



# Tenancies



## A basic guide to 'Your Tenancy'

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# Introduction

As a Sandbourne tenant you will have either an assured tenancy (in the vast majority of cases) or, occasionally, an assured shorthold tenancy. The types of tenancy are very similar with only a few differences. If you would like to know the differences, please get in touch with us.

This leaflet is intended to be a basic guide for residents to explain about the tenancy you have with Sandbourne and should be read in conjunction with your Tenancy Agreement.

The use of 'you' applies to all of our occupiers whether you are a tenant, leaseholder or a shared owner.

The use of 'us' or 'we' refers to Sandbourne Housing Association.

## Assured and Assured Shorthold Tenancies

- You can stay in your home for as long as you want, provided you do not breach your Tenancy Agreement.
- You cannot be made to leave your home except by a court order.
- When you die, your tenancy can normally be taken over by a member of your family who has been living in the property with you before your death, subject to any age restrictions, eg for our 60+ accommodation.
- You **may** be able to buy your home under the Voluntary Right to Buy or Right to Acquire legislation. The rules are complex and are subject to you asking for, and

completing, a formal application form which we can provide you with. This is, however, subject to what the legislation is at the time. Not all of Sandbourne's properties are eligible for this scheme.

- We cannot normally change the terms or conditions of your tenancy, other than rents and service charges, without your consent.
- If the law changes and it affects your tenancy, we will let you know what the changes are.
- If the law changes the conditions of a tenancy agreement, the law will take precedence over the terms in your tenancy agreement.
- Our rents and service charges are subject to legislation and you do not have a right to appeal them unless you believe we have acted unlawfully or, in the case of service charges, believe they are unreasonable.
- If you are a new tenant, you will have a 'probationary' tenancy for the first year. This means that we can obtain possession (evict you) if we feel that you have not maintained your tenancy in a satisfactory manner in the first year. The courts have to give us possession (evict you) in these circumstances.
- After the first year as a probationary tenant you will automatically go onto a permanent assured tenancy, unless we have extended it in which case you will be informed of why and for how long.

## **How long can I live in my home?**

Provided you comply with the tenancy conditions you can normally stay for as long as you wish.

## **Can you make me leave my home?**

Only the county court can make an order requiring you to leave your home and the judge would have to consider it is both reasonable and proportionate to do so in the circumstances.

## **Can I have another home?**

Yes, you can have another home, for example a holiday home or time share, provided your home with Sandbourne is your main or principal home. If you have another home, it may affect any benefit entitlement you may receive.

## **If the law changes, do I need a new tenancy agreement?**

No, because the law always takes precedence over conditions of a tenancy. We will inform you of any changes should this happen and let you know how it may affect you.

## **If I die and there is no-one else living with me, what happens to my tenancy?**

Your tenancy will continue to be the responsibility of your next-of-kin or executor of your will until they give notice and end the tenancy. That person will be responsible for all the tenancy conditions. You should make us aware of your nominated next-of-kin, or the person with a power of attorney, and any other person you wish us to contact in an emergency.

## **Can I have a lodger or visitors stay at my home?**

- You can have a visitor stay with you, provided you do not overcrowd your home and they do not cause a nuisance in the locality.
- The visitor must have their own home elsewhere.
- You need our permission to take in a lodger.
- You must seek our permission to run a business from your home.
- You must not rent out your home as a temporary (B&B etc) or permanent basis as that is a breach of your tenancy agreement and you could lose your home.

## Need more information?

You can write to us at our registered office:

Beech House, 28-30 Wimborne Road, Poole, BH15 2BU

Email: [info@sandbourne.org.uk](mailto:info@sandbourne.org.uk)

Website: [www.sandbournehousingassociation.org.uk](http://www.sandbournehousingassociation.org.uk)

Telephone us on: 01202 671222

Please note that telephone calls to the registered office number above may be recorded for information and training purposes.

In addition, we do have a range of other leaflets on specific topics, available on our website or upon request from our office.

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