



Introductory Tenancy

your tenancy explained

What is an Introductory Tenancy?

An Introductory Tenancy will be granted to all new Broxtowe Borough Council tenants and is a type of tenancy that is granted for a period of 12 months.

If you keep to the terms of your Introductory Tenancy, then you will be granted a secure tenancy at the end of the 12 month introductory period.

However, if you breach the terms of your tenancy, you have less security and therefore it will be easier for Broxtowe Borough Council to terminate your tenancy and evict you from your home.

What responsibilities does an Introductory Tenant have?

All the rights and responsibilities are set out in full in the Introductory Tenancy agreement that you will sign at the start of your tenancy. Your main responsibilities include:

- Paying your rent in advance and on time by Direct Debit
- Not causing a nuisance to neighbours or the wider community
- Living permanently at your home as your main and only home
- Allowing access for Broxtowe Borough Council to complete its inspections
 - Not damaging or neglecting your home in any way
 - Reporting all repairs

What rights does an Introductory Tenant have?

As an Introductory Tenant, you enjoy many of the same rights as a Secure Tenant including:

- Right to Consultation
- Right to peaceful enjoyment of your home
- Right to Repair

However, you do not have the following rights:

- Right to Exchange
- Right to take in Lodgers
- Right to make alterations or improvements. (The Council will operate some discretion in relation to this, such as for satellite dishes or sheds)
- Right to sublet part of, or the whole of the property
- Right to Buy
- Right to transfer – unless there are exceptional circumstances

What happens during the 12-month Introductory Tenancy period?

During the initial 12 months you will be visited by your Housing Officer or Independent Living Officer on 3 occasions; within 4 weeks, then again at 4 and 9 months. These visits will include a property inspection and rent account review. The Officer will check that you have settled into your new home and are managing your tenancy in line

with the Introductory Tenancy agreement. These visits are mandatory and therefore you must give the Council access to your home to complete the 3 visits or you will be in breach of your tenancy.

After 9 months, the Council will complete a review of your tenancy and make a recommendation as to whether you should be granted a secure tenancy.

What if I breach my Introductory Tenancy?

The Council will advise you that you have breached your Introductory Tenancy and will give you an opportunity to resolve the problem or improve your behaviour. If you fail to deal with the issue or continue to breach the terms of your tenancy agreement, then Broxtowe Borough Council will take action against you.

This action may include extending your Introductory Tenancy period for a further 6 months, to a maximum of 18 months or, taking legal action to gain possession of your home which will lead to your eviction.

If legal action is taken against you then you will have the right to appeal this decision to an independent review panel.

What help will I be given during my Introductory Tenancy?

If you require support to keep to your tenancy conditions, then Broxtowe Borough Council will either provide the support directly or make a referral to a specialist support service. If you are offered support, it is your responsibility to keep your appointments and accept the support being offered. Failure to engage with the support offered will result in Broxtowe Borough Council taking further action.

What happens at the end of the Introductory Period?

If you have managed your Introductory Tenancy successfully then you will be granted a secure tenancy. You will be written to and advised that your tenancy has changed. You do not have to sign another agreement.



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Broxtowe
Borough
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Broxtowe Borough Council
Foster Avenue, Beeston,
Nottingham, NG9 1AB
Tel 0115 917 7777
www.broxtowe.gov.uk