



## What is a starter tenancy?

A starter tenancy is a type of assured tenancy which we offer to new tenants in your local authority area. The first 12 months of your tenancy will be a trial period to monitor how you look after your home and keep to the conditions of your tenancy. We need to make sure you do not cause any nuisance to your neighbours.

If there have been no problems, your starter tenancy will automatically change to a full assured tenancy at the end of 12 months. If you are not meeting the terms and conditions of your tenancy agreement we will take steps to end it.

We will offer help and support throughout your tenancy. If you ever have any concerns please do not hesitate to contact us.

## What are starter tenancies for?

We are committed to tackling problems of anti-social behaviour in neighbourhoods and to helping to make your community a pleasant place to live and work.

Starter tenants who behave anti-socially and cause trouble and disturbance can be evicted more quickly and easily.

## What will a starter tenancy mean to me?

You will have similar rights to a full assured tenant and can expect the same standard of service from us. However, during the trial period you will not be able to:

- transfer to another property or arrange a house exchange/swap
- take in lodgers or sub-let any part of your property
- make improvements to your property
- buy/acquire your property.

## What are my responsibilities as a starter tenant?

Your tenancy agreement gives you a full list of your rights and responsibilities, but overall you must take care to:

- pay your rent promptly

- not cause nuisance or harass your neighbours
- not play loud music or use abusive language or behaviour
- keep your home and garden in a clean and rubbish-free condition.

It is important to remember that you are responsible for the behaviour of your family, anyone living with you in your home and any visitors.

## How will you contact me?

We will visit you at home just after you have settled in to see whether you have any concerns you want to discuss. A second visit will take place after nine months to make sure your tenancy is progressing smoothly.

If at any time during your starter tenancy we are concerned about your behaviour we will contact you to discuss any issues.

If problems occur during the first 12 months of your starter tenancy we can extend the starter tenancy period by 6 months to allow us to monitor the situation.

## What happens if I keep to the conditions of my tenancy?

If you keep the conditions of your tenancy and do not cause problems in your neighbourhood, at the end of the 12-month period you will automatically become a full assured tenant.

## What happens if I break my tenancy conditions?

We will act quickly against anyone who breaks their tenancy conditions. We will investigate the problem and then contact you to let you know what we are going to do. If the problem is serious and you do not take steps to improve things, we can end the tenancy.

If you are causing serious and unacceptable problems in your neighbourhood, we will issue you with a Section 21 notice, which would allow us to repossess your home and you would be evicted.