



Starter Tenancies



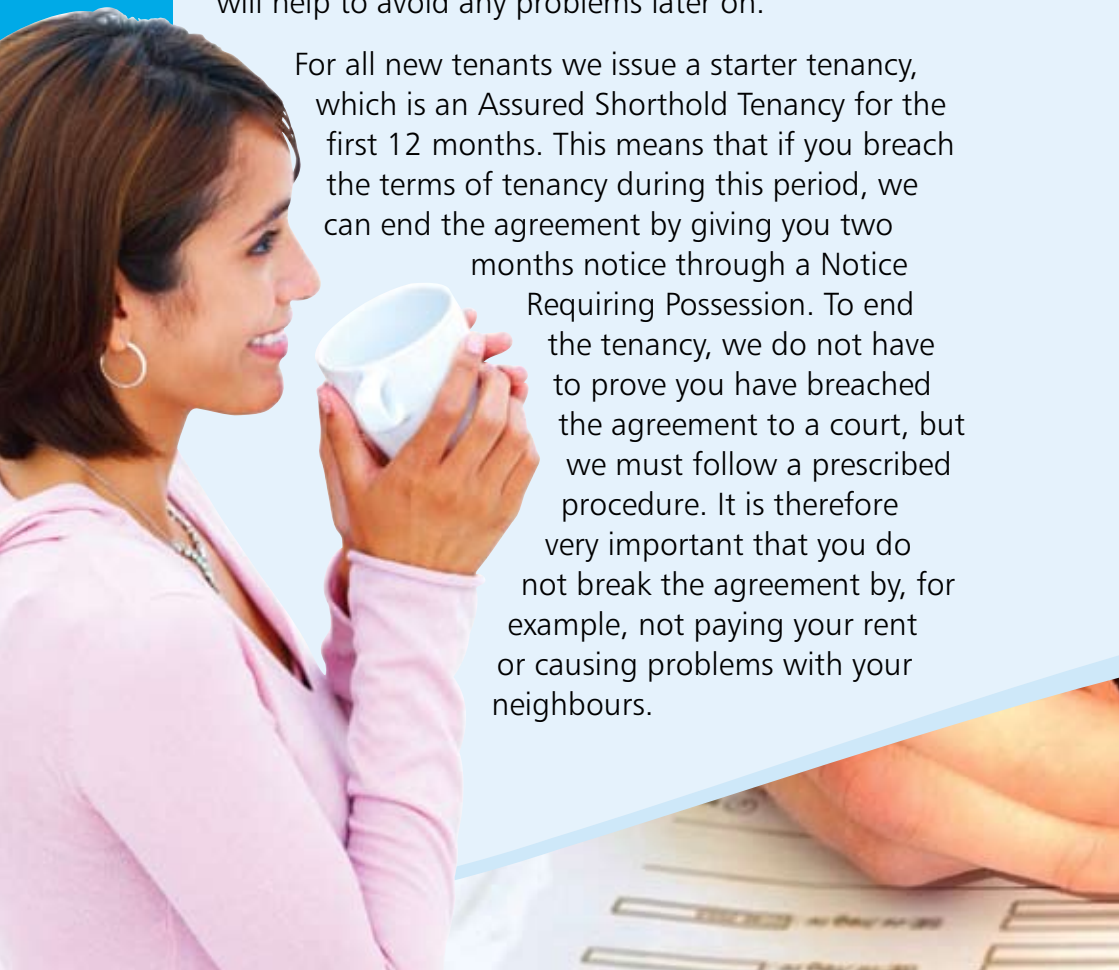
Better Homes • Stronger Communities

At North Lincolnshire Homes, we want to provide you with quality housing services. This leaflet explains the terms of your starter Tenancy Agreement with us.

Your Tenancy Agreement

The Tenancy Agreement is the legal document that sets out your rights and responsibilities as a tenant, and North Lincolnshire Homes' rights and responsibilities as your landlord. It is important you understand your Tenancy Agreement and what it means for you, as this will help to avoid any problems later on.

For all new tenants we issue a starter tenancy, which is an Assured Shorthold Tenancy for the first 12 months. This means that if you breach the terms of tenancy during this period, we can end the agreement by giving you two months notice through a Notice Requiring Possession. To end the tenancy, we do not have to prove you have breached the agreement to a court, but we must follow a prescribed procedure. It is therefore very important that you do not break the agreement by, for example, not paying your rent or causing problems with your neighbours.



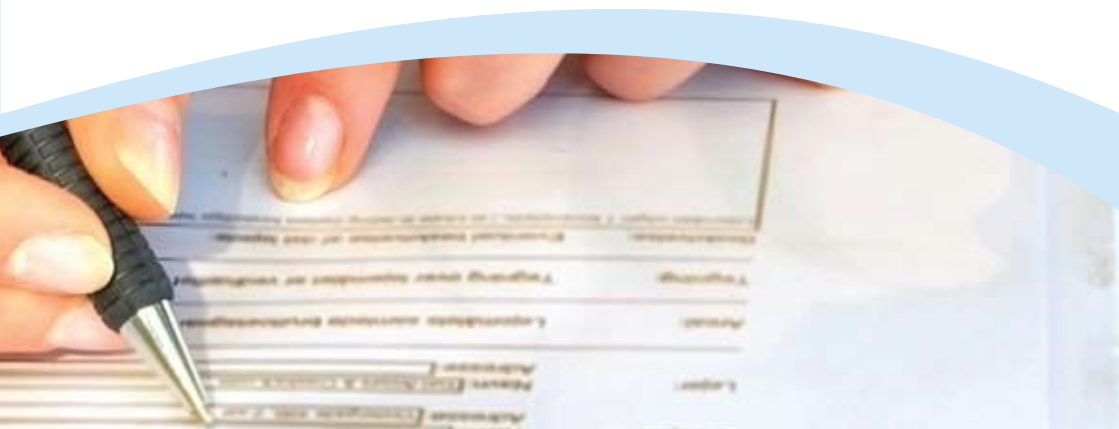
If you keep to the terms of the Tenancy Agreement then you will be given a more permanent Assured Tenancy (non-shorthold) when the 12 months are up. We will contact you about this nearer the time.

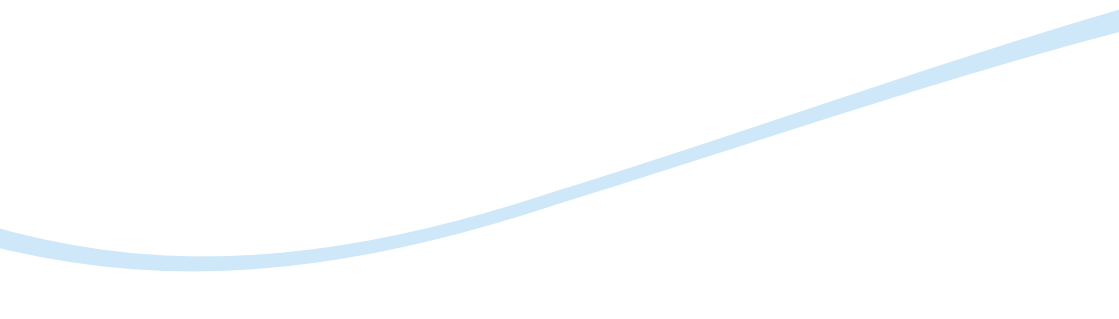
Your responsibilities

Your Tenancy Agreement will tell you how much rent (and any other charges) you have to pay. Rents and other charges are reviewed each year and you will be informed, in writing, of any changes. You must keep your rent account up to date as this is the main reason people lose their tenancies with us.

You must also:

- Live in the property as your main home.
- Make sure that no nuisance or annoyance is caused to other residents by you or any visitors to your home. The types of things that can be classified as a nuisance include loud music, other noises, disturbances caused by shouting or arguing, vandalism, abusive language or any other behaviour that causes alarm or distress to others.



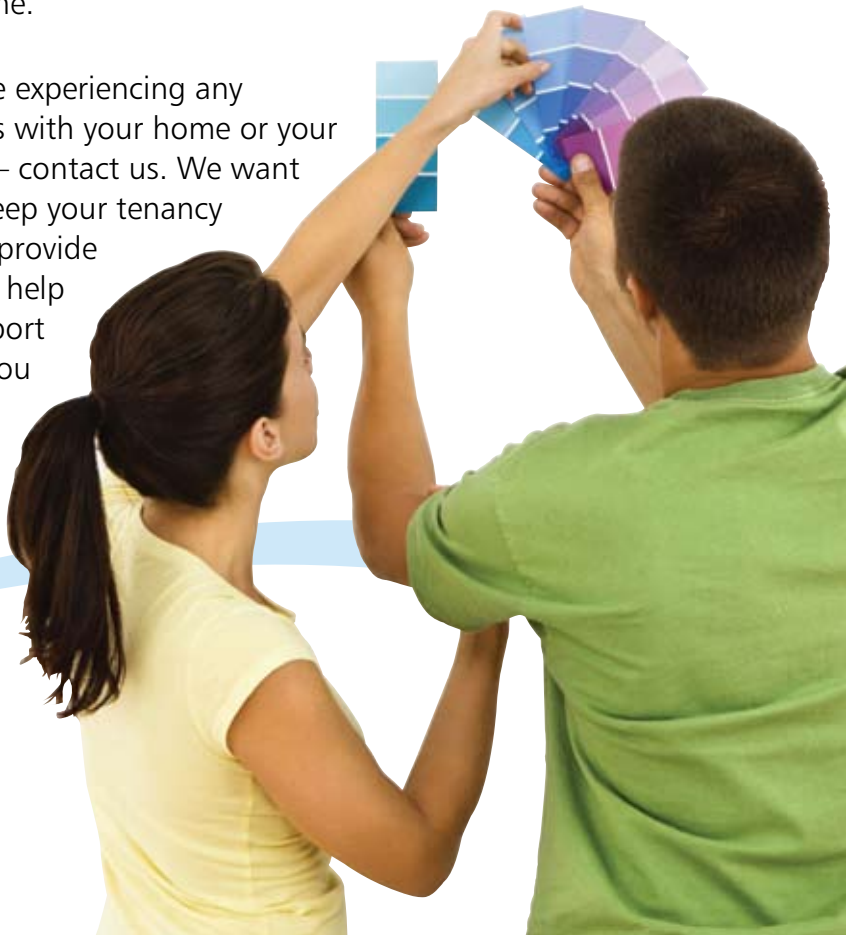
- Ensure you or any visitors to your home do not commit any acts of harassment – including racial abuse.
 - Make sure that your home is not used for any illegal purpose, or commit any criminal offences in your home or in the area around your home.
 - Make sure that any pets you keep do not cause a nuisance to any other people (if you live in a flat then you may need our permission to keep a dog or other large animal).
 - Not run a business from your home without our permission.
 - Keep the inside of your home clean and tidy and in good decorative order.
 - Look after any garden and keep it clean and tidy.
 - Report any repairs that require our attention to us immediately.
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Please see your Tenancy Agreement for a full list of terms and conditions.

If we think that you are not keeping to the terms of your Tenancy Agreement, then we will contact you to discuss the problem and tell you what you must do to put things right.

We may carry out regular visits including checking the inside of your home to make sure that you are keeping to the terms of the agreement. If there is a problem which we can't sort out, or if it is very serious, then we may take legal action against you - including getting an eviction order to repossess your home.

If you are experiencing any problems with your home or your tenancy – contact us. We want you to keep your tenancy and can provide you with help and support so that you can.





As a starter tenant you do not have the same rights as a full assured tenant.

You do not have:

- The right to carry out improvements.
- The Preserved Right to Buy.
- The Right to Acquire.
- The Right to Assign.
- The Right to Exchange.
- The right to sub-let part of the property.
- Full succession rights (limited rights to succeed apply to co-habitees/partners only).

Visit us online
www.nlhomes.org.uk

After 12 months if you have kept to the terms of your Tenancy Agreement, we will convert your tenancy to an Assured Tenancy. We will write to inform you of this.

Ending your tenancy

If you decide to move out of your home then you must:

- Give at least 28 days notice in writing.
- Remove all your belongings and clear any rubbish - leaving both the property and garden clean and tidy (if you fail to do so then we may charge you for any work we undertake).
- Return all the keys to us and make sure that everyone has left the property and it is left locked and secure.



No English?

For information please call:

08000 193530 (Arabic) للحصول على المزيد من المعلومات اتصل بـ: 08000 193530

তথ্যগুলি বাংলায় জানতে হলে এই নম্বরে ফোন করুন: 08000 193531 (Bengali)

欲知粵語版的息，請致電: 08000 193532 (Cantonese)

हिन्दी में जानकारी के लिये 08000 193533 पर फोन करें (Hindi)

بۆ زانیاری به کوردی سۆزانی تەلهفۆن بۆ ژماره 08000 193537 بکە. (Kurdish Sorani)

Para mais informação em português contacte-nos através do telefone 08000 193538 (Portuguese)

ਪੰਜਾਬੀ ਵਿਚ ਜਾਣਕਾਰੀ ਲਈ 08000 193539 'ਤੇ ਫੋਨ ਕਰੋ (Punjabi)

"Warbixinta oo af Soomaali ah wac 08000 193540" (Somali)

08000 193541 اردو میں انفارمیشن کے لیے اس ٹیلیفون نمبر پر رابطہ فرمائیں۔ (Urdu)

Nie mówisz po angielsku? Po informacji zadzwoń pod numer 08000 195587 (Polish)

Не знаете английский? Для информации звоните 08000 195586 (Russian)

**For information in large print, audio or other formats
please call 01724 279900**

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