

Transferring your tenancy by “succession”

If you are married or in a civil partnership, if you die, your tenancy will automatically pass to your surviving partner. Your tenancy could also be passed to:

- a close member of your family aged 18 or over
- your surviving partner (if you are not married or in a civil partnership)

as long as your home has also been their main home for at least 12 months. This can happen only once:

you cannot succeed yourself if the tenant who died was a successor. Any application to succeed to a tenancy must be made within 31 days of the original tenant's death. Contact us quickly if you want to succeed to a tenancy and we can advise you.

If, through succession, you get a property which is too large for your needs or which is particularly suitable for disabled people, we may ask you to move to another property.

You cannot succeed to sheltered housing if you are under the state retirement age.

More information

There is a leaflet about ending your tenancy called 'Moving or leaving, including buying or transferring your home'. The leaflet called 'Ending a tenancy on bereavement' gives you information about what to do when a Soha tenant dies.

If you would like this information in a different language, in large print or on CD, please contact us on 01235 515900.

Polish Twoja umowa najmu

Jeśli chcesz uzyskać te informacje w innym języku, dużą czcionką lub na płycie CD, skontaktuj się z nami pod numerem 01235 515900.

Portuguese O seu arrendamento

Se desejar receber esta informação em outro idioma, num tamanho de letra maior ou em CD, queira contactar-nos através do número 01235 515900.

Bengali আপনার ভাড়াটে স্বত্ব

যদি আপনি এই তথ্য একটি ভিন্ন ভাষায়, বড় অক্ষরের ছাপায় অথবা সি.ডি.তে চান, তাহলে অনুগ্রহ করে 01235 515900 নম্বরে আমাদের সঙ্গে যোগাযোগ করুন।

Chinese 您的租期

若您需要以其他語言撰寫、以大字體顯示或以 CD 方式儲存的此資訊，請致電 01235 515900 聯絡我們。

Albanian Qiramarrja juaj

Nese deshironi kete informacion ne gjuhe te ndryshme, te shtypur apo ne CD, ju lutemi te na kontakton ne numrin 01235 515900.

Slovakian Váš nájomný vzťah

Ak požadujete túto informáciu v inom jazyku, vytlačenú s veľkými písmenami alebo na disku CD, kontaktujte nás na čísle 01235 515900.

Soha Housing, Royal Scot House,
99 Station Rd, Didcot OX11 7NN

Tel: 01235 515900

Fax: 01235 515970

Email: housing@soha.co.uk

Website: www.soha.co.uk



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Your tenancy



Your tenancy agreement

Your tenancy agreement is a legal contract between you and Soha Housing. It sets out the terms and conditions that both of us must keep. It is an important document, so you should read it carefully and keep it safe. This leaflet gives more advice on what the tenancy agreement means and how to make sure you do not break any of its conditions. We want you to be happy in your home and we want to make sure that, through the tenancy conditions, we can prevent or resolve possible disputes and problems.

Starter Tenancy

We make a special type of contract with you for the first year of your tenancy while you get used to being our tenant. We'll explain all the details to you when you sign up for your new home. In short, the starter tenancy is a twelve-month probationary period and you can become an assured tenant (with more rights) if you have met the conditions of your starter tenancy agreement.

We will tell you if there are other duties that come with your Starter Tenancy. If, as a starter tenant, you break any of these conditions, we may take action, using a proper procedure which can ultimately lead to eviction. We will always talk or write to you to do our best to sort out any problems before we have to take such drastic action.

Special conditions relating to Starter Tenancies

The following conditions apply to your Starter Tenancy until your tenancy is converted to an Assured Tenancy (usually after 12 months):

- You may not take in lodgers or sub-let your property
- You may not make improvements or alterations to your home
- You do not have the right to compensation for improvements made to your home
- You are not allowed to mutually exchange your home with another tenant
- There are no rights to succession on your home (for an explanation of 'succession, see the end of this leaflet)

Assured or Shorthold Tenancies

After you have completed your 12 months of a Starter Tenancy satisfactorily, we will turn the agreement into an Assured Tenancy, which is the usual form of agreement with a landlord such as Soha and gives you further rights.

Changing the agreement

We may vary the terms of your tenancy, for example, by increasing the rent. However, we will only do this when we have followed proper legal notices. If we change any of the terms, we must serve a 'notice of variation' and allow you time to tell us what you think about the changes.

Your responsibilities as our tenant

It's really important that you understand your tenancy agreement and what your responsibilities are.

If you are a new tenant, we will go through the tenancy agreement and explain it to you when you sign up for your new home.

You are responsible for your own behaviour and also responsible for the behaviour of your family, other people living at home or anyone visiting your home. For example, you are breaking your tenancy conditions if you are creating a nuisance to other residents. If you are a joint tenant, you are jointly responsible for the actions of the other joint tenants.

Some of your responsibilities include:

- Not to overcrowd your home by allowing more people than in your tenancy agreement to live in your home
- To allow Soha staff and contractors access to your home, for example to inspect and carry out repairs, do gas servicing and carry out improvements. We will normally give you at least 24 hours notice, but we may need immediate access in an emergency
- Not to threaten or abuse our staff or contractors physically or verbally
- Pay your rent on time
- Not to cause a nuisance to neighbours
- You must not keep or use, or allow anyone living with you or visitors to keep or use, illegal drugs in your home or locality (This would be a very serious breach of tenancy)

Breaking the agreement

If you break any conditions of the tenancy, we can take action which could mean that you could be evicted from your home. We will always try hard to reach an agreed solution before taking that kind of action but if the problem continues, we will go to court to resolve the issue.