

Leicester City Council.

Revision of Conditions Tenancy Agreement – October 2018



Explanation of proposals

Introduction

We are proposing to change the tenancy agreement we use to bring it up to date with legal changes, such as anti-social behaviour and crime, and to make the obligations on both sides clearer.

We have looked at the current Conditions of Tenancy used by Leicester City Council and found that they do not cover everything we need to make sure we can manage our tenancies and estates as we want to.

We found a number of gaps in the current conditions – for example the current conditions do not cover courtyards, shared gardens or communal spaces, which means that tenants can misuse the areas and there are few sanctions we can take. By updating the conditions, we should be able to deal with people who litter, fly tip or cause a nuisance for other people in these areas.

There are also some clauses which needed updating, the ASB clause is one that needed to be improved as it did not cover on-line bullying/crime or terrorism related acts.

We have also added to and expanded the clauses around fire safety and living in flats and maisonettes as we felt this was very important to reduce the risk of fire.

The proposals

The revised tenancy agreement is broken into seven sections:

1. General terms – this explains what the type of agreement it is, and what is expected
2. Our obligations – this is what we must do to keep our side of the contract
3. Your obligations - this is what you must do or not do to keep to the terms of the agreement. This covers such things as fly tipping, paying your rent and other costs, repairs, gardens, shared areas, parking etc. The full document sets these out in more detail.
4. Nuisance and ASB – sets out what we consider to be anti social or criminal behaviour, as well as domestic violence and hate crime
5. Your rights – these are rights you have as a secure tenant
6. Data Protection – how we store and use your personal data
7. Ending your tenancy – what we expect from you at the end of the tenancy

Each section is broken down into clauses – each clause is a separate part of the agreement, and sets out a specific condition that must be followed.

It is important to remember that when we say “you” in the document, we mean the tenant and/or joint tenants.

The tenant(s) is responsible for the behaviour and actions of everyone living in the property and any visitors. This means that if someone else breaks the terms of the tenancy, we can take action against the tenant(s).

We have provided a table which sets out the changes we are proposing where we go into more detail, and what they mean to you and us. The notes below do not form part of the proposed tenancy agreement, they are there to help you and explain what the clauses mean.

Please read these notes together with the proposed document

