

## **Changes to Tenancy Conditions – FAQ**

### 1. Will I have to sign another tenancy agreement?

No. we will send you the revised document later together with a covering letter, this is called “serving”. The letter will tell you the date the new conditions will be used from.

### 2. Does this mean my tenancy has ended or will end?

No. the date you started a tenancy with us will remain the same. Your tenancy will not end and will continue with new conditions.

### 3. What about my rights?

Your rights will not change. They are set out in the new agreement.

### 4. Why are you doing this?

The current conditions of tenancy need to be brought up to date. For example, we have nothing in the current conditions that cover things like cyber-crime or on-line abuse or bullying.

We also need to make sure our conditions allow us to manage our estates robustly. We hope that we will have more power to tackle tenants who are in breach of their tenancy and cause problems for other people.

### 5. Can the conditions be backdated?

No. We can only use the new terms from the date they are in force from.

Many of the conditions cover the same things as before, for example, you still must ask us permission do an alteration and we have updated some other conditions to make them clearer.

There are some new conditions we are proposing to add in. These make things clearer for everyone. We will act reasonably when enforcing any new condition, and give tenants a chance to put things right before we take any enforcement action.

### 6. Who will this affect?

Everyone who lives at or visits the property.

The tenant (or where there are two people, both tenants) are responsible for making sure all terms and conditions in the agreement are kept to. This means that the tenant is responsible for anyone else who lives in the property. This includes family members, friends and lodgers.

The tenant is also responsible for the action of any visitors to the property – regardless of who they are visiting.

7. So, you can take action against me where someone else has caused a nuisance?

If that person lives with you, or was visiting your home, then yes, we can take action against you. This can include action to repossess the property or any other appropriate action.

8. I don't agree with some or all of the proposed changes

You can have your say through the consultation. We will look at all consultation comments and take these into account before we issue the final document.

We will tell you what to do if you do not agree with the final version when we contact you to serve the new conditions.