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**Summary of Changes**

**Tenancy Agreement Review**

**2022/2023**

Your tenancy agreement has been reviewed and re-written to incorporate changes in legislation and council procedures and policies. Below is a summary of the amendments that we propose to make to the existing tenancy agreement. This list is not exhaustive.

1. **In General**

The current tenancy agreement consists of 13 numbered sections. Two additional sections have been included so they now read as follows:

 Terms and Definitions

 Section 1: Your Tenancy Agreement

 Section 2: Introductory or Demoted Tenants Only

 Section 3: Your Rights and Responsibilities – for all Tenants

 Section 4: Our Rights and Responsibilities – for all Tenants

 Section 5: Rent

 Section 6: Anti-Social Behaviour

 Section 7: Using Your Property

 Section 8: Installation of CCTV at Your Property

 Section 9: Repairs and the Condition of Your Property

 Section 10: Our Right to Enter Your Property

 Section 11: Animals in Your Property

 Section 12: Gardens

 Section 13: Vehicles

 Section 14: Ending Your Tenancy

 Section 15: Health and Safety

Within each section every paragraph is individually numbered/lettered so as to provide an easy method of referencing and cross-referencing.

1. **Individual Changes**

Other than structural or formatting changes in the agreement, the new conditions of tenancy changes fall into three broad categories;

1. Additional clauses and definitions that do not have any equivalent in the existing agreement;
2. Existing clauses re-written, clarified, expanded upon and/or strengthened
3. Removal of clauses which have no relevance to the new agreement

The examples given below are not exhaustive: a copy of the comparison document can be provided separately upon request.

(a) Additional clauses and definitions

1. **Definitions:**
	1. Anti-Social Behaviour
	2. Decant
	3. Support Charge
	4. Succession
	5. Tenancy Agreement
	6. Tenant or Tenants’
	7. Tenancy Officer
	8. Use and Occupation
2. **Clauses**
	1. **Section 7f:** Log burner: this clause makes clear that permission will not be given to install log burners in our properties.
	2. **Section 8:** Installation of CCTV: this section clarifies the regulations surrounding audio/video recording and what the Council will give permission for.
	3. **Section 10:** Our Right to Enter Your Property: this section has been created as a stand-alone section to strengthen the points within sub-sections throughout the original tenancy agreement and add clarity of when we will enter your property should you refuse access
	4. **Section 14b:** Ending Your Tenancy: this clause has been included to reflect the Council’s procedures when a tenancy is ended.
	5. **Section 14h:** Parking Permits: this clause has been included to reflect the Council’s procedures when a tenancy is ended.

(b) Existing clauses re-written, clarified, expanded upon and/or strengthened

The clauses in the new tenancy agreement that fall into this category are too numerous to include without exception; the following are considered to be the most important:

1. **Section 3c:** Data Protection Act 2018 and the General Data Protection Regulation and how we use your information: this clause change uses the new terminology for Data Protection and expands on how we use your information.
2. **Section 5c:** Service Charges: this clause expands upon the service charges we may charge you along with your basic rent
3. **Section 5d:** Rent: this clause clarifies your obligation to keep your rent account free from arrears
4. **Section 6a:** Anti-Social Behaviour: this clause has been expanded to provide greater detail and clarity over conduct deemed to be anti-social behaviour, which in turn strengthens the landlord’s ability to tackle such cases.
5. **Section 6b:** Anti-Social Behaviour: this clause has been expanded to separate anti-social behaviour from abusive behaviour, domestic abuse and harassment. It clarifies what is not permitted against anyone living in or visiting the property.
6. **Section 7g:** Using Your Property: the last bullet point expands on the types of business which are not permissible to be run from the property.
7. **Section 7i:** Where smoke detectors are mentioned within the tenancy agreement, carbon monoxide detectors has been included.
8. **Section 9c:** You Are Responsible For: inclusion of a further 5 bullet points to strengthen this clause along with the inclusion of carbon monoxide detectors in bullet point 5
9. **Section 9d:** Faults We Are Responsible For: bullet point 2 has been expanded upon to clarify that batteries in smoke or carbon monoxide detectors will not be replaced by us.
10. **Section 11:** Animals: The first 3 clauses of this section have been re-written from the first two paragraphs and section 9a of the original tenancy agreement to strengthen the information about keeping animals within a Council property, and the permissions required. The rest of the section has been re-written to take into account current legislation and the Councils policies on the keeping of animals within and around the property.
11. **Section 13b:** Vehicles: this clause has been strengthened to reflect the Councils regulations on this point.

(c) Removal of clauses

**1. Throughout Agreement:** Sub-tenant / Sub-let: removal of these definitions as ‘lodgers’ is already used.

**2. Section 3h & 3i:** Removal of these clauses as repeated in Section 9.

**3. Section 6:** Anti-Social Behaviour: removal of first paragraph as not required.

**4. Section 9h:** Alterations: focus on the fact that requesting tenants seek permission **before** works are undertaken.

**5. Section 13:** Vehicles: removal of ‘Very Important’ paragraph as not required