

TYPES OF TENANCIES



THAMES VALLEY HOUSING

Types of Tenancies

This leaflet gives you information about:

- The legal status of your tenancy
- The security of your tenancy
- How your tenancy can be ended
- The succession to your tenancy
- Sub-letting and lodgers

There are two main types of tenancies available to our residents.

You have a **SECURE TENANCY** if:

You became a tenant before 15 January 1989 (unless you live in a shared flat for single people);

Or

You have inherited your tenancy from a Secure Tenant

Or

You exchanged with a Secure Tenant.

You have an **ASSURED TENANCY** if:

You became a tenant after 15 January 1989;

Or

You inherited your tenancy from an Assured Tenant

Or

You exchanged with an Assured Tenant (unless you previously held a Secure Tenancy with TVH)

If you have a Secure Tenancy you may have the Right to Buy (RTB) your property. If you have an Assured Tenancy, you do not have the Right to Buy the property, but you may have the Right to Acquire (RTA). For more information, please contact the Customer Service Centre on 0800 358 7767 (option 3).

You can be a JOINT Tenant with either a Secure Tenancy or an Assured Tenancy.

This is where two or more adults sign the tenancy agreement and are equally responsible for paying the rent and service charges.

If one tenant moves out, both tenants are still responsible for any arrears, unless there has been an assignment. Each Joint Tenant is responsible for making sure the Tenancy Agreement is not breached.

Probationary Tenancies

All new Thames Valley Housing tenants are given probationary tenancies. Probationary tenancies are Assured Shorthold Tenancies which last for a 12 month period. Provided you have kept to your conditions of tenancy your Assured Shorthold Tenancy will be converted to an Assured Tenancy after 12 months.

Where there have been breaches of the tenancy agreement, for example anti-social behaviour or rent arrears, we may extend the probationary tenancy. In the case of a serious breach of tenancy, we will take action to end the tenancy.



Security of Tenure

This means the length of time you can stay in your home. Under most tenancies you can live there as long as you wish if you keep to the terms of your agreement.

Exceptions include residents who have a probationary or assured shorthold tenancy. This would have been clearly pointed out at the start of your tenancy.

Succession to tenancy

Your partner, husband or wife, or another family member who has been living with you, may be able to inherit your tenancy in the event of your death.

This does not apply if you inherited the tenancy, or if it was assigned to you. Please read the leaflet 'Moving On' for more information about this.

Eviction

Your tenancy may be ended if you break the terms of your agreement as set out in the tenancy agreement.

We will follow these steps:

- 1) We will contact you about the breach of your tenancy
- 2) We will warn you that we will take legal proceedings if there is not a positive change to the situation. This is known as serving 'Notice of Seeking Possession'
- 3) If there is no improvement we will apply to the County Court for a Possession Order. We will have to prove to the Court that you have failed to meet the terms of your tenancy
- 4) The Court will usually grant us an Order for Possession as long as we prove the breach and the court feels the breach is serious enough to warrant eviction
- 5) We will end your tenancy

If you are experiencing financial difficulties please read the leaflet 'Rent and Benefits'.

Sub-letting and Lodgers

Sub-letting

This is when you formally rent part of your home to someone else. You need our written consent, but we will only refuse if there is a good reason, such as overcrowding.

You must remain resident at the property. You cannot sub-let your entire home. You are responsible for the behaviour of anyone living in your home. Action will be taken against you, if they cause a nuisance.

This does not apply if you are a leaseholder and own your home.

Lodgers

This is a less formal arrangement, but may involve payment of rent.

You need to inform us if you are planning to have a lodger so that we can check the property will not be overcrowded.

For both sub-letting and lodgers, we will need:

- The name, age and gender of the person sub-letting
- Which part of the home they are living in
- To see details of the contract you agree with the person

You do not have the right to transfer your tenancy to someone else without our formal consent.

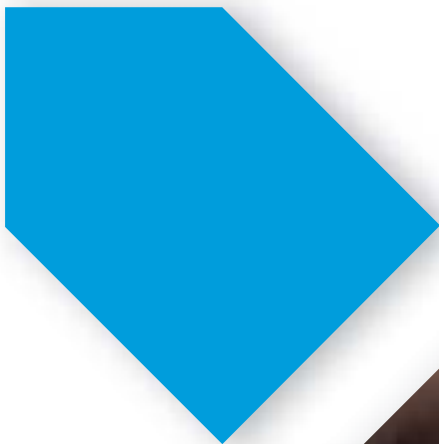
NB The additional income you receive from sub-letting or your lodger may affect any housing or other benefits you are receiving. Please check with your Housing Benefit office.

Buying your home

You may have the right to purchase your home either under Right to Buy, or Right to Acquire Legislation.

You may also be able to buy your home under the Social HomeBuy scheme.

For more information about options for buying your home see our leaflet 'Moving On'





Thames Valley Housing

Premier House,
52 London Road,
Twickenham, TW1 3RP

- Customer Service Centre:
0800 358 7767
- Opening hours:
8am - 6pm Mon-Fri
- Fax: 020 8607 9923
- Email: info@tvha.co.uk
- Web: www.tvha.co.uk

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Translations and Interpretation

If you need to contact us about anything and need an interpreter, call 0800 358 7767 and tell us your language.

We can also provide a large print or an audio version of this document

إذا رغبت بالاتصال بنا بخصوص أي امر وتحتاج لمترجم، اتصل على 0800 358 7767 واخبرنا ما هي لغتك. أيضاً بإمكاننا توفير منشور بطباعة ذات احرف كبيرة او تسجيل صوتي لهذه الوثيقة.

اگر به هرذیلی لازم دارید که با ما تماس بگیرید و نیاز به مترجم دارید، لطفاً با شماره 0800 358 7767 تماس بگیرید و زبان مورد نظر خود را اعلام کنید. ما می توانیم چاپ با حروف درشت یا نسخه صوتی این سند را برای شما تهیه کنیم.

Si vous avez besoin de nous contacter, quelle qu'en soit la raison, et avez besoin d'un(e) interprète, appelez le 0800 358 7767 et indiquez-nous votre langue. Nous pouvons aussi vous fournir une version audio ou imprimée en gros caractères de ce document.

Jeśli chciałbyś o coś zapytać a wymagasz pomocy tłumacza, zadzwoń na numer 0800 358 7767 i powiedz nam, w jakim mówisz języku. Powyższy dokument dostępny jest również w formacie dużą czcionką oraz w wersji audio.

Se precisar de nos contactar e necessita de um intérprete, telefone para: 0800 358 7767 e diga-nos que lingua fala. Também podemos providenciar este documento em letras de tamanho grande ou em audiocassete.

ਜੇਕਰ ਤੁਸੀਂ ਸਾਡੇ ਤੋਂ ਕੋਈ ਗੱਲ ਪੁੱਛਣੀ ਹੈ ਅਤੇ ਇਸ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ (ਦੁਬਾਸ਼ੀਏ) ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 0800 358 7767 ਤੇ ਫੋਨ ਕਰੋ ਅਤੇ ਆਪਣੀ ਬੋਲੀ ਦੱਸੋ।
ਅਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਵੱਡੀ ਲਿਖਾਈ, ਟੇਪ ਜਾਂ ਸੀ ਡੀ ਤੇ ਵੀ ਦੇ ਸਕਦੇ ਹਾਂ।

Hadii aad u baahatid inaad mala soo xiriirtid una baahan tahay turjumaan, soo wac 0800 358 7767 adigoo noo sheegaya luqadda aad ku hadashid. Waxa kalood heli kartaa dokumentigan oo maqal ah ama far waaweyn ku qoran.

اگر آپ کو کسی بھی مسئلے میں ہم سے بات کرنے اور اردو زبان کے ترجمان کی ضرورت ہے تو اس نمبر 0800 358 7767 پر ہم سے رابطہ کریں۔ یہ دستاویز کو آپ کو اپنا سے نسخوں یا آڈیو کے طور پر بھی فراہم کیا جاسکتا ہے۔