

## Proposed Variations to the Tenancy Agreement

This document outlines the proposed variations to your existing Tenancy Agreement. We recommend that you read this document carefully to understand the proposed changes to help you respond to the online survey.

<i>Page / Clause No. from <b>existing</b> Tenancy Agreement</i>	<i>Page / Clause No. from <b>new</b> Tenancy Agreement</i>	<i>Heading / Details from <b>new</b> Tenancy Agreement</i>	<i>Comments</i>
<b>Section 1.0: Your Tenancy Agreement</b>			
N/a	1.1.2, page 3	1.1 General	<b>NEW CLAUSE.</b> This clause explains that digital signatures are legally valid and treated the same as handwritten signatures. It also gives examples of when a digital signing service may be used.
N/a	1.1.5, page 3	1.1 General	<b>NEW CLAUSE.</b> This clause explains that it is advisable for you to have adequate contents insurance to protect your belongings through your tenancy.
All clauses, page 1	All clauses, pages 4 – 5	1.2 Introductory Tenants	This section now clearly explains how an Introductory Tenancy can be ended by you or the Council. It simplifies clauses 5.4.1 – 5.4.3 in the current tenancy agreement.

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All clauses, page 1	All clauses, pages 5 – 6	1.3 Secure Tenants	This section now clearly explains how a Secure Tenancy can be ended by you or the Council. It simplifies clauses 5.4.1 – 5.4.3 in the current tenancy agreement.
<b>Section 2.0: Your Rights</b>			
Section 4, All clauses, pages 9-10	Table, pages 7-9	Section 2.0 Your Rights	This section has been moved and presented in a new table format to make it easier for you to see what rights apply to your tenancy type.
<b>Section 3.0: Your Responsibilities</b>			
3.1.3, page 3	3.1.3, page 10	3.1 Paying your rent and money owed to the Council	This clause has been updated to include relevant benefits and to make clear that you must provide all information needed to process any claim.
3.1.5, page 3	3.1.5, page 10	3.1 Paying your rent and money owed to the Council	This clause has been amended to include ' <i>persistently pay it late</i> '.
3.1.8, page 3	3.1.8, page 10	3.1 Paying your rent and money owed to the Council	The wording has been amended to make the clause clearer.
N/a	3.1.9, page 10	3.1 Paying your rent and money owed to the Council	<b>NEW CLAUSE.</b> This clause lets you know that you can request a rent statement whenever you need one.

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N/a	3.1.10, page 10	3.1 Paying your rent and money owed to the Council	<b>NEW CLAUSE.</b> This clause explains that you are responsible for setting up your utility accounts and paying the bills.
3.2.2, page 3	3.2.3, page 11	3.2 Living in your home	This clause has been updated to reflect the legal requirement that your home must be your 'only and principal home'. It also explains that if you are away for 28 days or more without telling us, the Council may treat your home as abandoned and take appropriate action.
3.2.2, page 4	3.2.4, page 11	3.2 Living in your home	This clause has been updated to make it clear that you must tell us if you will be away from your home for 28 days or more.
N/a	3.2.5, page 11	3.2 Living in your home	<b>NEW CLAUSE.</b> This clause explains your responsibilities when you are away from your home for long periods.
N/a	3.2.6, page 11	3.2 Living in your home	<b>NEW CLAUSE.</b> This clause makes the rules on overcrowding in your home cleaner.

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N/a	3.2.7, page 11	3.2 Living in your home	<b>NEW CLAUSE.</b> This clause explains your responsibilities if a garage is included as part of your home.
3.3.3	3.3.3 page 11	3.3 Anti-social behaviour	The following examples have been added to show behaviour / actions that may cause nuisance, annoyance or disturbance to others: <i>Plants and / or trees causing a nuisance and / or damage to neighbouring properties / land. AND Any pet or animal which causes or is likely to cause a nuisance, annoyance or disturbance to neighbours or others living in the neighbourhood.</i>
3.4, page 5	All clauses, page 13	3.4 Domestic Abuse	These clauses have been updated to match modern legal definitions including controlling, coercive and economic abuse, and now also refer to multi-agency action.
3.5.2, page 5	3.5.1 & 3.5.2 page 13	3.5 Tenancy Fraud	These clauses have been rewritten for clarity and now refer to the Tenant Handbook, where examples will be provided.

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3.6.1, page 5	3.6.1, page 14	3.6 Repairs, improvements and making alterations to your home	This clause has been updated for clarity and now links directly to the definitions section and the new permissions section.
3.6.2, page 5	3.6.2, page 14	3.6 Repairs, improvements and making alterations to your home	This clause has been amended to make clear that you must tell the Council as soon as possible about any damage to your home, or any repairs that are needed, including issues with damp or mould.
3.6.3, page 5	3.6.3, page 14	3.6 Repairs, improvements and making alterations to your home	This clause has been amended to explain that you are responsible for any damage caused by you, members of your household, or visitors. It combines and simplifies clauses 3.6.3 and 3.6.4 in the current tenancy agreement.
3.6.6, page 5	3.6.5, page 14	3.6 Repairs, improvements and making alterations to your home	This clause has been amended to include a clear reference to the Tenant Handbook, where you can find further guidance.

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N/a	3.6.6, page 14	3.6 Repairs, improvements and making alterations to your home	<b>NEW CLAUSE.</b> This clause explains that the Council may apply to the Court for possession of your home if essential works are required that cannot be carried out while you are living there.
3.6.7 & 3.6.8, page 5	3.6.7, page 14	3.6 Repairs, improvements and making alterations to your home	This clause has been amended to clearly explain when the Council may recharge you for the cost of damage and repairs. It combines and simplifies clauses 3.6.7 and 3.6.8 in the current tenancy agreement
3.6.4, page 5	3.6.8, page 14	3.6 Repairs, improvements and making alterations to your home	This clause has been simplified, but the meaning remains unchanged.
N/a	3.6.9, page 14	3.6 Repairs, improvements and making alterations to your home	<b>NEW CLAUSE.</b> This clause explains that we may need to move you temporarily while essential work is carried out on your home.

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3.7.1, page 5	3.7.1, pages 15	3.7 Access to your home	This clause has been updated to include additional valid reasons why we may need access to your home.
3.7.2, page 5	3.7.2, page 15	3.7 Access to your home	This clause now refers to emergencies and alleged tenancy breaches, and includes what is in clause 3.7.3 of the current tenancy agreement.
3.8, all clauses, pages 5-6	All clauses, page 15	3.8 Gardens	This section has been rewritten to make your garden-maintenance responsibilities clearer. Waste and recycling rules now appear in a different section, and guidance on external structures has been moved to the Permissions section.
3.9.1, page 6	3.9.1, page 16	3.9 Vehicles & Parking	This clause has been shortened and made clearer.
3.9.1, page 6	3.9.2, page 16	3.9 Vehicles & Parking	<b>NEW CLAUSE.</b> This new clause uses wording taken from the second sentence in clause 3.9.1 in the current tenancy agreement.
3.9.3, page 6	3.9.3, page 16	3.9 Vehicles & Parking	This clause has been updated to make the restrictions on SORN vehicles clearer.

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3.9.2, page 6	3.9.4, page 16	3.9 Vehicles & Parking	This clause now clearly covers abandoned vehicles and explains that the Council may arrange for them to be removed.
3.9.4, page 6	3.9.5, page 16	3.9 Vehicles & Parking	This clause now includes a clearer, expanded definition of 'parking areas'.
3.8.2, page 5	3.10.1, page 16	<b>NEW SECTION</b> 3.10 Household waste and recycling	This clause has been moved from Section 3.8 in the current tenancy agreement, and the wording has been updated and simplified.
3.8.3, page 5	3.10.2, page 16	<b>NEW SECTION</b> 3.10 Household waste and recycling	This clause has been moved from Section 3.8 in the current tenancy agreement. The wording is unchanged.
N/a	3.10.3, page 16	<b>NEW SECTION</b> 3.10 Household waste and recycling	<b>NEW CLAUSE.</b> This clause makes clear that you must not dispose of waste or recycling in shared areas, gardens or neighbourhood spaces. It uses some wording from clause 3.11.6 in the current tenancy agreement.

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3.8.4, page 5	3.10.4, page 16	<b>NEW SECTION</b> 3.10 Household waste and recycling	This clause has been moved from Section 3.8 in the current tenancy agreement, with updated wording.
N/a	3.10.5, page 16	<b>NEW SECTION</b> 3.10 Household waste and recycling	<b>NEW CLAUSE.</b> This clause explains that you must not use household waste bins for non-household waste or recycling.
3.10.2, page 6	3.11.1, page 16	3.11 Keeping animals or pets	This clause has been updated to make clear that you must request permission to keep a pet in your home, even if you have a garden or open space. This is a change from the current tenancy agreement.
3.10.3, page 6	3.11.2, Page 16	3.11 Keeping animals or pets	This clause has been rewritten for clarity.
3.10.5, page 6	3.11.3, Page 17	3.11 Keeping animals or pets	This clause has been rewritten for clarity.
3.10.6, page 6	3.11.4, page 17	3.11 Keeping animals or pets	This clause has been reworded to clarify your responsibility for making property arrangements for any pet in your home if you are away or when your tenancy ends.

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3.10.4, 3.10.7, 3.10.8, 3.10.9, 3.10.10 & 3.10.11, page 6-7	N/a		These clauses have been removed and will appear in the pet permission terms and conditions form and the Tenant Handbook.
3.11.1, page 7	3.12.1, page 17	3.12 Health & Safety and Hygiene	This clause now includes the phrase 'or in any shared areas'.
3.11.2, page 7	3.12.2, page 17	3.12 Health & Safety and Hygiene	This clause has been simplified, but the point remains the same.
3.11.4, page 7	3.12.3, page 17	3.12 Health & Safety and Hygiene	This clause has been rewritten and simplified, but the point remains the same.
3.11.5, page 7	3.12.4, page 17	3.12 Health & Safety and Hygiene	This clause has been updated to include different types of fuel sources and now explains that you must have written permission.
3.11.6, page 7	3.12.5, page 17	3.12 Health & Safety and Hygiene	This clause has been simplified.
3.11.7, page 7	3.12.6, page 17	3.12 Health & Safety and Hygiene	This clause now includes examples of 'health & safety equipment'.
3.11.8, page 7	3.12.7, page 17	3.12 Health & Safety and Hygiene	This clause has been rewritten and simplified, but the point remains the same.

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3.11.9, page 7	3.12.8, page 17	3.12 Health & Safety and Hygiene	This clause has been amended to include <i>'nuisance, annoyance, damage and excessive cleaning'</i> .
3.12, pages 7-8	All clauses, pages 18-19	3.13 When your tenancy ends	This section applies when your tenancy ends and has been rewritten to make your responsibilities clearer. It now includes guidance on belongings left in your home (3.13.6) and notifying utility companies (3.13.10).
Clauses: 3.2.6, 3.6.1, 3.8.6, 3.8.7, 3.8.8, 3.9.2, 3.9.5, 3.10.2, 3.10.7, 3.10.9, 4.1.2, 4.1.4, 4.1.5, 4.1.6, 4.1.8,	All clauses, pages 19-21	<b>NEW SECTION</b> 3.14 Permissions	This section sets out the situations where you must obtain the Council's written permission before doing something.
<b>Section 4.0 Our responsibilities</b>			
5.1.2, page 11	4.1.2, page 21	4.1 Repairs and maintenance responsibilities	This clause has been updated and now specifies that certain types of fences are the Council's responsibility.
5.1.4, page 11	4.1.4, page 21	4.1 Repairs and maintenance responsibilities	This clause has been updated. A definition of 'shared areas' can be found in Section 5.0.

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5.1.5, page 11	4.1.5, page 21	4.1 Repairs and maintenance responsibilities	This clause has been updated and the second sentence, taken from clause 3.11.2 in the current tenancy agreement, has been revised and included here.
N/a	4.1.6, page 22	4.1 Repairs and maintenance responsibilities	<b>NEW CLAUSE.</b> This clause makes clear that we may need to force entry into your home. It is linked to clause 3.7.1 and replaces parts of clauses 3.11.2 and 3.11.3 in the current tenancy agreement.
5.1.8, page 11	4.1.9, page 22	4.1 Repairs and maintenance responsibilities	This clause is now clearer and more detailed, while keeping the same purpose.
5.2.1, page 11	4.2.1, page 22	4.2 Managing your tenancy	This clause is now simpler, but the rules on rent variation and notices remain the same.
N/a	4.2.3, page 22	4.2 Managing your tenancy	<b>NEW CLAUSE.</b> This clause explains that we can make reasonable adjustments to our services if you are disabled or vulnerable.
N/a	4.2.4, page 22	4.2 Managing your tenancy	<b>NEW CLAUSE.</b> This clause explains that we can offer help and advice if you experience anti-social behaviour or a hate incident.

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N/a	4.2.5, page 22	4.2 Managing your tenancy	<b>NEW CLAUSE.</b> This clause explains that we can offer help and advice if you are a victim or survivor of domestic abuse.
N/a	4.2.6, page 22	4.2 Managing your tenancy	<b>NEW CLAUSE.</b> This clause explains that we can restrict how you contact us if you behave unacceptably towards members of staff, contractor, operative or agent acting on our behalf.
5.2.5	4.2.8, page 22	4.2 Managing your tenancy	This clause has been simplified and includes reference to the Tenant Handbook.
5.3.1 – 5.3.9, pages 11-12	All clauses, pages 23-24	4.3 Data protection	All clauses in this section have been updated to align with current legal requirements.
All clauses 5.5, page 13	All clauses, pages 23-24	4.4 Notices	This section has been reviewed and now explains more clearly how you and the Council can send documents and serve notices.
5.6.1, page 13	4.5.1, page 24	4.5 Complaints	This clause has been updated to make it clearer.
5.6.3, page 13	4.5.3, pages 24-25	4.5 Complaints	This clause now includes a reference to the Housing Ombudsman.

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<b>Section 5.0 Definitions</b>			
Section 6, all definitions, pages 12-13	All definitions, pages 25-29	Section 5	All definitions reviewed and updated for clarity and legal accuracy, with some new ones added.
Contact us, page 16	page 30	Landlord details	The contact details have been updated.