

A simple guide to the proposed changes to your tenancy agreement

General Review

Your tenancy agreement has been reviewed and changed, including minor wording and layout changes for its order and ease of reading.

The front cover of the tenancy agreement has room for photographs of tenants on the cover to help Ashfield District Council prevent housing fraud

To help you find the section you want, we have included a contents page and a full list of definitions of terms used in the agreement.

Boxes have been added next to the key clauses of paying rent, anti social behaviour, permissions for alterations and improvements, maintaining your garden, and ending your tenancy. This is to alert tenants signing the agreement of the importance of these key responsibilities.

Below is a list of sections and any significant changes within. Please note this is only a summary. If you would like to view the full tenancy agreement proposed, please refer to the letter sent with this summary.

- Section 1 - Sets out the differences between Introductory and Secure tenancies.
- Section 2 - False Statement – gives details of what is considered fraud with regard to the tenancy.
- Section 3 – Payment of Rent and Charges – formalises requirement to pay in advance by Direct Debit or Standing Order.
- Section 4 – Use and Occupation of your Home – now requires tenants to provide details of lodgers including date of birth and NI Number with any permission request.
- Section 5 - Access to your Home – we will try and locate a key holder if you are away from your home and we need emergency access.
- Section 6 - Repairs and maintenance – The agreement specifies you must have clear access and exit routes throughout your home and that it must be kept in decorative order.

The agreement sets out that unless connected to a Communal TV Aerial system, the tenant is responsible for any aerial.

- Section 7 - Insurance - A new section has been added to cover who is responsible for repairing damage.

Section 8 - Anti-social behaviour – now includes a specific clause around no tolerance of abuse/harassment of employees or contractors in addition to existing clauses.

Section 9 - Gardens – This section details how the property should be maintained and advises only occasional bonfires to dispose of garden waste are permitted.

Section 10 - Vehicles and parking – Tenants asked for a clause to be included about leaving untaxed/unroadworthy vehicles on the property. This clause has been added and storage limited to one calendar month.

The provisions for mobility scooters have been amended to give specific health and safety clauses relating to access and use of mobility scooters.

Section 11 - Keeping of Pets and Animals – This clause lists the pets that tenants are allowed to have without prior written permission.

A new clause has been included on breeding of pets and examples of nuisance behaviour.

Section 12 – Written Permission – This clause has been amended to allow alterations or improvements only if the tenant has a clear rent account.

Section 13 – Recharges – This section has not been changed significantly from the existing clauses.

Section 14 – Ending your Tenancy – Additional clauses have been added to cover situations where keys are returned without giving notice and Ashfield District Council's responsibilities regarding property/belongings left after the tenancy has ended.

Section 15 – Consultation and Information – Your rights to consultation and information

Section 16 - Notices – How Notices may be served on the Council and on you.

Section 17 - Compliments, Complaints and Comments – Gives details of how to provide feedback on our services.

At the end of the Tenancy Agreement, a section has been added to enable successors of a tenancy to sign the original agreement.