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Group Home Ownership Services
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If you are a customer of Bromford Support, please speak to the Bromford colleague who is working with you for more information.



www.bromfordgroup.co.uk

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Starter Tenancies



What is a Starter Tenancy?

A starter tenancy is an assured shorthold tenancy that runs for 12 months from the date the keys are issued and the tenancy agreement signed. We will explain all about an assured shorthold tenancy before you sign the agreement.

Tenants on a starter tenancy have broadly the same rights as other tenants but don't have the rights to:

- buy or acquire their home
- improve their home
- assign the tenancy (pass it on to someone else), except in certain circumstances
- transfer (move to another of our homes) or mutually exchange (swap homes with another customer)
- take in lodgers or sublet (rent out) the property.

If there are no problems at the end of the first 12 months, your tenancy will automatically become an assured periodic (full) tenancy. You will then have extra rights and the tenancy won't be for a fixed period.

Why do we use Starter Tenancies?

We have introduced starter tenancies to help prevent, manage and reduce anti-social behaviour. We use them on some of our schemes for all new residents who have not, immediately before becoming one of our tenants, had a full tenancy with a council or housing association, for example, people moving from privately rented or privately owned accommodation.

Starter tenancies help us ensure that new tenants, and their families and visitors, know exactly what we expect from them if they are to become full assured tenants. If a tenant on a starter tenancy breaches their tenancy conditions, we can end their tenancy more easily than if they

held a full assured tenancy. An advantage to other tenants is that the names of witnesses to any anti-social behaviour don't need to be released and the witnesses don't need to appear in court.

Our overall aim is to help people become successful tenants and to ensure they take responsibility for their duties as tenants. We do this by informing, assessing, counselling and supporting them before and during their tenancy.

What will happen during the first 12 months?

During your first 12 months as a tenant with us, we will visit you to make sure you are settling into your new home and maintaining the terms of your tenancy agreement.

If there is a problem with the tenancy, or if we have warned you and you haven't acted to put things right, we will:

- write to tell you that we are taking steps to end the tenancy
- give reasons why
- give you two months' notice to leave the property
- follow this up with legal action to repossess your home if we need to.

What will happen at the end of the first 12 months?

If there are no problems at the end of the first 12 months, your tenancy will convert to an assured periodic (full) tenancy. You will have extra rights and the tenancy will continue indefinitely until either party terminates. You will also be able to transfer home by mutual exchange if you wish.

If we decide not to convert your tenancy to a full tenancy, we will write to explain why and give you two months' notice to leave the property. We will follow this up with legal action to repossess your home if necessary.

In exceptional circumstances, we may decide to extend the starter tenancy, giving you more time to take any action we request. We will write to tell you our reasons for this, and how long we are extending the starter tenancy for. At the end of the extended period, we will decide whether to grant you a full tenancy or give you notice to leave.

Can I appeal?

You have the right to appeal against our decision to end your tenancy. Our "How to make a complaint" leaflet explains how to make a complaint or to appeal against a decision we have made.

How can I end my Tenancy?

If you wish to end your starter tenancy with us at any point, you must give us four weeks' notice in writing.

If you have any questions about starter tenancies, please contact your local housing office.