

26.2% guryaha ayaa si gaar ah loo kireystaa marka la barbardhigo celceliska qaranka oo ah 20.3%

Xigashada Xafiiska Tirakoobka Qaranka 2021)⁵.



Helitaanka guri aad ka kiraysato mulkiilaha gaarka ah

Waxaad ka heli kartaa guryo aad kireysato :

- adigoo raadinaya shirkadaha kireeya guryaha ee magaalada hab online ah
- booqanaya websaytyada, sida :
 - [Zoopla](#)⁶
 - [Gumtree](#)⁷
 - [Rightmove](#)⁸
 - [Primelocation](#)⁹
 - [Spareroom](#)¹⁰

- Ka eegaya wargeysyada magaalada
- kala hadlaya saraakiisha guriyeynta ee UWE ama Jaamacadda Bristol, haddii aad tahay arday

Golaha Deegaanku wuxuu kaa caawin karaa inaad hesho guri si gaar ah loo kiraysto haddii aad guri la'aan aad tahay ama guri la'aan ay kugu dhici rabto

Haddii aad rabto talo email private.renting@bristol.gov.uk



Mulkiilahaagu miyuu u baahan yahay shatiga guriga?

Guryaha la kiraysto qaarkood waxay u baahan yihiin shatiga guri ka hor inta uusan kireynin. Tani waa si loo hubiyo inay buuxiyaan shuruudaha heerarka looga baahan yahay caafimaadka, badqabka iyo daryeelka dadka halkaas ku nool. Fiiri websiyadka Internetka si aad u ogaatid in guri [uu leeyahay shatiga](#)¹¹ ama [uu u baahan yahay shatiga guryaha](#)¹².

Waxaa jira saddex nooc oo shati guri oo gaar loo leeyahay:

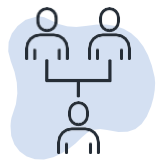
- **Shatiga Guriga Qasabka ah ee Shaqooyinka Badan (HMO)** - wuxuu ki saabsan yahay badi guryaha ay wadaagaan shan qof ama in ka badan, laba ama in ka badan oo guri ah (tani macanaheedu waa marka aysan dhammaantood ahay dad isku qoys ah), halkaasoo qaar ama dhammaan kireystayaasha ay wadaagaan suuli, musqul qubeys ama jikada
- **Shatiyo dheeraad ah oo HMO ah** - guud ahaan waxay ku saabsan yihiin guryaha yaryar ay wadaagaan saddex ama afar qof oo ku nool laba ama in

ka badan, halkaas oo qaar ama dhammaan kireystayaasha ay wadaagaan suuli, musqul qubeys ama jikada

- **Shatiga xulashada ah** – wuxuu ku saabsan yahay dhammaan guryaha sida gaarka ah loo kiraysto ee meel gaar ah.

La socodsii golaha deegaanka haddii aad u malaynayso in [gurigaagu u baahan yahay shati liisan oo uusan shati haysanin](#)¹³.

Kiraystaha ku nool guri shati la'aan ah ayaa laga yaabaa inuu awoodo inuu [dib u soo ceshado qayb ka mid ah ijaarkiisa](#)¹⁴



Guryaha la wadaago iyo dadka ku wada nool



Waxaa laga yaabaa inaad rabto inaad ka fekerto degista ay dad kale kula deggan yihiin ¹⁵.

Hubi inaad fahantay nooca heshiiska kirada ee guriga ka hor inta aadan u guurin guri weyn ama guri yar oo la wadaago.

Kiraystayaasha iyo kuwa guryaha kireeya waxay leeyihiin xuquuqo kala duwan. Ka raadso talo mid ka mid ah ururada ku taxan qaybta 'talada guriyaynta' ee dhamaadka qoraalka haddii aadan hubin nooca heshiiska kiradaada, ama lagu wayddiyo, Inaad heshiis kirada saxiixdo.



Waxyaabaha inaad ogaato loo baahan yahay



- Hubi inaad ogaato kirada aad bixin karto intaadan ogolaan inaad u soo guurto. Waxa laga yaabaa inaad u baahato inaad bixiso wax ka badan kirada , tusaale ahaan: cashuurta golaha deegaanka, biilasha korontada iyo gaaska, alaabta guriga, caymiska, lacagta horumariska ah ee kirada iyo adeegga rarista alaabta.
- Weligaa ha oggolaanin inaad bixiso kiro ka badan inta aad awooddid. Iska ilaali wakiilada gaarka ah oo kugula taliya inaad u tartanto kireysiga guri.
- Hubi inaad og tahay in gurigu jiro, iyo in mulkiiluhu ama wakiilkka kireynntu ay si sharci ah u shaqaysnayaan, ka hor:s
- Ka kireysiga labaad waa marka aad ka kiraysanayso qof haysta heshiis guridegis. Way saamayn doonaat xuquuqdaada haddii aad kireyso guri. La-talin ka raadso mid ka mid ah hay'adaha ku taxan qaybta 'talada guriyaynta' ku qoran dhammaadka qoraalkan haddii aad u malaynayso inaad kireynayso guriga.
- Ma jiraan wax xaddidaad ah oo gaar ah oo loo baahan yahay in la ogaado, sida in loo oggol yahay guriga lagu hayo xayawaanka rabaayadda ah? Haddii lagu oggolaado inaad haysato xayawaanka rabaayadda ah hubi inaad si joogto ah u isticmaasho daawaynta booddada iyo cuncunka xayawaanka si aad u hubiso inaan lagugu soo dallicin adeegyada xakamaynta cayayaanka.

- Bixiso lacag kasta
- Bixiso macluumaad kasta ama qoraal kasta
- U guurto guri

Bogga internetka ka hortagga wax isdabamarinta ee Action Fraud¹⁶ waxaa ku qoran talo waxtar leh oo ku saabsan sida looga fogaado mulkiilayasha dadka dhaca yo sida loo soo sheego khayaanada la tuhunsan yahay.





Soo eegista

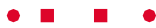


Qof ha ku sii raaco haddii aad awooddo marka aad guriga kirada ah soo eegaysid. Way u fiican tahay badqabka waxayna kaa caawin karaan inaad go'aan qaadatid

Qaado liis waxyaabaha aad hubinayso¹⁷ si aadan waxna u illoobin markaad halkaas joogto.



Lacagta horumariska ah



- **Lacag lagaa sii hayo oo horumariska ah:** Milkiilahaaga ama wakiilkaaga ayaa laga yaabaa inuu ku weyddiiyo inaad bixiso si laguugu qabto guri kiro ah intaadan saxiixin heshiiska guridegista. Wax lacag ah ha bixin haddii aadan soo eegin guriga.

- **Lacagta horumariska ah ee ksirada:** Milkiilahaaga ama wakiilka kiriyenaya kuriga ayaa laga yaabaa inuu ku weyddiiyo kiro horumaris ah billowga kireysiga. Tan badanaa waa la soo celin karaa dhamaadka kirada kaddib. Mulkiilahaaga ama wakiilkaagu waxay lacag ka haysan karaan lacagta horumariska ah haddii haddii ay dhibaato jirto¹⁸

Way xaddidan tahay cadadka lacagta horumariska ah uu mulkiiluhu ama wakiilku ka qaban karo o:

- **Haynta lacagta horumariska ah** oo u dhiganta kirada hal toddobaad
- **Lacagta horumariska ah ee kirada ee kirada:** oo u dhiganta kirada shan toddobaad

Macluumaad dheeraad ah oo ku saabsan noocyada lacagahaas waxaa laga heli karaa website-ka Shelter¹⁹.

Nidaamyada ilaalinta lacagta horumariska ah

Mulkiilahaagu waa inuu dhigo lacagta horumariska ah habka keydinta lacagta horumariska ay dowladdu oggolaatay haddii aad gurigaaga kiraysato muddo gaaban oo la hubo oo bilaabatay 6 Abriil 2007 kaddib .

Kaydinta lacagta horumariska ka ma aha in lagu ilaaliyo nidaamka ilaalinta lacagta horumariska ah laakiin u ogolow wakiilada ama maamulayaasha guriga ee gacanta ku haya lacagta macmiilka waa inay haystaan hanka Ilaalinta Lacagta Macmiilka (CMP).

Waxaa jira saddex nidaam oo ilaalin ah oo lacagta horumariska ah lagu diiwaangelin karo:

- Deposits MyDeposits²⁰ - oo ay ku jiraan lacagta horumariska ah ay hayso Capita
- Tenancy Deposit Scheme²¹
- Deposit Protection Service²²

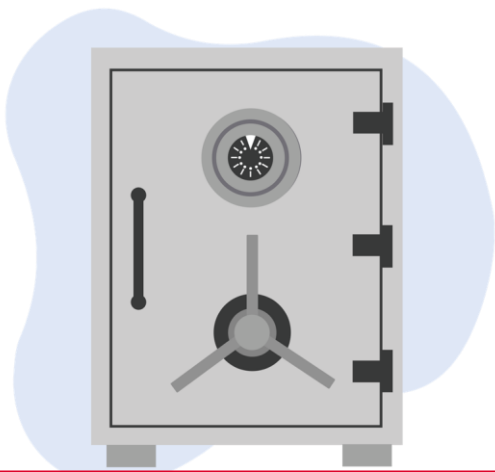
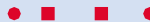
Mulkiilahaagu waa inuu kuu sheego sida lacagta horumariska ah loo haynayo oo uu geliyo nidaamka 30 maalmood gudahooda markaad hesho. Waa inay sidoo kale ku siiyaan shahaadada ilaalinta lacagta horumariska ah.

Waa inay tan sameeyaan xitaa haddii qof aan adiga ahayn uu bixiyo lacagta horumariska ah, sida qaraabada ama hab lacag horumaris ah.

Waxaa laga yaabaa in lagu weyddiiyo inaad bixisid caymiska beddelka lacagta horumariska ah ama damaanadda shirkad gaar ah halkii aad ka bixin lahayd lacag horumaris ah. Tani waxaa mararka qaarkood loo yaqaanaa zero deposit company shirkadda²³. Hubi inaad si buuxda u fahantay shuruudaha oo haddii aadan hubin talo ka raadso mid ka mid ah ururada ku taxan qaybta 'talada guriyaynta' ku qoran dhamaadka qoraalkan.

Raadso talo haddii aad aaminsan tahay in mulkiilahaagu ama wakiilkaagu ussan ilaalin lacagta horumariska ah. Macluumaad dheeraad ah ayaa laga heli karaa

[MareegtaGOV.UK](https://www.gov.uk)²⁴.





Kharashyada



Milkiilayaasha guryaha iyo wakiilada kirada waa loo oggol yahay oo kaliya inay soo dallacaan lacago gaar ah²⁵ marka aad samaysato ama aad cusbooneysiiso kireysiga.

Milkiilayaasha guryaha iyo wakiilada ma dalaci karaan waxyaabaha sida:

- tixraacyo
- maamulka
- kormeerrada hubinta ah
- hubinta daymaha iyo hijrada
- dib u cusboonaysiinta kiradaada marka uu dhammaado heshiiska muddada kooban

Waxaa laga yaabaa inaad awooddo inaad dib u dalbato lacag haddii si qaldan lacag laguugu soo dallacay²⁶.



Heshiisyada kirada



Heshiiska kirada²⁷ waa heshiis adiga iyo mulkiilaha ka dhexeeya. Wuxuu kuu ogolaanayaa inaad ku noolaato guriga inta aad bixinayso kirada oo aad raacdo sharciyada. Wuxuu dhacaan qoraan ama hadal (heshiiska hadalka).

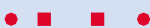
Kiraysigu wuxuu noqon karaa²⁸:

- Muddo kooban (oo soconaya wakhti go'an)
- Waqti-xilliyeedka (ku socda toddobaad-todobaadkii ama bille ah)

Adiga iyo mulkiilaha guriga waxaad leedihiin xuquuq iyo waajibaad gaar ah²⁹, haddii aad leedahay heshiis kiro iyo haddii kale .



Hubinta tixraaca



Mulkiiluhu waxa laga yaabaa inuu rabo inuu ku sameeyo hubin³⁰ ah ka hor inta aydan gaarin heshiis guridegis. Waxa laga yaabaa inay ku weydiiyaan inaad keento macluumaad shakhsi ah ama warqado si ay u hubiyaan:

- Inaad haysato dakhli kugu filan oo aad kirada ku bixin karto
- Haddii shaqadaada hadda ay isbedelayso oo ay saamayso dakhligaaga
- Haddi aad dhibbaato kala kulantay bixinta kirada ama biilasha ee la soo dhaafay³¹
- Haddaad hore u ahayd kirayste la isku halayn karo
- Inaad xaq u leedahay inaad ku noolaato UK oo guri kiraysato³²

Milkiilaha ayaa laga yaabaa inuu ku weydiiyo inaad bixiso damaanad³³ haddii uusan ku qanacsanayn dakhligaaga ama hubinta kugu saabsan uu sameeyay.







Ma kula tahay in mulkiiluhu uu ku takoorayo?

Mulkiiluhu waa inuusan ku takoorin sababtoo ah: naafanimadaada, beddelka jinsigaaga, uur haddaad leedahay ama hooyanimadaada, midabkaaga, diintaada ama caqiidadaada, jinsigaaga ama nooca galmada. Kuwaas waxaa loo yaqaan 'tilaammo la dhowro'.

Tani waxay la macno tahay inay jebinayaan sharciga haddii uu:

- guri kaaga kireeyo shuruudo ka duwan kuwa kireystayaasha kale, tusaale ahaan haddii aad caruur leedahay
- kuula dhaqmaan si ka duwan kiraystayaasha kale habka lagu oggol yahay inaad u isticmaasho waxa guriga yaalla sida mishiika dharka ama beerta guriga
- kaa saaro guriga ama ku dhibaateeyo tilmaammaha la dhowro awgood
- diido in wax ka beddel macquul ah lagu sameeyo muddada heshiiska kirada kaas oo u oggolaan lahayd qof naafada ah inuu halkaas ku noolaado

Haddii mulkiilahaagu uu jabiyay sharciga, waxa laga yaabaa inaad awooddo inaad tallaabo ka qaado isaga. Wixii talo dheeraad ah kala xiriir hay'adaha ku taxan qaybta 'talooyinka iyo caawinta dheeraadka ah' ee dhammaadka qoraalkan.



Maxaa dhacaya haddii mulkiiluhu uusan aqbalin lacagta dowladdu kaa bixiso?

Mulkiilayaashu ma diidi karaan inay qof ka kireeyaan hadduu dowladdu qofka siiso lacagta kaalmada. Takoorka noocan ah waxaa badanaa loo yaqaan takoorka 'No DSS'.

Shelter waxa ay ku haysaa macluumaad ku yaal boggooda internetka sida looga hortago takoorka DSS³⁴. Housing Matters³⁵ waxay awoodaan inay bixiyaan talo arrintan ku saabsan, iyo kuwa kale ee la xiriira sharciga guriyeynta, halka Bristol Law Centre³⁶ ay sidoo kale kaa caawin karto arrimmaha takoorka guryaha iyo arrimmaha kale ee sharciga ah.

8



Weyddii sababta ?

Wayddii sababta uu codsigaagu u guulaysan waayay.

markaa eegi doona inuu xalliyo arrinta.

Haddii aad si toos ah uga kiraysanayso milkiile gaar ah, uma badna inay xubin ka noqdaan TPO ama PRS. Xaaladahan oo kale waxaad u baahan doontaa inaad raadsato talo sharci oo kale³⁹.

Soo ururi caddayn

Fiiri xayaysiisyada, ma 'Maya DSS' ayaa ku qoran mise 'Maya carruur' ama wax kale oo takoorid ah?

Hayso diiwaanka muujinaya taariikhaha aad la xiriirtay iyo wakhtiyada. Waxaa ka mid ah kulammada foolka-foolka ah iyo ku wada sheekaysiga telefoonka, iyo sidoo kale emaillo la isu diray.

Qaado qoraal markhaati ah. Ma jiray qof kale oo arkayay takooraka?

Cabashada rasmiga ah

Cabasho rasmi ah u gudbi mulkiilahaaga, adiga oo sharxaya sida lagugu takooray iyo sida aad u jeclaan lahayd in arrinta lagu xalliyo.

Waxa la sameeyo haddii cabashadaada rasmiga ah aan la xallin

Haddii aad ka kiraysanayso wakiilka kiraynta ama maamulaha kireynta guryaha, waxaad la xiriiri kartaa nidaamka hagaajinta oo ay xubinta ka yihiin, midkood Eegaha Dacwooyinka Guryaha (TPO)³⁷ ama Qorshaha hagaajinta hantida (PRS)³⁸, kaas oo



Warqadaha ay tahay inuu mulkiiluhu ku siiyo markaad soo guurto



- Hagaha Sida loo kiraysto guri⁴⁰
- Shahaado badbaado gaas oo sax ah⁴¹ (kaliya haddii gurigu leeyahay qalab gaas ah shaqaynaysa 12 bilood)
- Warqadaha qorshaha lacagta horumariska ah kirada⁴²
- Shahaadada dhaqaalaynta tamarta (EPC)⁴³ (haddii aad guri ka kiraysanayso HMO kaliya. Shaqeynaya 10 sano)
- Warbixinta xaaladda rakibida korantada (EICR)⁴⁴ (waxay shaqaynaysaa shan sano)



Waajibaadka kiraystaha iyo mulkiilaha



Waajibaadka kiraystaha	Waajibaadka mulkiilaha
Bixi kirada waqtigii loogu talagalay	Ilaali dhismaha iyo bannaanka hantida
Bixi biilasha tamarta	Hubi in hantidu ay badqab leedahay
Ilaali guriga	Ku xir dabaq kasta aaladda ka digta qiiqa
Ka warbixi dayactirka	Ku dheji qaylo-dhaanta kaarboon monoksaydh ee qolalka ay ku jiraan qalabka dhuxusha ama gaaska lagu shido
Raadso oggolaansho ka hor intaadan dayactir yaryar samayn	Wax ka qabashada dhibaatooyinka biyaha, gaaska ama korontada
U firso deriska	Ku samee dayactir wakhti macquul ah gudahiis
Ha qaadan guri kiro ama kiro la'aan adoon fasax ka haysan mulkiilahaaga	Samee hubinta Badbaadada Gaaska ee sanadlaha ah
U ogolow in si macquul ah loo galo guriga si loo dayactiro	Samee hubinta Badbaadada Korontada shantii sanaba mar
Guriga ka dhig mid nadiif ah oo nadiif ah	Tixgeli hagaajinta macquulka ah ee kireystayaasha naafada ah
	Sii kireystayaasha ugu yaraan 24 saacadood ogeysiis qoraal ah ka hor inta aan la booqanin guriga
	U hel shatiga guriga oo an mid guryaha loogu talagallay
	Hubi in gurigu leeyahay qiimaynta dhaqaalaynta tamarta ugu yar ee band E
	Hubi in musqulaha, qubayska iyo qalabka kale ee nadaafadda, oo ay ku jiraan tuubbooyinka iyo bullaacadda, in si degdeg ah loo dayactiray
	Ilaali wixii qalab ah iyo alaab guri oo la bixiyay

Kiraynta gaarka ah ee

sharraxaad qeexan ee sharciga.



Ma la kordhin karaa cadadka kirada aad bixiso ?



Mulkiilahaagu wuxuu kordhin karaa kiradaada xaaladaha qaarkood. Tani waxay ku xirnaan kartaa haddii aad leedahay Kiraysi gaaban oo la hubo⁴⁵ ama aad la nooshahay milkiile degan⁴⁶. Haddii aadan hubin, raadso talo dheeraad ah⁴⁷ mid ka mid ah hay'adaha ku taxan qaybta 'caawin iyo talo dheeraad ah' ee dhamaadka dukumeentigan.



Dhibaatooyinka dhici kara inta gurigu kuu kireysan yahay



Kirayste ahaan waxaad xaq u leedahay inaad ku noolaato guri ammaan ah oo ku sugan xaalad dayactir la'aan aysan jirin.

Haddii mulkiilahaagu uusan wax kaga qabanin dayactir la'aanta waqti macquul ah waa inaad la xiriirto Adeegga Guriyeynta Gaarka ah ee golaha deegaanka⁴⁸.

Waxaad sidoo kale la xiriiri kartaa The Property Ombudsman⁴⁹ ama Property Redress Scheme⁵⁰ haddii aad ka kiraysanayso wakiilka shirkadaha kireeya guri.

Waxaa laga yaabaa inaad awooddo dalbashada qayb ama dhammaan, kiradaada haddii mulkiiluhu uusan ka soo bixin waajibaadkiisa sharciga oo ah inuu bixiyo hoy ammaan ah ama uu sameeyo hawlo sharci darro ah.

Dayactir la'aanta

Milkiilaha guriga ayaa mas'uul ka ah dayactirka guriga. Tusaalooyinka qaar ee masuuliyadooda waxaa ka mid ah:

- Xadkaha korontada
- Tuubbooyinka gaaska iyo kuleyliyayaasha
- Kululaynta guriga iyo biyaha kulul
- Dhismaha iyo bannaanka guriga, sida darbiyada, jaranjarada, saqafka, albaabbada iyo daaqadaha dibadda

Cayayaanka iyo jirka

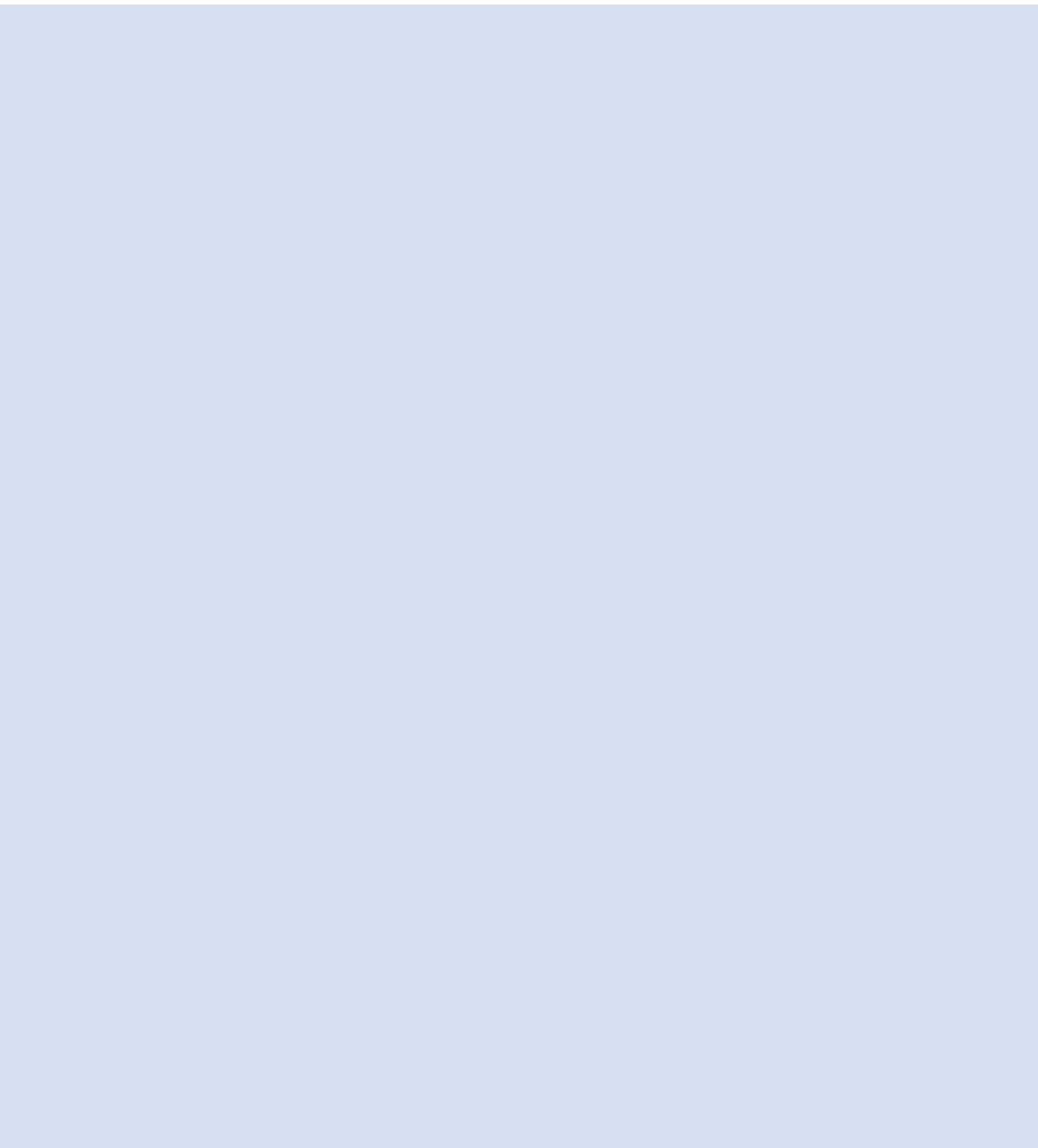
Waxaa jira waxyaabo aad samayn karto si aad u xakamayso cayayaanka guriga. Wixii talo dheeraad ah oo ku saabsan waxa aad samayn karto iyo waxa aadan samayn karin ka akhriso tilmaanta ku taalla GOV.UK ee ka hortagga cayayaanka⁵¹ bogga websaydka.

Cidda leh mas'uuliyadda wax ka qabashada cayayaanka iyo jirka waxay ku xiran tahay sababaha iyo waxa ku qeexan heshiiskaaga kireysiga. Milkiilaha guriga ayaa sida caadiga ah mas'uul ka ah wax ka qabashada cayayaanka iyo jirka haddii ay la xiriirto dayactirka guriga, ama haddii ay dhibaatudu jirtay ka hor intaadan soo guurin, oo ay ka dhigto gurigaaga mid aan ammaan ahayn in lagu noolaado.

Waa masuuliyaddaada inaad soo jiidanin cayayaanka iyo jirka. Haddaad u baahan tahay inaad wax ka qabato cayayaanka ama jirka, waa laga yaabaa inaad caawimo ka heli karto golaha deegaanka ma adeegyada ilaalinta cayayaanka ee gaarka ah. Meelaha aad kala xiriiri karto waxay ku qoran yihiin dhamaadka qoraalkan.

Kiraynta gaarka ah ee

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Qoyaanka iyo caaryada

Waxaad qaadi kartaa tallaabooyin aad kaga hortagayso qoyaanka iyo caaryada⁵² gurigaaga. Si kastaba ha ahaato, mararka qaarkood waxaa laga yaabaa inay sabab u tahay xaaladda guriga. Haddii aad ka welwelsan tahay, waa inaad la xiriirto mulkiilahaaga.

Ha joojin bixinta kiradaada haddii uu jiro qoyaan ama caaryo gurigaaga. Tani waxay sababi kartaa in lagu soo sheego ogeysiis guri ka saarid.

Waa inaad u sheegto mulkiilaha arrin kasta oo qoyaan iyo caaryada ahs⁵³.



Qoyaanka soo kacaya



Uumiga



Qoyaanka soo kacaya



qoyaan darbiga galay

Ma lagu dhibay mise si sharci darro ah ayaa guriga lagaaga saaray?

Haddii mulkiilaha gurigu rabo inaad ka baxdo gurigiisa ntidooda, waa inay raacaan nidaamyo adag⁵⁴. Haddii aysan sidaas yeelin, waxaa laga yaabaa in lagu soo eedeeyo dhibaatayn ama si sharci darro ah guriga uga saarid⁵⁵, kuwaas oo ah dembiyo. Golaha deegaanku wuxuu baari karaa dhibaataynta ama ka saarida sharci darrada ah oo, haddii loo baahdo, wuxuu qaadi karaa tallaabo sharci ah.

Dhibaataynta

Dhibaataynta⁵⁶ waa wax kasta oo uu sameeyo mulkiilaha gurigu, ama uu samayn waayo, taas oo kugu kallifta inaad rabto inaad ka baxdo guriga.

Waxaa ka mid ah:

- joojinta adeegyada, sida gaaska iyo korontada
- booqashada guriga saacadaha aan lala isla xiriirin
- diidmada dayactirka
- wuxuu bilaabaa laakiin ma dhamaystiro hagaajinta dayactirrada ama shaqada dhisidda
- wuxuu isku dayaa inuu ku xadgudbo xuquuqahaaga sharciga ah kirayste ahaan
- gacan ka hadal ama hanjabaad
- dhaqan xumo
- furitaanka warqadaha lagu soo diro ama saarista alaabtaada

Haddii aad u malaynayso in lagu dhibay, qor faahfaahinta wax kasta oo dhaca. oo ay ku jiraan taariikhaha, waqtiyada iyo waxa la sheegay. Markaad aragto mulkiilaha, weyddii inuu xaqiijiyo wax kasta oo qoraal ahaan loogu sheegay. Isku day oo ha kula joogo qof ku siiya taageero oo markhaati ka noqdas.

Ka saarid aan sharci ahayn

Waxaa laga yaabaa in si sharci darro ah guriga lagaaga saaray⁵⁷ haddii:

- Mulkiilaha gurigu kuma siinin ogeysiis sax ah oo aad guriga kaga baxdo
- waxaad ogaanaysaa in qufulladii la beddelay
- guriga ayaa lagaa saaray amar la'aan

Haddii guriga uu dib ula wareego dayn-bixiyuhu, dayn-bixiyuhu waa inuu weli ku siiyaa wakhti ogeysiis ah si aad u hesho meel kale oo aad ku noolaato.

La xiriir adeegga guryaha gaarka ah ee golaha deegaanka⁵⁸ haddii lagu dhibay ama si sharci darro ah guriga lagaaga saaray.



Joojinta kirada



Kiraysigu wuu socon doonaa ilaa adiga ama mulkiilahaagu uu heshiiska ka baxo. Haddii aad rabto inaad joojiso kiraysigaaga hubi inaad siiso ogaysiinta saxda ah mulkiilaha. Haddii aadan sidaan sameynin mulkiilaha gurigu wuxuu lacag ka goosan karaa lacagtaada horumariska oo ku doodi doobaa in lacag kiro ka maqan tahay.

Mulkiilaha gurigu wuxuu u baahan yahay inuu raaco nidaamka sharciga ah haddii uu rabo inuu joojiyo kiraysigaaga.

Markaad guurayso :

- Hubi in gurigu yahay nadiif
- nadiifi qalabka rakiban, sida aaladda cuntada lagu karsado iyo qaboojiyaha
- ka saar wixii qashinka ah
- ka saar wax kasta oo aad leedahay
- Akhris miitarka gaaska iyo miitarka korontada lana shirkadaha adeegyadaas bixiya si aad u joojiso Adeegga.



Caawin iyo talo dheeraad ah

Helitaanka iyo la qabsiga guriga

WECIL (Nolol Madaxbanaan)

Taleefanka: 0117 947 9911

websaydka: www.wecil.org.uk

We Care Home Improvements

Taleefanka: 0300 323 0700

emailka: info@wecr.org.uk

Mareegta: www.wecr.org.uk

Golaha Deegaanka Bristol

Adeegga Guriyeynta Gaarka loo leeyahay

Taleefanka: 0117 352 5010

Emailka: private.housing@bristol.gov.uk

Wabsaydka:

[www.bristol.gov.uk/residents/
guri/kirayste-gaar-ah](http://www.bristol.gov.uk/residents/guri/kirayste-gaar-ah)

Kooxda kiraynta gaarka ah

Taleefanka: 07785 660 718

emailk: private.renting@bristol.gov.uk

Mareegta: www.bristol.gov.uk/privaterenting

Kooxda Guri la'aanta

Taleefanka: 0117 352 6800

emailka: homelessnessadvice@bristol.gov.uk

Websaydka: www.bristol.gov.uk/homeless

Qiimaha taageerada nolosha

Websaydka: www.bristol.gov.uk/costofliving

Dhaaqalaynta Tamarta

Talooyin Guryaha ee Warmer Homes
Lacagta - Xarunta Tamarta Joogtada ah

Taleefanka: 0800 082 2234

emailka: info@cse.org.uk

shabakadda: www.cse.org.uk/my-home/advice-mashaariicda/wham-kuleyl-guriga-talo-iyoo-lacag/

Meelah Cuntada Lacag La'aanta Ah

Trussell Trust

Taleefanka: 01722 580 180

emailka: enquiries@trusselltrust.org

Mareegta: www.trusselltrust.org/get-help/find-a-Bankiga-cuntada/

Talo iyo taageero guud

Waxaan nahay khadka caawinta ee Bristol
(boostada calaamadaynta)

Taleefanka: 0800 694 0184

Mareegta: www.bristol.gov.uk/residents/people-iyoo-bulshooyinka/kharashka-nololeed-kaalmaynta

Talo-siinta muwaadiniinta (talo guud)

Taleefanka: 0800 144 8848

shabakadda: www.citizensadvice.org.uk

1625 Dad Madaxbanaan (Dhallinyaro)

Taleefanka: 0117 332 7111

email: enquiries@1625ip.co.uk

Mareegta: www.1625ip.co.uk/get-help

Da'da UK (dadka da'da ah)

Taleefanka: 0800 678 1602

shabakadda: www.ageuk.org.uk

SARI (dembi nacayb)

Taleefanka: 0117 942 0060

boostada: PO Box 2454, Bristol, BS2 2WX

shabakadda: www.saricharity.org.uk/contact-us/

Booliska Avon iyo Somerset

Taleefanka: 101

Mareegta: www.avonandsomerset.police.uk

Khiyaanada ficilka

Taleefanka: 0300 123 2040

shabakadda: www.actionfraud.police.uk

Avon Dabka & Adeegga Samatabbixinta

Taleefanka: 0117 926 2061

Mareegta: www.avonfire.gov.uk

Xuquuqda Qaxootiga ee Bristol

Taleefanka: 07526 352 353

emailka: advice@bristolrefugeerights.org

shabakadda: www.bristolrefugeerights.org

Ururka Sharciga (la-talin sharci)

shabakadda: www.lawsociety.org.uk

La-taliyaha Guryaha

Hoyga

Taleefanka: 0808 800 4444

shebekadda interneedka:
england.shelter.org.uk/get_help/webchat

websaydka: england.shelter.org.uk

Guryeynta Arrimo

Taleefanka: 0117 935 1260

emailka: advice@housingmatters.org.uk

shabakada: www.housingmatters.org.uk

Xarunta Sharciga ee Bristol

Taleefanka: 0117 924 8662

Mareegta: www.bristollawcentre.org.uk/get-help/

ACORN

shabakadda:
www.acorntheunion.org.uk/contact

Adeegyada la-talinta deegaanka

Xarunta Talobixinta ee Waqooyiga Bristol

Taleefanka: 0117 951 5751

minicom: 0117 952 7681

email: team@northbristoladvice.org.uk

shabakadda:

<https://northbristoladvice.org.uk/help-iyo-talo/>

Adeegga Talobixinta ee Koonfurta Bristol

Taleefanka: 0117 985 1122

shabakadda:

www.southbristoladvice.org.uk/contact/

Degitaanka Wellspring

Taleefanka: 0117 955 6971

Mareegta: www.wellspringsettlement.org.uk

Taageerada caafimaadka maskaxda

MInd

Taleefanka: 0117 980 0370

emailka: info@bristolmind.org.uk

Mareegta: www.bristolmind.org.uk

NHS

shabakada: www.nhs.uk/mental-health

Haweenka Bristol

Taleefanka: 0117 916 6461

email: helpline@womankindbristol.org.uk

Mareegta: www.womankindbristol.org.uk/khadka-caawinta/

Misling Link Housing

Taleefanka: 0117 925 1811

email: enquiries@missinglinkhousing.co.uk

shabakadda: www.missinglinkhousing.co.uk

VitaMinds (Adeegga Daaweynta Hadalka ee NHS)

Taleefanka: 0333 200 1893

Mareegta:

www.vitahealthgroup.co.uk/nhs-adeegyada/nhs-caafimaadka-maskaxda/bristol-waqooyi-somerset-iyo-koonfur-gloucestershire-adeegyada-caafimaadka-maskaxda/

Talobxinta Samaritans

Taleefanka: 116 123 6402

shabakadda: www.samaritans.org

Kala talin lacagaha iyo deynta

WRAMAS – Xuquuqda Samafalka iyo Adeegga La-talinta Lacagta

Taleefanka: 0117 352 1888

Mareegta:

www.bristol.gov.uk/residents/benefits-iyo-caawin-dhaqaale/xuquuqda-daryeelka-iyo-lacag-talo-adeeg

Talking Money

Taleefanka: 0800 121 4511

emailka: mail@talkingmoney.org.uk

Mareegta: www.talkingmoney.org.uk/get-support/i-caawi-

Xaq u leeyahay (xisaabiyaha dheefaha)

webka: bristol.entitledto.co.uk/home/start

Turn2us (talada faa'iidada)

shabakadda: www.turn2us.org.uk

Maamulka deegaanka ee deriska la ah

Golaha South Gloucestershire

Mareegta: www.southglos.gov.uk/housing

Qubayska iyo North East Somerset Council

shabakadda:

<https://beta.bathnes.gov.uk/housing>

Golaha Waqooyiga ee Somerset

Mareegta: www.n-somerset.gov.uk/my-services/guriyeyn

Adeegyada xakamaynta cayayaanka

Adeegyada Xakamaynta Cayayaanka ee Golaha Magaalada Bristol

Taleefanka: 0117 922 2500

emailka: pest.control@bristol.gov.uk

Mareegta: www.bristol.gov.uk/pestcontrol

Ururka Xakamaynta Cayayaanka ee Ingiriiska

shabakadda: www.bpca.org.uk/find

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Diid dib u warshadaynta

Qashin Qaadista Bristol

Taleefanka: 0117 304 9580

email: hello@bristolwastecompany.co.uk

shabakadda: www.bristolwastecompany.co.uk

Adeegyada la-talinta ardayda

Jaamacadda Bristol

shabakadda:

[www.bristol.ac.uk/accommodation/
si-gaar-ah-loo-kiraysto/talo-bixin](http://www.bristol.ac.uk/accommodation/si-gaar-ah-loo-kiraysto/talo-bixin)

Jaamacadda Bristol Law Clinic

Taleefanka: 0117 394 0082 (cod fariin ah)

email: [bristol-lawclinic-enquiries@bristol.
ac.uk](mailto:bristol-lawclinic-enquiries@bristol.ac.uk)

shabakadda: www.bristol.ac.uk/law/law-clinic/

Jaamacadda Galbeedka England

Taleefanka: 0117 328 2676

emailka: advice@uwe.ac.uk

shabakadda:

[www.uwe.ac.uk/life/accommodation/
guri-gaar-ah](http://www.uwe.ac.uk/life/accommodation/guri-gaar-ah)

Qoraallada loo heli karo qaabab kale:

Waxaad codsan kartaa qaabab kale oo qoraalkan loo heli oo la xiriir:
private.housing@bristol.gov.uk ama wac 0117 352 5010

Qoraallada hoose



| Bogga

¹ <https://www.bristol.gov.uk/residents/housing/private-tenants/guide-to-renting-privately>

² <https://www.gov.uk/government/publications/how-to-rent>

³ <https://www.gov.uk/private-renting-tenancy-agreements>

⁴ <https://www.bristol.gov.uk/contact/citizen-service-point>

⁵ <https://www.bristol.gov.uk/council/statistics-census-information/census-2021>

| Bogga

⁶ <https://www.zoopla.co.uk/to-rent/>

⁷ <https://www.gumtree.com/flats-houses/property-to-rent>

⁸ <https://www.rightmove.co.uk/property-to-rent.html>

⁹ <https://www.primelocation.com>

¹⁰ <https://www.spareroom.co.uk>

¹¹ <https://www.bristol.gov.uk/business/licences-and-permits/property-licences/register-of-licensed-properties>

¹² <https://www.bristol.gov.uk/business/licences-and-permits/property-licences/types-of-licence>

¹³ <https://www.bristol.gov.uk/residents/housing/private-tenants/unlicensed-property>

¹⁴ <https://www.bristol.gov.uk/residents/housing/private-tenants/help-to-apply-rent-repayment-order>

| Bogga

¹⁵ https://england.shelter.org.uk/housing_advice/private_renting/tenancy_agreements_in_shared_homes

¹⁶ <https://www.actionfraud.police.uk/az-of-fraud/rental-fraud>

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¹⁷ <https://www.zoopla.co.uk/discover/renting/rental-property-viewing-checklist/#VBoMYtZhvcoYMUd5.97>

¹⁸ https://england.shelter.org.uk/housing_advice/tenancy_deposits/what_can_your_landlord_deduct_from_your_deposit

¹⁹ https://england.shelter.org.uk/housing_advice/tenancy_deposits

²⁰ <https://www.mydeposits.co.uk>

²¹ <https://www.tenancydepositscheme.com>

²² <https://www.depositprotection.com>

²³ https://england.shelter.org.uk/housing_advice/tenancy_deposits/zero_deposit_companies

²⁴ <https://www.gov.uk/tenancy-deposit-protection/if-your-landlord-doesnt-protect-your-deposit>

| Bogga

²⁵ https://england.shelter.org.uk/housing_advice/private_renting/letting_agent_fees_for_tenants

²⁶ <https://www.bristol.gov.uk/residents/housing/private-tenants/get-back-unlawful-fees-from-your-landlord>

²⁷ <https://www.citizensadvice.org.uk/housing/tenancy-agreements/>

²⁸ https://england.shelter.org.uk/housing_advice/private_renting/types_of_renting_agreement

²⁹ <https://www.gov.uk/private-renting>

³⁰ <https://www.citizensadvice.org.uk/housing/starting-to-rent-from-a-private-landlord/information-landlords-ask-for-when-you-start-renting/>

³¹ https://england.shelter.org.uk/housing_advice/private_renting/how_to_rent_with_a_poor_credit_history

³² https://england.shelter.org.uk/housing_advice/private_renting/right_to_rent_immigration_checks

³³ https://england.shelter.org.uk/housing_advice/private_renting/guarantors_for_private_renters

| Bogga

- ³⁴ https://england.shelter.org.uk/housing_advice/private_renting/how_to_challenge_dss_discrimination
- ³⁵ <https://housingmatters.org.uk>
- ³⁶ <https://www.bristollawcentre.org.uk>
- ³⁷ <https://www.tpos.co.uk>
- ³⁸ <https://www.theprs.co.uk>
- ³⁹ <https://www.gov.uk/find-legal-advice/find-legal-adviser>

| Bogga

- ⁴⁰ <https://www.gov.uk/government/publications/how-to-rent>
- ⁴¹ <https://www.gassaferegister.co.uk/gas-safety/renting-a-property/tenant-gas-safety/>
- ⁴² https://england.shelter.org.uk/housing_advice/tenancy_deposits/tenancy_deposit_protection_rules
- ⁴³ <https://www.gov.uk/find-energy-certificate>
- ⁴⁴ https://england.shelter.org.uk/housing_advice/repairs/electrical_safety_in_rented_homes

| Bogga

- ⁴⁵ <https://www.bristol.gov.uk/files/documents/2484-fs08-rent-increases-for-assured-shorthold-tenanciesv2/file>
- ⁴⁶ <https://www.bristol.gov.uk/files/documents/2485-fs09-rent-increases-for-resident-landlord-tenancies/file>
- ⁴⁷ <https://www.citizensadvice.org.uk/housing/paying-rent/dealing-with-a-rent-increase/>
- ⁴⁸ <https://digital.bristol.gov.uk/housing/tenant-problems-in-your-property>
- ⁴⁹ <https://www.tpos.co.uk>
- ⁵⁰ <https://www.theprs.co.uk>
- ⁵¹ <https://www.gov.uk/pest-control-on-your-property>

| Bogga

- ⁵² <https://www.bristol.gov.uk/residents/housing/private-tenants/damp-and-mould-in-your-home>
- ⁵³ https://england.shelter.org.uk/housing_advice/repairs/how_to_report_repairs_to_a_private_landlord

| Bogga

- ⁵⁴ <https://www.gov.uk/private-renting-evictions>
- ⁵⁵ <https://www.bristol.gov.uk/residents/housing/private-tenants/harssment-and-unlawful-eviction>
- ⁵⁶ https://england.shelter.org.uk/housing_advice/eviction/harssment_by_a_private_landlord
- ⁵⁷ https://england.shelter.org.uk/housing_advice/eviction/how_to_deal_with_illegal_eviction
- ⁵⁸ <https://digital.bristol.gov.uk/housing/illegal-eviction-and-harssment-form>

