



More than just a Landlord

VILLAGES GUIDE TO STARTER TENANCIES

When you sign up for a new tenancy you will become a 'Starter Tenant'

Q. What is a Starter Tenancy?

A. A starter tenancy is a short term tenancy which usually lasts for 12 months but can be extended. It is also known as the 'trial period'. If there are no problems during the trial period, then the tenancy automatically becomes an Assured Tenancy.

Q. Why is a Starter Tenancy used?

A. A starter tenancy enables us to deal more effectively with tenants who break the rules of their tenancy agreements.

Q. Do I have the same rights as an Assured Tenant?

A. No. There are certain rights that are not available during the starter period:-

- Right to carry out improvements
- Compensation for improvements
- Right to sub let or take in lodgers
- Right to exchange
- Right to acquire, where applicable

Q. Will I be treated differently as a Starter Tenant?

A. No. Starter tenants will not be dealt with more or less favourably than tenants on other forms of agreements.

Q. After 12 months, will I need to sign a new tenancy agreement?

A. There is no need for a replacement tenancy agreement to be given once the starter period has ended.

Q. Are all Starter Tenancies 12 months long?

A. No. Starter tenancies can be extended beyond the 12 month period if:-

- Possession proceedings have started.

- You have been issued with a Notice to end the Starter Tenancy.
- There are issues of anti-social behaviour.

Starter tenancies will not normally be extended by notice beyond 18 months of the commencement date.

Q. How will my first 12 months be monitored

A. Starter tenancies are carefully monitored. At least three visits are carried out in the first 12 months.

- 4 Weeks
- 6 Months
- 9 Months

At the final visit, you will be advised if there any reasons for the tenancy not to be converted.

Q. Will I be notified when my trial period has ended?

A. Yes. You will be sent a letter confirming the position of your tenancy and Villages records will be amended.

Q. Can Villages end a Starter Tenancy?

A. Yes, we are able to end a Starter Tenancy by serving notice called NRP (Notice Requiring Possession). Tenancies should only be terminated where there is at least one incident of serious anti-social behaviour or persistent low levels of nuisance. You will be able to appeal against this decision. There is a separate procedure for appeals.

Q. If I receive a warning letter in the first 12 months, does this mean my tenancy will end?

A. Not always. A warning letter will set out the nature of any breaches and what you will be expected to do to rectify them (including time limits).

Q. Where will I get advice?

A. Your Estate Management Officer will be able to advise you of your rights and a private interview can be arranged to discuss issues relating to your tenancy.

You will be able to obtain advice from a Citizens Advice Bureau, Law Centre, Housing Aid Centre or Solicitor.