



## TENANCY AGREEMENT TERMS & CONDITIONS UPDATE 2025

Over the next few months we are planning to revise and update the Terms & Conditions of our Tenancy Agreement.

This will affect all tenants, so we want to get as many views as possible before we finalise the changes.

### **Why does the Tenancy Agreement need updating?**

The Terms & Conditions of our Secure Tenancy Agreement has not had any significant updates since 2006. Since then there have been a lot of changes to the way we live, to regulation, and generally accepted good practice. The Agreement needs updating to reflect this.

Some of the key changes include:

- ✓ **Payment of Rent** – changes to the way benefits are paid to most people (UC housing allowance, not direct HB) mean we need to be clearer that rent is expected in advance.
- ✓ **Service Charges** – some tenants pay a service charge in addition to the rent. The new tenancy agreement will clarify the level of information you can expect.
- ✓ **Fitted obstructions** – such as wooden flooring or decking – we have a long-term programme to update the stock so we need to clarify that if there are obstructions in the way, they need to be moved.
- ✓ **Trees & Gardens** – trees are getting bigger, and less people are keen gardeners, so these sections have been expanded to make them clearer about what is expected.
- ✓ **Access to your home** – this section clarifies that under certain circumstances we may need to get access to all parts of your home, including every room, lofts and gardens.
- ✓ **Vehicles & Parking** – more and more people have cars, often multiple cars in one family so this section is enlarged to make it clearer.
- ✓ **Mobility Scooters, electric wheelchairs etc** – these are becoming ever more popular but do bring with them fire safety concerns. This section will clarify the rules about where they can or cannot be stored.
- ✓ **Lofts** – more people store more stuff. We need access to loft spaces more for maintenance etc. This section clarifies the rules around lofts.

- ✓ **Pets** – currently you don't need permission to have a dog or cat etc. Proposal that permission is required in Independent Living schemes. This is proposed because of problems there have been with pets in schemes.

For General Needs tenants it clarifies that whilst permission is implied, permission may be withdrawn if there are pet related breaches of tenancy.