

Your introductory tenancy



Homes for Haringey

www.homesforharingey.org

As a tenant, you have rights and responsibilities. And so does the Council.

Your tenancy agreement explains what these rules and responsibilities are. Please note that Haringey Council is your landlord but Homes for Haringey manages your tenancy on a day to day basis on behalf of the Council.

We give all new tenants a trial period to show that they can keep to the terms of their tenancy agreement, look after their home and not be a nuisance to neighbours. This trial period is your introductory tenancy.

If you are already a tenant with the Council or a registered social landlord (housing association) on a secure tenancy and you are being rehoused, then you will continue to be on a secure tenancy.

Your rights as an introductory tenant

There are two kinds of tenancy:

- introductory
- secure

You are starting on an introductory tenancy. This means you don't have all the rights that a secure tenant has, and you can be evicted more quickly and more easily if you don't keep to the terms of your tenancy agreement.

As an introductory tenant, you do **not** have the right to:

- take in lodgers
- sublet any part of the property
- make alterations or improvements
- buy the property
- exchange with another tenant.

The trial period

Your introductory tenancy is a 12-month trial period. If you keep to the terms and conditions of your tenancy during these 12 months, then you will automatically become a secure tenant and have the above rights.

During the trial period, we will closely monitor your tenancy. This will include your Tenancy Management Officer visiting you in your home.



If there are problems

If you break any of the tenancy conditions, we will take action which could result in you being evicted. Breaking the tenancy conditions could include, for example, deliberate damage to the property, rent arrears or anti-social behaviour. Your tenancy agreement explains all the terms and conditions you will need to meet.

As a tenant, you are not only responsible for your behaviour but you are also responsible for the behaviour of anyone living with you or anyone visiting you.

We will always investigate to see if things can be sorted out but if the problem is serious, is not resolved or you won't co-operate to find a solution, then we will take action to evict you.

Eviction

If you break the terms and conditions of your tenancy agreement, Haringey Council can ask for a court order to evict you.

To do this, the Council will serve you with what's called a Notice of Possession Proceedings. This means that after 28 days we can ask the court to evict you. If you are served with a Notice of Possession Proceedings, you have the right to ask for a review of the decision to give you notice to leave.

After the Notice has expired, the Council will apply to the Court for a possession order. As long as we have followed our procedure, the Court must grant a possession order and you will be evicted.

Challenging an eviction

If you want to request a review of the Council's decision to evict, you must do so in writing and you must make sure the Council receives your request within 14 days of the date the Notice was served.

A review panel made up of senior officers who were not involved in the decision to evict will carry out the review. They will consider any information that the tenant gives to them and any information provided by the officers involved in the case.

The review panel may decide in the tenant's favour, in which case the Notice will be withdrawn. If they do not find in the tenant's favour then the action to either extend the trial period or to apply to the Court for a possession order will continue.

Extending introductory tenancies

The Council can extend an introductory tenancy for a further six months (up to a maximum of 18 months). We would, for example, decide to extend the trial period, if the Council has started court action to bring the tenancy to an end, if we are investigating a possible breach of the tenancy agreement, or if you are taking action to resolve the breach.

The decision to extend the trial period can be made if the Council has started court action to end the tenancy, if a possible tenancy breach is being investigated or if a tenant is taking action to resolve the breach.

If the Council wants to extend the introductory tenancy, we must serve you with a Notice of Extension, which will tell you why we are extending the introductory tenancy or trial period. If you are served with a Notice of Extension, you have the right to ask for a review of the decision to extend the trial period.

If you need legal advice

For legal advice, you can contact your local Citizens Advice Bureau (CAB) in Haringey. Visit www.haringeycabx.org.uk or call their telephone message service on 0870 126 4030. There's also useful information on www.adviceguide.co.uk.

Community Legal Advice can help you find a legal adviser. Call them on 0845 345 4 345 or visit: www.communitylegaladvice.org.uk

If you have any questions or concerns at all about your tenancy or any part of our housing service, please get in touch with your Tenancy Management Officer. If you don't know who your Tenancy Management Officer is, call us on freephone 0800 195 3404 or 020 8489 5611 (cheaper from a mobile).

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This leaflet is about introductory tenancies. For a copy of this leaflet in your language, please tick the relevant box below, fill in the form and return to the freepost address below.

Albanian

Polish

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Niniejsza publikacja zawiera informacje na temat najmu wstępnego. Aby otrzymać tekst publikacji w języku polskim należy zaznaczyć odpowiednią opcję, wypełnić formularz i odesłać go bezpłatnie na podany poniżej adres.

French

Somali

Ce feuillet concerne les locations introductoires. Pour en recevoir un exemplaire dans votre langue, veuillez cocher la case correspondante, compléter le formulaire et le renvoyer à l'adresse en port payé ci-dessous.

Warqaddani waxay ku saabsantahay degganaanshaha tijaabada ah. Si aad u hesho koobbi warqaddan ah oo luqaddaada ku qoran, fadlan calaamdi sanduuqa hoose, buuxi foomka oo ku soo celi cinwaanka boostiisu lacag la'aanta yahay ee hoose.

Kurdish

Turkish

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