

Secure Tenancy Agreement




Doncaster
Metropolitan Borough Council



Quality Homes in Quality Neighbourhoods
www.stlegerhomes.co.uk

Translation Available

- | | | | | |
|--|-------------------|---------------------------|------------------------------|--|
| 1 ترجمہ موجود است | 4 可提供翻譯 | 7 Доступен (Есть) перевод | 10 可提供翻譯 | 13 अनुवाद उपलब्ध है |
| 2 نیچہ نامادہ بن کہ نوسراؤہ کائی نیوہ وریگیرین | 5 Çeviri mümkün | 8 الترجمة متوفرة | 11 অনুবাদের ব্যবস্থা রয়েছে। | Large print, audio and Braille available |
| 3 Tradução Disponível | 6 ترجمہ دستیاب ہے | 9 Përktimi në dispozicion | 12 Traduction Disponible | |

Copy of the Tenancy Agreement that automatically comes into force on 30 April 2007

Secure Tenancy Agreement 2007

CONTENTS

SECTION I	The Tenant's Obligations	4
SECTION II	The Tenant's Rights	10
SECTION III	The Council's Obligations	12
SECTION IV	The Council's Rights	15
SECTION V	Definitions	16
SECTION VI	Further Information	17

This document is a Secure Weekly Tenancy Agreement

Between

DONCASTER METROPOLITAN BOROUGH COUNCIL
(The Council)

And

THE TENANT OR JOINT TENANTS
(Whose signature(s) appears on this Agreement)

SECTION I THE TENANT'S OBLIGATIONS

1. **General Obligation**

You must ensure that all of the obligations described in this Tenancy Agreement are adhered to.

2. **Rent**

Your rent may be increased or decreased from time to time – usually once a year. You will be told in writing at least four weeks before any change.

Your rent is calculated in accordance with the Government's Social Housing Rents Scheme, and the details of how your rent is calculated will be provided to you at the commencement of the tenancy agreement and where any subsequent rent increase occurs.

If you receive additional services from the Council or from another provider charges may be made in accordance with the policy of the Council. Such charges will be notified to you at the commencement of the service being available to you and any increase in such charges will be subject to four weeks' notice in accordance with statute.

You may commence your Tenancy on any weekday. Rent is payable on a Monday. In the event your tenancy commences on a day other than a Monday i.e. a Tuesday, Wednesday, Thursday or Friday you will pay a proportion of the week's rent on a pro-rata basis (up to the following Monday).

- 2(a)** You must pay your rent. It must be paid on time. Your rent is due every week (on a Monday) but you can pay in advance every two weeks or every month if you prefer. There are occasional 'free' weeks when no rent is due (although people with rent arrears must continue to pay in these weeks.)
- 2(b)** If you **do not pay** your rent, or pay it persistently late without a good and valid reason, St. Leger Homes will commence legal action which could result in eviction from your home (please refer to Rent Collection and Arrears Recovery leaflet for further information).
- 2(c)** If you are **joint tenants** you are each responsible for all the rent and for any rent arrears. St. Leger Homes can recover all rent arrears owed for your home from any individual joint tenant. So if one joint tenant leaves, the remaining tenant or tenants are responsible for any rent that may still be owed.

3. **Nuisance, Harassment and Antisocial Behaviour**

You are responsible for the behaviour of every person living in or visiting your property. This includes responsibility for their behaviour in your property, in communal areas, (stairs, lifts, landings, entrance halls, shared gardens, parking areas and play areas etc.), and in the neighbourhood of the property.

You, your friends, relatives and any other person living in or visiting the property:

- 3(a) Must not** act in any way, which causes or is likely to cause nuisance, alarm or distress to any person, or act in any way, which is antisocial, in the opinion of St. Leger Homes officers.
- 3(b) Must not** harass or discriminate against anyone particularly because of race, religion, sex, sexuality, disability or age. You must not threaten to harass, use or threaten to use violence to anyone in the neighbourhood, or incite others to do so. Examples of harassment include but are not limited to:
- Racist behaviour or language, using or threatening to use violence; using abusive or insulting words or behaviour; damaging or threatening to damage another person's home or possessions; writing threatening, abusive or insulting graffiti, letters or e-mails; doing anything that interferes with the peace, comfort, convenience and enjoyment for others.
- 3(c) Must not** inflict domestic violence, threaten violence or use mental, emotional or sexual abuse against your partner, ex-partner or another member of your family or household.
- 3(d) Must not** subject St. Leger Homes staff, Council employees, appointed contractors, agents, persons, elected Councillors to any physical or verbal abuse (including telephone calls, emails and letters), or incite others to do so. This includes any actual or threatened assault, attack, violent act or aggression directed towards the above.
- 3(e) Must not** use the property or permit the property including any communal areas to be used for any criminal, illegal, unlawful or immoral purposes, including but not limited to:
- Selling or conspiring to sell, using, storing, manufacturing or cultivating illegal drugs or other illegal substances.
 - Storing, handling or selling stolen goods including the sale of alcohol and cigarettes to under age people.
 - Keeping illegal or unlicensed firearms or weapons within the property.
 - Prostitution or soliciting.
- 3(f) Must not** engage in activities, which in the opinion of St. Leger Homes are unlawful.
- 3(g) Must not** willfully damage or vandalise any land or property owned by the Council and/or managed by St. Leger Homes or incite others to do so.
- 3(h) Must not** repair cars or vehicles or park unroadworthy vehicles on any part of the property, land around your home, the road, communal path, parking area or garage site which causes nuisance, inconvenience or looks unsightly.
- 3(i) Must not** use any part of the property, land around your home, the road, communal path, parking area or garage site to store, load or unload scrap metal or to strip down vehicles.

3(j) Must not cause any noise, which constitutes a nuisance to any other person.

Noise can include but is not limited to:

- Music
- DIY noise
- Door slamming
- Revving up vehicles and motorbikes
- Shouting and screaming
- Dogs barking persistently

Please remember sound can easily travel and because of this it is particularly important to give consideration to your neighbours.

3(k) Must not refuse the assistance of mediation services to try and resolve a dispute where, in the opinion of St Leger Homes, this is the appropriate course of action.

4. Use of Premises

4(a) You must occupy the property as your only or **principal** home and you must inform St. Leger Homes in writing of any absence of longer than six weeks. This includes any term of imprisonment longer than six weeks. You will need to provide St. Leger Homes with the following information in writing:

- Your intended date of departure
- Your intended date of return
- The arrangements you have made to pay the rent and care for the property
- The address and phone number where you can be contacted whilst you are away.

You, your friends, relatives and any other person living in or visiting the property:

- 4(b) Must not** run a business or trade from your home without the prior written consent from St. Leger Homes. Permission will not be unreasonably withheld.
- 4(c) Must not** assign (which means to transfer to another person) the property without the prior written consent of St. Leger Homes. Permission will not be unreasonably withheld.
- 4(d) Must not** exchange the property with another tenant or in any way part with possession of the property without the prior written consent of St. Leger Homes. Permission will not be unreasonably withheld.
- 4(e) Must not** sublet any part of the property without the written consent of St. Leger Homes. Permission will not be unreasonably withheld.
- 4(f) Must not** make any improvement, alteration or addition to the property or to the fixtures and fittings without the prior written consent of St. Leger Homes and, where appropriate, the planning and building control authorities. Permission will not be unreasonably withheld.
- 4(g) Must not** fit TV aerials, CB aerials or satellite dishes to maisonettes or flats and not fit satellite dishes to Council owned bungalows or houses without the prior written consent

of St. Leger Homes. Approval will always be subject to the Councils planning policies being adhered to. Permission will not be unreasonably withheld.

- 4(h) Must not** park a vehicle anywhere on your property except on a hardstanding, driveway or paved area intended for parking. Caravans, motor homes, heavy plant, boats and trailers **must not** be parked on the garden, driveway, paved area around your home or on any communal parking areas without the prior written consent of St. Leger Homes. Permission will not be unreasonably withheld.
- 4(i) Must not** use a vehicle to cross any footpath, open plan or communal area without the prior consent for and installation of an approved vehicular access which includes a dropped kerb, a hardstanding area and double gates where appropriate. The installation **must** be carried out by the Councils Highways Department, together with approval from St. Leger Homes for the hardstanding and gates. Permission will not be unreasonably withheld.
- 4(j) Must not** park anywhere, which would obstruct access for emergency services.
- 4(k) Must not** erect any structure such as sheds, garages, fences, outbuildings, or pigeon lofts on any part of your property without the prior written consent of St. Leger Homes. Permission will not be unreasonably withheld
- 4(l) Must** make sure your garden is tidy and free from household rubbish, furniture and other waste materials. Lawns must be cut and hedges trimmed although we may be able to help you if you are elderly or disabled. If you fail to maintain your garden we may take legal action and we may recharge you for clearing it.
- 4(m) Must not** keep any dogs in flats or maisonettes apart from a flat or maisonette that has a separate and exclusive entrance.
- 4(n) Must** make sure that any animals kept within the property are subject to proper control and do not cause nuisance or annoyance to any other person. You must not allow your animals to foul on other people's property and your garden must be kept free of animal faeces.
- 4(o) Must not** keep any dangerous animals, livestock, chickens and other fowl, nor allow grazing animals to be kept or tethered on any part of your property or keep any animal that St. Leger Homes decides is unsuitable for your home or garden.
- 4(p) Must not** use or keep within the property any dangerous or inflammable materials, equipment including motorbikes, quads and petrol mowers, liquids or gases which could represent a threat to the safety and well-being of residents or neighbours.
- 4(q) Must not** store any liquid petroleum gas or other bottled gases in multi-story flats or maisonettes or in any communal areas.
- 4(r) Must not** keep open any communal entrance doors or fire doors within multi-occupant dwelling blocks, as this compromises the safety and security of other tenants within the property.
- 4(s) Must not** misuse communal areas in multi-occupant dwelling blocks or adjacent areas and not interfere with the safety or security of communal areas.

- 4(t) Must** comply with all current gas safety regulations and ensure that rooms containing gas fired back boilers and gas fires are not used as bedrooms and that all ventilation bricks are kept free from obstruction.
- 4(u) Must** ensure that St. Leger Homes staff, Council's officers, representatives and their agents can gain access to the premises to carry out tenancy checks, investigate allegations of tenancy breaches, illegal or non occupation and respond to complaints of anti-social behaviour or neighbour disputes (upon production of an official identity card). Access should also be made available when St. Leger Homes staff wish to show an applicant from the Housing Register around the property.

5. Repairs and Maintenance

As a secure tenant:

- 5(a) You must** report any faults or damage as soon as is reasonably possible to St. Leger Homes.
- 5(b) You must** pay for any repair resulting from any willful damage or neglect by you or anyone residing in or visiting your home. This includes but is not limited to:
- Smashed or cracked windows
 - Holes in doors
 - The removal of walls and fencing
 - Parking/driving over grassed areas
 - Replacement locks due to lost keys
- Any damage to your property occurring as a result of crime must be reported to the police immediately and will be investigated by St. Leger Homes to ensure that false claims are not made.***
- 5(c) You must** allow St. Leger Homes staff, Council officers, representatives, their agents access to your home to inspect its condition and to carry out any necessary repairs (upon production of an official identity card).
- 5(d) You must** in emergency situations, allow St. Leger Homes staff, the Councils officers, representatives, their agents immediate access to your home.
- 5(e) You must** ensure the inside of the property, including fixtures and fittings, are clean and tidy in the opinion of St. Leger Homes staff.
- 5(f) You must** allow access or arrange for access to be provided for the servicing of gas appliances on an annual basis. If you do not let us in we will take legal action and you may have to pay the costs and/or be prosecuted for obstruction.
- 5(g) You must** allow access for the testing of electrical wiring within the property.
- 5(h) You must** not remove internal walls or take out any other part of the building without the prior written consent from St. Leger Homes. If you make any alterations to your home **without** the prior written approval of St. Leger Homes, we may tell you to return the property to its original state. Where you have obtained consent for the alteration of the property, you are responsible for its proper implementation, final approval and subsequent maintenance, unless otherwise notified by St. Leger Homes.

5(i) There are special circumstances when St. Leger Homes has the legal right to apply for possession of your home because work needs to be done to it. They are:

- If the property needs to be empty for major building repair or for complete redevelopment or because it has to be demolished. You will be offered a suitable alternative home. You will usually get compensation or help with moving costs (or both) depending on your circumstances. Your move could be permanent or temporary.
- If you agree to a temporary move the conditions of your current tenancy agreement will still apply. We have the right to take possession of your temporary home when the work on your original property is finished.

6. Sheltered Accommodation

6(a) Where your property is designated as sheltered accommodation it is a condition of occupying the property that you will pay the support service charge for the property concerned and notified to you at the commencement of your tenancy agreement.

7. Ending Your Tenancy

7(a) **You must** give the Council at least **four weeks' notice** of your intention to end your tenancy agreement. Failure to give notice will result in a full four weeks rent being charged to your account. Notice can be given by letter, email, in person or by phone to your local office, a confirmation letter will be sent to you.

The tenancy will end on the last day of the four-week period (28 calendar days), and the rent will be due up to and including the final day. If you fail to hand in the keys before noon on the final day you will be charged another weeks rent. Failure to hand in a full set of keys for every lock will result in the changing of the locks and you will be recharged for the full cost of the work. **You will also be asked to provide a forwarding address.**

7(b) **You must** ensure that all belongings are removed from the property and garden area and nobody is left in residence. Your tenancy will not terminate until vacant possession has been provided.

7(c) **You will** be charged for clearance of any furniture or effects left inside the property, any furniture or effects left in the garden, any damage to the property or any unauthorised alterations to the property.

7(d) When you leave the property, it should be left in a good condition and include all the original fixtures and fittings. The only exception is where you have been granted permission to carry out improvements. In this case you should abide by any conditions agreed when the improvement was carried out. If you do not abide by these conditions you may be recharged the cost of reinstating the property to its original condition.

7(e) Tenants who transfer from their property to other Council accommodation will have their former tenancy agreement terminated on the date of commencement of their new tenancy as long as the keys are returned the same day. If the keys are not returned on time you will be charged any additional rent due on the property. Housing benefit will not normally be payable on both properties at the same time.

SECTION II THE TENANT'S RIGHTS

Provided a tenant does not break any terms of the tenancy agreement and as long as the tenant has lived in the house as his or her principal home, he or she will have security of tenure. This means that the landlord cannot interfere with tenant's rights of occupation unless the tenant breaches the terms of the tenancy agreement and only then in such a way that is agreed by the County Court.

However, if you are subject to the conditions of a Demoted Tenancy the sections marked with an asterisk * will not apply to you during the period that your tenancy is demoted. For a definition of a demoted tenancy please refer to Section V the Definitions Section.

A tenant has the following rights governed by statute as a secure tenant:

- (a) * To buy the house if he or she has been a tenant for at least **five** years (**two** years if your tenancy was granted before 18 January 2005) and the property is not provided either for senior citizens or disabled persons.
- (b) To apply for certain types of improvement grant, particularly under terms in the Chronically Sick and Disabled Persons Act, and to carry out reasonable improvements to the property with the landlord's consent.
- (c) To take in lodgers.
- (d) The right to succession. Succession means the tenancy agreement passing on to someone else after the death of the existing tenant. A tenancy agreement can pass to another person under these provisions **only once**, either to:
 - (i) the husband or wife of the deceased;
 - (ii) some other member of the deceased tenant's family so long as that person has lived in the dwelling as his or her only or principal home for at least 12 months prior to the death of the tenant. In certain circumstances where a marriage has ended in divorce or separation, the Court can order that the tenancy agreement be granted to one partner, but this does not count as use of the right of succession.
- (e) To be consulted by his or her landlord on matters of housing management affecting a tenant or his or her home.
- (f) To repair the premises under the terms of the Secure Tenants of Local Housing Authorities (Right to Repair) Regulation 1994.
- (g) *To exchange. You have a right to exchange the property with that of another tenant of this Council, another Council, Housing Association or other registered social landlord. Written permission from your local area office is required before the exchange can proceed.
- (h) To be provided with information concerning heating charges if your heating is provided through a district-heating scheme.

- (i)** You have the right to see information we have about you. (In certain circumstances you will not be able to see everything, for example details about other tenants). This request for information must be made in writing and there may be a small charge.
- (j)** The right to compensation for certain improvements defined by the primary legislation of the Housing Act 1985 as amended by Section 122 of the Leasehold Reform, Housing and Urban Development Act 1993.

SECTION III THE COUNCIL'S OBLIGATIONS

1. Repairs and Maintenance

- (a) St. Leger Homes will carry out repairs for which they are responsible for within a reasonable period of time after they have been notified of the need for the repair.

St. Leger Homes will not be responsible for minor repairs **including** the jobs identified in the list below. There are three exceptions to this policy and that is tenants aged 60 or over living in purpose built senior citizens accommodation, tenants in receipt of incapacity benefit, or tenants with medical evidence that they are incapable of carrying out minor repairs.

- Renewing the ashpan, ashpan handle or operating tool to all types of solid fuel fires.
- Refixing tiles to any wall, fireplace and bath (edging tiles).
- Supply, fix or renewal of washing line hooks.
- Renewal of line to rotary drier (except in sheltered accommodation).
- Attempting to clear blocked sinks, baths, basins, toilet and gully traps.
- Renewal of door numerals, letter plate/box, security viewer, safety chain, tower bolts.
- Renewal or refixing of door handles or pulls and replacement of rubber door stops.
- Filling holes in internal/external doors (using appropriate filler).
- Renewal of cupboard catches to kitchen units.
- Renewal of auto gate catch/peg, Suffolk latch, adjusting gate catch, hook and eye to gates.
- Renewal of garage door hasp and staple or padlock.
- Refixing airing cupboard laths, toilet roll holder, coat hook, hat and coat rail.
- Renewal of plug & chain to a bath, basin or sink.
- Renewal of shower head, shower curtain (long or short) and toilet pull chains to high level cisterns
- Renewal of insulation jacket to hot water cylinder.
- Removing air from radiators by bleeding/vent unless on district heating scheme (contact your local area office if unsure of the heating type).
- Renewal of any pipe insulation.
- Replacing light bulbs, fluorescent tubes, starters and lampholder skirts (the part that holds your lamp shades on), pull cords and toggles.

- Resetting of trip switches on consumer units/fuse board.
- Carrying out internal decoration, repairing minor damage to plaster, for example, nail/screw holes, small cracks etc.

(b) The supply and maintenance of cookers and refrigerators in Council owned dwellings are the tenant's responsibility. However if a tenant lives in a purpose built disabled unit or has had their current home adapted for wheelchair use, then St. Leger Homes will continue to repair and maintain the cooking facilities provided that this is a split level hob and oven unit. Where St. Leger Homes has previously supplied cookers and refrigerators in Council owned dwellings, and/or currently maintain them under the present tenancy agreement, St. Leger Homes will no longer provide cookers or refrigerators or repair and maintain such items.

There a tenant has been provided with either a cooker and/or refrigerator at the start of/or during their tenancy, then the ownership of these items will transfer to the tenant together with any future repairs and maintenance obligation of the said items.

(c) St. Leger Homes is responsible for the following items:

- The structure and exterior of the dwelling (including drains, gutters, external pipes and external decoration).
- The installations in the dwelling for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences).
- The installations in the dwelling for space and water heating.
- All fixtures and fittings provided within the property at its initial letting or where permission has been granted for their installation and St. Leger Homes has agreed to their future repair and maintenance. (Please refer to exceptions listed in (a and b) above.)

(d) St. Leger Homes **will not** be responsible for fixtures and fittings which have been damaged by you, your friends, relatives and any other person living in or visiting the property, they will not be repaired unless the tenant agrees to meet the cost of repair.

2. Notices

Pursuant to Section 48 (1) of the Landlord and Tenant Act 1987 the Council notifies you that the address for service is:

**St. Leger Homes of Doncaster Limited
St. Leger Court
White Rose Way
Doncaster
DN4 5ND**

Service of any notices by the Council or St. Leger Homes in respect of your tenancy shall be executed either by personal service or delivering the notice to your or the intended recipient's last known address.

3. Quiet Enjoyment

To ensure that you have the right to quiet enjoyment of your property. This means that the tenant has a right to enjoy possession of the property without interruption or interference by his landlord during the period of his tenancy.

SECTION IV
THE COUNCIL'S RIGHTS

- 1.** The Council have the right to seek repossession of your property via the County Court if you are in breach of your tenancy agreement.
- 2.** The Council may seek possession if it intends within a reasonable time to demolish, reconstruct or carry out work on the premises or the building in which the premises are situated and cannot reasonably do so without obtaining possession. In this case the Council must find suitable alternative accommodation.
- 3.** If the Council wishes to apply to seek possession of your home it may do so by issuing you with a Notice of Seeking Possession which sets out the grounds upon which the action is based. The Council will always seek to resolve breaches of conditions of tenancy with the tenant so that repossession action is not required.
- 4.** The right of the Council and any statutory utilities - for example British Telecom, Yorkshire Water, etc. to enter the property for the purpose of constructing, installing, inspecting, repairing, renewing, maintaining and removing pipes, conduits, wires and cables. The Council or statutory utilities will normally give reasonable notice of such entry except in an emergency where the Council and/or statutory utilities may have to gain entry to deal with the problem.
- 5.** If access is not given in an emergency the Council may take steps to enter the property by using force if necessary.

SECTION V DEFINITIONS

1. **'Agreement'** – the agreement means the mutually agreed terms explained in this document between the tenant, i.e. the signatory to this document and the Council.
2. Where the agreement refers to **'you'** – this means the tenant of the property concerned.
3. The **'Tenant'** is the person named in the tenancy agreement and who has signed for the tenancy.
4. The **'Property'** includes the dwelling house, outhouses, garages and sheds, paths, driveways and the defined boundary of the property.
5. The term **'physical abuse'** includes any actual or threatened assault, attack, violent act of aggression directed towards St. Leger Homes staff, neighbours, people on the estate, Council employees, agents, contractors, or any other person.
6. The term **'verbal abuse'** includes any words spoken, which are intended and/or likely to alarm, distress or intimidate any representative of St. Leger Homes, the Council, or any other person.
7. The term **'harassment'** includes committing or threatening to commit any assault, attack or violent act or any act or omission or series of acts or omissions which interfere with the peace and comfort of any neighbours, people on the estate, St. Leger Homes staff, Council employees, agents contractors, or any other person.
8. The term **'nuisance'** includes any behaviour, which in the opinion of the St. Leger Homes is or is likely to be harmful, offensive, annoying, disagreeable or interfere with the peace and comfort of any other person.
9. The term **'racial harassment'** includes any act or omission or series of acts or omissions which in the opinion of St. Leger Homes has/have been committed by a person on one racial or ethnic origin against a person of the same or a different racial or ethnic origin on the grounds of his or her racial or ethnic origin in any of the following ways.
 - (a) In such a manner that it interferes with the peace and comfort of the person aggrieved or
 - (b) in such a manner that the person aggrieved, fears for his or her safety or
 - (c) in such a manner that the quality of life of the person aggrieved is reduced
10. The term **'local area office'** means any of the St. Leger Homes area offices delivering housing services (as notified to tenants) or the headquarters at St Leger Court.
11. **'Demoted tenancies'** allow the landlord to apply to the court to reduce the tenant's security of tenure if the tenant, another resident or visitor to the tenant's home has behaved or threatened to behave in a way which is capable of causing nuisance or annoyance or includes using the premises for unlawful purposes. The demotion order gives a serious warning to the tenant, since if the tenant continues to misbehave swift action can be taken to end the tenancy. It also removes a number of their rights as a secure tenant and therefore gives them an incentive to change their behaviour.

**SECTION VI
FURTHER INFORMATION**

This section does not form part of the Tenancy Agreement and is for guidance purposes only

1. Repossession Proceedings

Tenants are advised that the Council can seek possession of a Council property under provisions within the Housing Act 1985 (as amended).

Certain grounds on which the Council can seek eviction and where there is no obligation on the Council to provide alternative accommodation are as follows:

- (a)** Rent or other charges lawfully due from the tenant have not been paid or an obligation of the tenancy agreement has been broken or not performed.
- (b)** The tenant or a person residing in the dwelling house has been guilty of:
 - Conduct causing or likely to cause nuisance or annoyance to a person residing, visiting or otherwise engaging in a lawful activity in the locality; or
 - has been convicted of using the dwelling house or allowing it to be used for immoral or illegal purposes; or
 - has been guilty of an arrestable offence committed in or in the locality of the dwelling house.
- (c)** The dwelling house was occupied by a married couple or a couple living together as a husband and wife and –
 - (1) one or both of the partners is a tenant of the dwelling house,
 - (2) one partner has left because of violence or threats of violence by the other towards –
 - (i) that partner, or
 - (ii) a member of the family of that partner who was residing with that partner immediately before the partner left, and
 - (3) the court is satisfied that the partner who has left is unlikely to return.
- (d)** The condition of the dwelling house or any of the common parts has deteriorated owing to acts of waste by, or the neglect or default of, the tenant or a person residing in the dwelling house.
- (e)** The tenancy agreement was entered into on the basis of a false statement made knowingly by the tenant or someone acting on his/her behalf.

- (f) The property was exchanged on the basis of a payment of a premium to the tenant exchanged with.

2. Advice Concerning this Agreement

If you wish to discuss this agreement with a representative of St. Leger Homes of Doncaster you should contact your local area office or alternatively write to:

St. Leger Homes of Doncaster Ltd
St. Leger Court
White Rose Way
Doncaster
DN4 5ND

DONCASTER BOROUGH COUNCIL: TENANCY AGREEMENT

DETAILS OF TENANCY

HOUSE NO.	STREET/RD.	AREA	POST CODE
PROPERTY REFERENCE NUMBER	TENANCY COMMENCEMENT DATE	PERMITTED NUMBER IN TENANCY	
TYPE OF ACCOMMODATION		NUMBER OF BEDROOMS	
GROSS WEEKLY RENT	NET RENT	DISTRICT HEATING	OTHER CHARGES

TENANCY DETAILS

FULL NAME OF TENANT OR NAMES OF JOINT TENANTS			
TITLE (eg Mr/Mrs/Miss/Ms)	FORENAME(S)	SURNAME	SURNAME
TITLE (eg Mr/Mrs/Miss/Ms)	FORENAME(S)	SURNAME	SURNAME

I have received a copy of the Doncaster Borough Council Tenancy Agreement. I understand and agree to the Terms and Conditions stated.

TENANT'S SIGNATURE	DATE
JOINT TENANT'S SIGNATURE	DATE

ON BEHALF OF ST. LEGER HOMES OF DONCASTER

WITNESS SIGNATURE (The Allocating Officer)	JOB TITLE
PRINT NAME IN FULL	OFFICE ADDRESS



St. Leger Homes of Doncaster Limited
St. Leger Court
White Rose Way
Doncaster
DN4 5ND

www.stlegerhomes.co.uk