

Appendix Four

Suggested Main Changes to the Tenancy Conditions

Paragraph/Page Reference	Changes or Additions	Comments
Page One	Data Protection Act Statement	To clarify the use of personal information and the way it is stored, and confirming that the Council will be authorized to make enquiries with recognised agencies
Section 1. Page 3	Introductory Tenancy Scheme	More comprehensive details on the Scheme
Section 2 Page 3	Flexible (fixed-term) Tenancy	Information on this Tenancy Type
Section 4 Page 4	Flexible (fixed-term) Tenancy Assessment Criteria	Explains about the Criteria to determine at the end of the fixed-term if a further tenancy will be granted
Section 5 Page 4	Provision of Information about Tenancies	Information provided in accordance with the Act
Section 6 Page 5	Prevention of Social Housing Fraud	Requirement to provide a photograph of the Tenant/s and to allow access to undertake "Tenancy Audits"
Paragraph 4.4 Page 9	Condition to return <u>all</u> keys and leave a forwarding address	None
Paragraph 4.5 Page 10	Better clarification on how items left at the Premises will be dealt with	None
Section 6 Page 10	Clearer information on	None

	Joint Tenancies	
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Appendix Four (Continued)

Paragraph/Page Reference	Changes or Additions	Comments
Paragraph 7.2 Page 10	Tenant required to seek the Council's consent if they are going to be absent from the Premises for six weeks or more. Also, that contact details are provided of a representative and the reason for the absence.	Tenants currently seek consent if they are going to be absent for 2 months or more, considered that 6 weeks is reasonable.
Paragraph 7.3 Page 11	<ul style="list-style-type: none"> • The Tenant may with the written consent of the Council operate a business from and contained within the Premises provided it does not cause any nuisance or inconvenience to neighbours • Selling of vehicles are not permitted from or at the Premises 	<p>To allow Tenants to operate a business from home that would not have any affect on the local community e.g. office based work</p> <p>None</p>
Paragraph 7.4 Page 11	Not to use any of the Council's Storage Cupboards etc	As this often happens and can cause a hazard it is considered important to include
Paragraph 8.2 Page 11	Add Councillor 6 th line	None
Paragraph 8.2 (a) Page 10	Expanded to include all Protected Characteristics under the Equality Act	None

	2010	
Paragraph 8.2 (g)	Playing of loud music added	None
Paragraph 8.2 (i)	Expanded to include taking, cultivation, storing of drugs etc	None

Appendix Four (Continued)

Paragraph/Page Reference	Changes or Additions	Comments
Section 9 Page 12	<p>Conditions regarding Pets are enhanced to include:</p> <ul style="list-style-type: none"> • Permission required to keep more than one dog where the Premises has direct access to its own enclosed garden • Permission required to keep a dog where the Premises does not have direct access to its own enclosed garden • Permission for any type of dog prescribed under the Dangerous Dogs Act 1991 will not be granted • Dogs must be kept on a lead and the tenant must clear any waste in a hygienic manner 	None
Paragraph 12.5 Page 13	To seek the Council's permission before installing laminate flooring or similar	None

	if the Premises is within a block	
Paragraph 12.6 Page 13	Not to install any recessed spot lighting	Recessed spot lighting is considered by the Housing Repairs Service to be difficult to remove when the property is void and are a safety hazard and difficult to repair
Paragraph 14.4 Page 14	Not to park vehicles in ambulance bays at sheltered housing schemes	None

Appendix Four (Continued)

Paragraph/Page Reference	Changes or Additions	Comments
Section 16 Pages 14 & 15	<p>Following conditions added in respect of communal Areas:</p> <ul style="list-style-type: none"> • To keep communal areas in sheltered housing in good condition and clear of obstructions • Not to wedge open fire or security doors • Details the types of personal belongings that can only be kept in communal areas • Clarifies clearly how refuse and rubbish should be disposed of 	Clarifies what types of personal belongings can be stored in communal areas following the decision of the Cabinet on this issue
Paragraph 16.7 Page 15	Not to install any shed or similar structure in any	Communal gardens are shared by a number of

	communal garden	tenants living in blocks of flats. It is considered that such permission can not be granted as it could result in vast numbers of sheds in these areas. The Legal Advice is that if sheds were allowed a license would be required between the resident and the Council which would be costly to the resident
Paragraph 17.2 Page 15	Not to fix items to externally over-clad areas without the Council's consent	To ensure that over-cladding installed by the Council is not damaged
Paragraph 18.2 Page 16	Advice to install and test smoke and carbon monoxide alarms	None
Section 34 Page 19	Consultation on matters of housing management are clarified in accordance with the requirements of the Act.	None