

Tenancy Agreement Changes

It has been more than 12 years since your tenancy agreement (the council's contract with you) has been reviewed. We are now seeking your views on the proposed changes the council may make to your tenancy agreement.

Please note that your legal rights as a secure tenant will **remain the same** as they are now.

The questionnaire below outlines the main changes proposed and we would be grateful for your comments.

1. Identification

At the start of any new tenancy you have with us we will take a photograph of you to keep on our records.

2. Payment of rent

At the start of any new tenancy, you must pay a week's rent.

3. Use of your home

- (a) You must not cultivate, possess or consume controlled drugs on the premises.
- (b) You must not handle or store stolen or counterfeit goods.
- (c) You must not operate any business from your home without our prior written permission.

4. Gardens

You must keep your garden, including any remote garden, well maintained. This includes the grass, plants, bushes, hedges and trees. You must obtain our prior written permission if you wish to plant a tree, put up or take down a wall or a fence.

5. Pets and animals

If you live in a house or bungalow you may keep up to two pets such as a dog or cat but you **must ask** for our permission if you wish to keep a dog. All dogs will be required to have an identification 'chip' inserted. You can get advice from us on the animals we accept as pets. You are not permitted to keep reptiles requiring live food (including lizards or snakes), farm animals (including ferrets, hens, chickens, cockerels, ducks, geese, horses, pigs, cows and goats), pigeons or dogs as defined under the Dangerous Dogs Act 1991 or any endangered species

If you live in a flat or your home is in a building where there is a warden and/or shared access areas you are permitted to keep one pet. You are also permitted to keep fish or small caged animals.

You and anyone living with you must not allow your pets to frighten, annoy or cause a nuisance to anyone. This includes:

- Letting your dog bark loudly and continuously late at night, for long periods of time or at regular intervals over any set period
- Failing to clean up after your pet
- Failing to keep your pet under control
- Creating any kind of danger to people's health
- Allowing your dog to roam
- Failing to keep dogs on a lead

You must keep any pet in proper and humane conditions.

You or anyone living with you must not leave any pet alone for more than six hours, either inside or outside your home.

6. Flooring

You may only lay laminate flooring if you live in a ground floor flat or the ground floor of a house or maisonette.

7. Shared areas (communal)

You must not:

- store or leave any personal belongings such as flower pots, bicycles, shoes in shared areas
- leave your rubbish in shared areas
- Use inflatables (or other paddling/swimming pools, barbeques, trampolines) in shared areas such as communal gardens
- Use a shared walkway/balcony/staircase to hang out washing.

8. Access to your home

To allow us to check who is living in the property, you will, upon request, provide us with immediate access to your home.

9. Vehicles and parking

You must not park any motor home, caravan, boat, trailer or business vehicle at your home or on any other council land without our prior written permission. Any vehicles larger than a transit (3.5 tonnes or over) will not be allowed.

10. Moving out

We will dispose of any furniture left in the premises after one month or immediately if it incurs an unreasonable cost or inconvenience for us to store.

11. Smoking

You must not smoke in communal halls, shared entrances, lifts and hallways in blocks of flats.

You should not smoke in your home during our visits to you. If we are working in your home for a long period of time you should smoke in a room where we are not working.

Our questions

Do you have objections to any (or all) of the main eleven proposed changes to the tenancy agreement?

Yes/No

If you have answered yes, please state the number of the proposed change you object to in the box below

I object to the following proposed changes to the tenancy agreement: (please write the relevant numbers below. *For example, if you object to the identification proposal write 1.*

If you would like to tell us why you object to any particular proposal, please use this box

Thank you for your time. Your views are very important to us.

Name:

Address:

.....

Email address (if you have one).....

Telephone Number:

Are you the tenant? Yes/No

What type of property do you live in: Flat/Maisonette/House/Bungalow

Date:

You can return the completed questionnaire to us by
Freepost RRJC-CEXK-EAKL
Homes in Havering, Chippenham Road
Harold Hill
Romford RM3 8YQ

If you would like more information or would like to speak to us before you complete this questionnaire, we are holding drop-in sessions at different locations across the borough. Please bring your questionnaire with you when you come along

A few of these events have already taken place and residents in those areas were invited along.

You can attend any of these events.