

| Section | New Tenancy Agreement and Page Number | Old Tenancy Agreement page number | Type of Clause | Explanation and effect of change |
|-----------------------------------|--|--|-----------------------|---|
| Introductory page | 1 | N/A | New clause | A paragraph and explanation of the tenancy that you hold has been added at the beginning of the document. |
| Contents | 2 | N/A | New page | A table of contents has been added to the tenancy agreement to assist with the navigation around it. |
| Details of your tenancy agreement | 3-6 | 2-3 | Part new clause | This section has been extended and provides more detail in the following areas <ul style="list-style-type: none"> • Who your landlord is • Tenancy start date and type of tenancy • Rental payments and service charges • Former occupancy debts • Details of any other services provided • Details of any gifted items • Details of members of your household |
| Energy Efficiency Payments | 7 | N/A | New clause | Clarifies the ownership of any Energy Efficiency Systems that may be in place at your property, now or in the future. |

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| Rent Review | 8 | 5 (appears under "Your Rights") | Reworded clause | Separates out and makes clear that the Council can change the amount of rent or service charges that you pay and explains the notice it needs to give you and the mechanism for doing so. |
| Changing the terms of this tenancy | 8-9 | 28 | Reworded clause | Separates out and makes clear that the Council can change the terms of your tenancy agreement and the steps it will take to do so. |
| Service of Notices | 9 | 2 | Reworded clause | This simplifies the term around Notices that can be served on you and the method that we must take and how you can serve Notice to your landlord. |
| Our Consent | 9-10 | N/A | New clause | Clarifies how the Council manages and what it means by consent. |
| Our Obligations "We Agree" | 10 | 6 (Repairs only) 27 (Data Protection) | Part new clause | Clarifies that <ul style="list-style-type: none"> • We give you possession at the start of your tenancy to live in your home • We will not unlawfully interfere or interrupt with your right to peacefully occupy your home. • What the Council will Insure • What we will repair and be responsible for • That we are responsible for managing the personal data that you have supplied to us in accordance with legislation. |

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| Your Obligations "You Agree" Living at the Property | 13 | 3 | Reworded clause | This clause outlines that you must live in your home and notify us if you are going to be away for a period of time. |
| Your Obligations "You Agree" Rent | 12-13 | 3 | Reworded clause | This clause outlines that you must pay rent and that joint tenants are jointly liable. |
| Your Obligations "You Agree" Assignment | 13 | 22 | Reworded clause. | The clause outlines the lawful usage of assignment of tenancy. |
| Your Obligations "You Agree" Lodgers and subletting | 13 | 20 (Lodgers) 22 (Subletting) | Reworded clause | These two elements have been combined in the new agreement and clarify the lawful usage and responsibilities around lodgers and subletting. |
| Your Obligations "You Agree" Benefit | 13 | N/A | New clause | This explains that it is the tenants responsibility to manage their benefit claims. |
| Your Obligations "You Agree" Outgoings | 13 | N/A | New clause | This explains that it is the tenants responsibility to pay their own utility bills. |
| Your Obligations "You Agree" Overcrowding | 13-14 | N/A | New clause | This explains that the tenant should not deliberately exceed the maximum number of occupants of the property. |

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| Your Obligations "You Agree" Driveways, paths and other structures | 14 | 17 | Part new clause | This has been made a separate section in the new agreement. It explains that these areas must be used correctly and kept in good condition. |
| Your Obligations "You Agree" Gardens | 14 | 16-18 | Part new clause | This simplifies a previously lengthy clause than included tenant responsibilities that were not solely around the garden. |
| Your Obligations "You Agree" Use of the property | 14-15 | 13 (Criminal activity) 18 (business use) | Part new clause | Combines business usage clauses with using a property for an illegal and immoral purposes. Also inserts specific new sections around disposal of needles and terrorism related activities. |
| Your Obligations "You Agree" Signs | 15 | N/A | New clause | Advises that tenants must get permission before putting signs up |
| Your Obligations "You Agree" Nuisance | 15-16 | 11,12 | Part new clause | Existing agreement separates nuisance and anti-social behaviour into separate clauses on separate pages. The new agreement simplifies the clause. |
| Your Obligations "You Agree" Harassment | 16-17 | 12 | Reworded clause | The clause confirms the definitions of harassment and what tenants and visitors agree not to do |
| Your Obligations "You Agree" Domestic Violence | 17 | 14 | Reworded clause | The clause confirms that tenants or visitors agree not to cause domestic violence towards others |

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| Your Obligations "You Agree" Access | 17-18 | 8 | Reworded clause | The clause details what the Council requires access for and the methods it will undertake. |
| Your Obligations "You Agree" Pets | 18 | 17,18,19 | Reworded clause | This simplifies and brings together clauses around pets that are currently in separate sections on separate pages in the current agreement. |
| Your Obligations "You Agree" Communal areas and facilities | 19 | 15-16 | Reworded clause | There is some further explanations and clarity around responsible usage of communal areas. The current agreement focusses on block cleaning alone. New agreement introduces clauses around usage of facilities. |
| Your Obligations "You Agree" Vehicles | 19 | 16 | Part new clause | This separates vehicle related clauses from "gardens" where it currently sits in the present agreement. There is now much more detail about what is and is acceptable relating to vehicles at our properties. |
| Your Obligations "You Agree" Damage, Maintenance and Decoration | 19-20 | 9 | Part new clause | This separates out and gives clarity to what is the tenants responsibility in terms of maintenance of the home. |
| Your Obligations "You Agree" Interference | 20-21 | N/A | New clause | This clarifies that tenants should not cause tamper or damage some of the fixtures or utilities supplied with your home. |
| Your Obligations "You Agree" Reporting Repairs | 21 | 8 | Reworded clause | This confirms that tenants have the responsibility to promptly report repairs |

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| Your Obligations "You Agree" Improvements, alterations and additions | 21 | 7 | Reworded clause | This confirms that tenants can make improvements subject to the correct permissions |
| Your Obligations "You Agree" Health and Safety | 21 | N/A | New clause | This clause groups together tenants responsibility for the health and safety of those living with them and not to endanger those living around them by actions that they may take. |
| Your Obligations "You Agree" Failure to carry out works | 21-22 | 9 | Part new clause | This clause has been separated and is more detailed. It explains how the Council will manage issues with works that have arisen from a tenants neglect, damage or poor workmanship. |
| Your Obligations "You Agree" Title and Planning | 22 | N/A | New clause | This clause explains that you must use the property for the purpose in which it has been let to you. |
| Your Obligations "You Agree" Temporary vacation of your home for works | 22-23 | N/A | New clause | Explains that on rare occasions if major works are required, the Council may require that you vacate your home and move back when complete from the temporary accommodation that the Council provides. |
| Your Obligations "You Agree" Ending your tenancy | 23 | 23-24 | Reworded clause | Explains how your tenancy with the Council is lawfully brought to an end. |

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| Your Obligations "You Agree" Moving Out | 23-24 | N/A | New clause | This explains what the Council expects of tenants when they move out and what actions tenants should take and arrangements they should make to comply with the terms of the tenancy. |
| Your Rights Contained in Legislation Succession | 24-25 | 22 | Reworded clause | Tenants' rights with regard to Succession remain. |
| Your Rights Contained in Legislation Assignment and Mutual Exchange | 25 | 22,23 | Reworded clause | Tenants' rights with regard to Mutual Exchange and Assignment remain. |
| Your Rights Contained in Legislation Lodgers | 25 | 20 | Reworded clause | Tenants' rights with regard to lodgers remain |
| Your Rights Contained in Legislation Sub-letting | 25 | 22 | Reworded clause. | Tenants' rights with regard to sub-letting remain |
| Your Rights Contained in Legislation Repairs | 25 | 6 | Reworded clause | Tenants' rights with regard to repairs remain |

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| Your Rights Contained in Legislation Improvements | 25-26 | 7 | Reworded clause | Tenants' rights with regard to making improvements to their property remain |
| Your Rights Contained in Legislation Compensation for improvements | 26 | 7 | Reworded clause | Tenants' rights with regard to claiming compensation for improvements in accordance with legislation remain. |
| Your Rights Contained in Legislation Information about your tenancy and about our policies | 26 | N/A | New clause | This is an additional clause that is a right in law but was not specified in the current tenancy agreement. |
| Your Rights Contained in Legislation Consultation about matters of housing management | 26 | 28 | Reworded clause | Tenants' rights with regard to consultation remain |
| Your Rights Contained in Legislation Right to Buy | 26 | 28 | Reworded clause | Tenants' rights with regard to the Right to Buy remain |

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| How we may end your tenancy | 26 | 25-26 | Reworded clause | The new agreement simplifies this area for tenants as it was very detailed and lengthy in the current tenancy agreement. |
| Definitions | 27-29 | 28-29 | Reworded clause | The definitions of terms used in the tenancy agreement to assist in the navigation around and the understanding of the agreement have been reworded. |