Section	Clause text	Updated Term	Reason for change	Impact on tenants
Tenancy Agreement	«offeraddress1»	No Change	N/A	N/A
Tenancy Agreement	«offeraddress2»	No Change	N/A	N/A
Tenancy Agreement	«offeraddress3»	No Change	N/A	N/A
Tenancy Agreement	«offerpostcode»	No Change	N/A	N/A
Introduction	This agreement is a contract between us and you, or anyone who takes over as the landlord or tenant. It does not give any rights or duties to anyone else.	No Change	N/A	N/A
Introduction	When you sign this agreement, you will become either an introductory or secure tenant, and you must comply with the terms of the tenancy. This agreement will tell you which type of tenancy you have been given.	No Change	N/A	N/A
Introduction	The information given to you at sign up provides more detailed information on how to access the range of services we provide and how to help you manage and keep your tenancy.	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
About your tenancy	This is an agreement between Somerset Council and you. You must sign the agreement when you become a tenant.	This is an agreement between Somerset Council and you. You must sign the agreement when you become a tenant. Homes in Somerset, which is the Arm's Length Management Organisation (ALMO) for Somerset Council, manages the property and provides housing management services on the Council's behalf. References in this agreement to "we", "us" and "our" mean the Council acting directly or through its authorised managing agent, employees, contractors or representatives.	The existing agreement does not clearly explain that Homes in Somerset (HiS) is Somerset Council's Arm's Length Management Organisation (ALMO). The updated wording clairfies this role.	HiS manages your home on behalf of SC. SC remain your landlord.
About your tenancy	The agreement is a legal contract.	No Change	N/A	N/A
About your tenancy	The agreement explains your legal rights and responsibilities as a tenant, and our rights and responsibilities as your landlord. You must read the full agreement before you sign.	No Change	N/A	N/A
About your tenancy	The responsibilities in this agreement apply to you, your husband, wife, civil partner, children, and your friends, relatives, and anyone else living in or visiting your home.	The responsibilities in this agreement apply to you and also to the conduct of your husband, wife, civil partner, children, and your friends, relatives, and anyone else living in or visiting your home. You must take reasonable steps to ensure that they comply with the relevant terms of this agreement.	To include a requirement to take reasonable steps and ensure tenats are aware that they must not allow unacceptable behaviour. This is in line with legislation.	You remain responsible for all members of your household and visitors.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
About your tenancy	Under this agreement you are a tenant which means that we cannot interfere with your right to live in the property except under circumstances set out in law.	No Change	N/A	N/A
About your tenancy	We cannot make you leave the property unless we get a court order after giving you notice that we are going to get an order.	No Change	N/A	N/A
Giving us inf**o**rmation	You must give us correct information. We may take legal action to force you to leave your home if you (or somebody acting on your behalf):	You must provide information which is accurate and complete to the best of your knowledge. You must also tell us if information relevant to your housing application changes before the tenancy begins. If this tenancy was granted because of a statement which you or someone acting on your behalf knew was false or made recklessly, we may take legal action. This may include possession proceedings where a legal ground is available and it is reasonable to do so.	To highlight the need to give us correct information to prevent tenancy fraud.	If incorrect information is provided, this may put your home at risk.
Giving us information	Make a statement you know is false, or			
Giving us information	Give us misleading information			
Who is this Tenancy Agreement between?	This Tenancy Agreement is between Somerset Council, of Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR (“us”, “we”, “our”, “the Council”) and you, the tenant(s).	This Tenancy Agreement is between Somerset Council, of, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR (“us”, “we”, “our”, “the Council”) and you, the tenant(s). Homes in Somerset manages the tenancy and provides housing management services on behalf of the Council.	To provide clarity on HiS' role	No impact

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Tenant(s) details (if there is more than one tenant then they are joint tenants):	("you"). In the case of joint tenants, "you" means each joint tenant named above. Each of you individually has the full responsibility and rights set out in this agreement in respect of:	No Change	N/A	N/A
Tenant(s) details (if there is more than one tenant then they are joint tenants):	("your home" or "the property"). In this agreement "your home" or "the property" means the premises at the address above and includes any garden which does not form part of any communal garden, garage, yard, outbuildings, balcony or other facility or amenity provided by us for your exclusive use and where applicable also includes any furniture and effects which are specified in an inventory signed by you and us and is set out in Schedule 1 of this agreement. It does not include communal areas, although you may use communal areas provided for residents in accordance with this agreement.	No Change	N/A	N/A
Tenant(s) details (if there is more than one tenant then they are joint tenants):	No Previous Clause	The property must not be occupied in a way which causes statutory overcrowding. You must tell us if anyone moves into or out of the property as their main home. We will consider any proposed change to the household in accordance with the law, this agreement and our relevant policies.	Better clarity around overcrowding	You must tell us if anyone moves in or out of the property as their main home.
Tenant(s) details (if there is more than one tenant	*Please keep this information up to date.	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
then they are joint tenants):				
Signatories	The information I/we have given in the housing application form was and still is true and accurate.	No Change	N/A	N/A
Signatories	I/we have read the terms and conditions of the tenancy agreement. I/we understand that I/we should not sign unless I/we are prepared to agree to the terms and conditions. If you do not understand this agreement or anything in it, it is strongly suggested you ask for it to be explained before you sign it. You might consider consulting a solicitor, Citizens Advice Bureau or Housing Advice Centre.	No Change	N/A	N/A
Signed by the Tenant(s):	Signed:	No Change	N/A	N/A
Signed by the Tenant(s):	Print name:	No Change	N/A	N/A
Signed by the Tenant(s):	Date:	No Change	N/A	N/A
Signed by the Tenant(s):	Signed:	No Change	N/A	N/A
Signed by the Tenant(s):	Print name:	No Change	N/A	N/A
Signed by the Tenant(s):	Date:	No Change	N/A	N/A
Signed on behalf of the landlord:	Signed:	No Change	N/A	N/A
Signed on behalf of the landlord:	Print name: «UserName»	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Signed on behalf of the landlord:	Date: «createddate»	No Change	N/A	N/A
Signed on behalf of the landlord:	Job title:	No Change	N/A	N/A
Joint Tenancies	If you are signing as joint tenants, this means each tenant will be jointly and severally liable for all the conditions of the tenancy agreement. If one of you breaks a tenancy condition, the other can also be held responsible. Whilst your name is on the tenancy agreement, you are responsible for all of the tenancy conditions even if you no longer live at the address. Any one tenant of the joint tenancy can bring the tenancy to an end. There is no need for all joint tenants to end the tenancy. The remaining tenant will not automatically be entitled to a sole tenancy or another joint tenancy of the property. If you leave the property, you will still be liable for rent payments until the account is clear and the relevant paperwork has been completed.	If you are signing this as joint tenants, this means each tenant will be jointly and severally liable for all of the conditions of the tenancy agreement. If one of you breaks a tenancy condition, the other can also be held responsible.	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Joint Tenancies	New Clause	Whilst your name is on the tenancy agreement, you are responsible for all of the tenancy conditions even if you no longer live at the property. Any one tenant of the joint tenancy can bring the tenancy to an end. There is no need for all joint tenants to end the tenancy. The remaining tenant will not automatically be entitled to a sole tenancy or another joint tenancy of the property. If you leave the property, you will still be liable for rent payments until the account is clear and the relevant paperwork has been completed to release you from your obligations under this agreement.	To provide greater clarity about the legal implications of joint tenancies and ensure tenants understand how a tenancy can be ended and when liability continues.	Joint tenants are clearer about their responsibilities. A tenancy may be ended by one joint tenant, and liability may continue until the tenancy obligations have been resolved.
Introductory Tenancies	In almost all cases, new tenants will be signed up to Introductory Tenancies. You must comply with all the obligations in the Agreement. This tenancy is a trial period for 12 months which can be extended for 6 months if you breach a term of this agreement. An Introductory Tenancy will automatically become Secure after 12 months unless it has been extended and remains an Introductory Tenancy or if court proceedings for possession have been started before the end of your Introductory Tenancy.	In almost all cases new tenants, will be signed up to Introductory Tenancies. You must comply with all the obligations in the agreement. An Introductory Tenancy is a trial period for 12 months which can be extended by us for 6 months if you breach a term of this agreement. An Introductory Tenancy will automatically become Secure after 12 months unless it has been extended and remains an Introductory Tenancy or if court proceedings for possession have been started before the end of your Introductory Tenancy.	To improve clarity and ensure the wording accurately reflects how Introductory Tenancies operate in practice.	No significant impact. The clause provides a clearer explanation of tenancy status and how an Introductory Tenancy becomes Secure.
Introductory Tenancies	As an Introductory Tenant, you are not allowed to:	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Introductory Tenancies	Apply for the Right to Buy your home (but the introductory period will count towards your discount period)	No Change	N/A	N/A
Introductory Tenancies	Take in lodgers	No Change	N/A	N/A
Introductory Tenancies	Sub-let any part of your home	No Change	N/A	N/A
Introductory Tenancies	Exchange your home with another tenant	No Change	N/A	N/A
Introductory Tenancies	Make improvements	No Change	N/A	N/A
General Terms of Tenancy - Payments for your home	General Terms of Tenancy - Payments for your home	This section has been removed and is covered in full in a new section Payments for Your Home for better flow; the provisions are reflected in that section as:	The section has been removed and replaced with a new section Payments for Your Home for better flow.	Not paying rent may put your home at risk.
General Terms of Tenancy - Payments for your home	Rent and other charges relating to your tenancy are payable in advance. Your rent payment period starts on the first day of your tenancy. Two weeks' rent in advance is payable when this tenancy commences. Your account must remain in credit by this amount throughout your tenancy. This will be refunded to you when your tenancy ends.	Payment is due on the Monday of every week (including bank holidays) in advance. If you move in on any day other than a Monday, your first week's rent will be for the number of days since your tenancy began to the next Monday, plus your weekly rent. By agreement, you may pay fortnightly, four-weekly or monthly, provided that each payment is made in advance and is sufficient to keep your	To make rent, service charges and payment responsibilities clearer and easier for tenants to understand. The agreement also reflects changes to rent collection,	Tenants will have a clearer understanding of what they need to pay and when. Some tenants may need to adjust to the new rent arrangements, including paying

Section	Clause text	Updated Term	Reason for change	Impact on tenants
	You must pay your rent and other charges in advance every week including bank holidays. If you want to pay us every month, fortnightly or four weekly, you must pay in advance for the month, fortnight or four weeks to come. If your tenancy begins on a day other than a Monday, your first week's rent will be for the number of days since your tenancy began plus your weekly rent and thereafter your weekly rent is payable on Monday every week, unless it is a rent-free week. If you owe us any money, you must continue to pay us during a rent-free week.	account up to date for the whole payment period.	including weekly rent payments and the requirement for new tenants to pay two weeks' rent in advance.	rent weekly and, for new tenancies, providing two weeks' rent in advance. The tenancy agreement also clearly explains responsibilities for claiming benefits, paying utility bills, and managing missed payments. Rent can be paid weekly or at another agreed frequency, but all payments must be made in advance of the chosen payment schedule.
	If you fail to make these payments in full and on time, we may go to court to seek a Possession Order in respect of the property and a money judgment against you. Please contact us immediately if at any time you experience difficulties with making your payments.	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
	If this is a joint tenancy, each of you is liable for all sums due under this agreement, not just liable for a proportionate part.	No Change	N/A	N/A
	We may use any money which we owe you to pay any rent or charges you owe under this or a previous tenancy.	New section relating to Former Tenant Debt added	For clarity FTA, are now built in as a specific arrangement provision	Failing to keep to the arrangement will be a breach of this agreement and may lead to legal action.
	We will give you not less than 28 days' notice in writing of any increase in rent and/or other charges. Any decrease will take effect immediately.	You must pay the weekly rent, which includes any service charges, in advance. Your rent or service charge (or both) may be increased or reduced from time to time, usually from the first Monday in April each year.	Part of the Payments for your Home Section	
Changes to this agreement	We will consult you about any decisions about managing or maintaining housing, if these decisions are likely to have a major effect upon your home or tenancy. We do not have to consult you about setting rent, service charges, garage charges, support charges or any other charges.	*Covered in updated section on the right to consultation - line 341* This section has been removed and covered under Right to Consultation 6.1-6.3 6. Right to Consultation 6.1 We will consult you about any decisions about managing or maintaining housing, if these decisions are likely to have a major effect upon your home or tenancy. 6.2 We do not have to consult you about changes to your rent or service charge, but we will tell you in writing at least four weeks before any rent change or before any change to a service charge.	I have removed this section and expanded the Right to Consultation right; these are at the front of the new TA.	N/A
Changes to this agreement	For changes that will have a major effect on your home and tenancy we will:			
Changes to this agreement	Give you written notice with details of what changes are proposed, inviting you (and all other affected tenants) to give us your comments within a reasonable period of not less than one month			
Changes to this agreement	Consider all of the comments received within that period before making our final			

Section	Clause text	Updated Term	Reason for change	Impact on tenants
	decision regarding the proposed change; and	6.3 For changes that will have a major effect on your home and tenancy, we will: a. Give you written notice with the details of what changes are proposed, inviting you (and all other affected tenants) to give us your comments within a reasonable period of not less than one month. b. Consider all of the comments received within that period before making our final decision regarding the proposed change; and c. Give you (and all other affected tenants) written notice of our decision at least one month before any proposed changes that result from our final decision take effect. d. If appropriate, we may serve you with a Notice of Variation. The notice will explain the proposed changes, the reasons for them, their effect on your tenancy, and the date on which they are to take effect. The effective date will be at least four weeks after the notice is served, giving you a reasonable opportunity to consider the changes and obtain independent advice. The changes set out in the Notice of Variation will take effect on the date stated in the notice. If you do not wish to continue your tenancy on the varied terms, you may end your tenancy by giving us the written		
Changes to this agreement	Give you (and all other affected tenants) written notice of our decision at least one month before any proposed changes that result from our final decision take effect.			
Changes to this agreement	If appropriate we may serve Notice of variation upon you accompanied by written reasons for the decision and information about the nature and effect of the variation and the date when the variation is to take effect. That date (which will be not less than four weeks nor ordinarily more than eight weeks from service) must allow a reasonable time for you to take advice as to whether or not you wish to end your tenancy. The terms of your tenancy will be varied			
Changes to this agreement	by the Notice of Variation from the effective date, unless you have written to us before that date stating:			
Changes to this agreement	You wish to end the tenancy on or before the effective date; and			
Changes to this agreement	The date on which this tenancy is to end.			

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		notice required under this agreement. Your notice must state the date on which you intend your tenancy to end.		
Keeping your data up to date	New clauses	It is a requirement of this agreement that you keep your data up to date and tell us about any changes when they arise. This includes telling us if someone moves in or out of the property as their main home, or your benefit entitlement changes. We will ensure that our services are tailored to meet the needs of all of our tenants and we encourage you to tell us of any additional support or reasonable adjustments you require to access our services.	To outline clear expectations for ensuring we are kept up to date about households to allow us to tailor our services to meet the needs of all tenants.	Tenants agree to keep their data up to date and tell us about any changes when they arise.
Use of your data	We will meet our obligations under the Data Protection Act 2018.	No change	N/A	N/A
Use of your data	By signing this agreement, you agree that we may disclose such information to the Police, other law enforcement agencies, the Department of Work and Pensions, for the Prevention of fraud and any potential future landlord requiring a reference.	We will collect, use, store and share personal information in accordance with data-protection law and our privacy notice. We may share information where this is necessary and lawful, including with the police, other law enforcement agencies, the Department for Work and Pensions and other organisations involved in providing or protecting housing services including for the prevention of fraud and any potential future landlord requiring a reference.	Better clarification of how we will collect, use, store and share personal information in accordance with data-protection law and our privacy notice.	No impact.
Use of your data	The General Data Protection Regulation (GDPR) provides the following rights for individuals:			
Use of your data	be informed about how your data is being used			

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Use of your data	access personal data	The General Data Protection Regulation (GDPR) provides the following rights for individuals: • be informed about how your data is being used • access personal data • have incorrect data updated • have data erased • stop or restrict the processing of your data • data portability (allowing you to get and reuse your data for different services) • object to how your data is processed in certain circumstances For further, information please refer to the Privacy Notice on our website. Our privacy notice explains the purposes for which information is used, the lawful bases we rely upon, who information may be shared with, how long it may be retained and your data-protection rights. Signing this agreement does not amount to consent where we rely upon another lawful basis for processing.		
Use of your data	have incorrect data updated			
Use of your data	have data erased			
Use of your data	stop or restrict the processing of your data			
Use of your data	data portability (allowing you to get and reuse your data for different services)			
Use of your data	object to how your data is processed in certain circumstances			
Use of your data	For further information, please refer to the Privacy Notice on our website.			
Obtaining permission	ng it.	Removed and replaced with new section on permissions see line 235	Better flow and more detailed provisions to guide tenants in situations where you are required	No impact.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
			to get permission you should do so in writing or by email. We will not unreasonably withhold our permission but may stipulate reasonable conditions before granti nts	
Service of notices	We may serve notices (including notices of legal proceedings) on you by:	No Change	N/A	N/A
Service of notices	Handing them to you or your joint tenant; or	No Change	N/A	N/A
Service of notices	Leaving them at your last known address; or	No Change	N/A	N/A
Service of notices	Fixing them to your front door or other prominent part of the property; or	No Change	N/A	N/A
Service of notices	Posting them through the letterbox to the property; or	No Change	N/A	N/A
Service of notices	Sending them by first class post or recorded delivery or equivalent to the property.	Sending them by post	To modernise the clause and allow greater flexibility in how notices are served.	No significant impact. Notices will continue to be served lawfully.
Service of notices	Where permission or notice is required in writing, notification by email to customer.services@homesinsedgemoor.org will be accepted.	Sending them via email to the email address we have on record for you (we will also serve you a hard copy where we serve you in this way).	To modernise the clause and allow greater flexibility	No significant impact. Notices will continue to be served lawfully.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
			in how notices are served.	
		Where you wish to issue us with notice, you must do so in writing. Notices sent to us by email at customer.services@homesinsedgemoor.org will be accepted.	To modernise the clause and allow greater flexibility in how notices are served.	No significant impact. Notices will continue to be served lawfully.
Our Obligations - Possession	We agree to give you possession of the property at the start of the tenancy.	No Change	N/A	N/A
Our Obligations - Tenants right to occupy	We will not interrupt or interfere with your peaceful right to occupy the property except where access is required and so long as you abide by the terms of this agreement.	No Change	N/A	N/A
Our Obligations - Tenants right to occupy	We will require access to the property if:	No Change	N/A	N/A
Our Obligations - Tenants right to occupy	We give you 24 hours' notice to inspect or repair the property, including inspection and works under the Gas Safety Regulations.	No Change	N/A	N/A
Our Obligations - Tenants right to occupy	We need to check your safety or welfare if we have reasonable grounds for concern.	No Change	N/A	N/A
Our Obligations - Tenants right to occupy	We believe there is an emergency and personsor property are at a significant risk of imminent harm.	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Our Obligations - Tenants right to occupy	We have obtained a court order allowing us to do so.	No Change	N/A	N/A
Our Obligations - Tenants right to occupy	In cases where there is an emergency, we may not be able to give you 24 hours' notice and may, in certain limited circumstances, force entry.	In cases where there is an emergency, we may not be able to give you 24 hours' notice and may, if necessary, force entry. Where we force entry, we will take steps to repair anything, but if the reason we have had to force entry is due to something that you have done in breach of this agreement, we may consider recharging you the reasonable costs incurred by us.	To provide greater transparency regarding forced access and potential recharges where a tenant's actions have caused the need for emergency entry.	Tenants have a clearer understanding of when we may force entry and when a recharge may apply.
Our Obligations - Tenants right to occupy	We may require access to common parts at all times to carry out relevant repairs and health and safety inspections to ensure that these areas comply with all relevant health and safety legislation.	We require access to common parts at all times to carry out relevant repairs and health and safety inspections to ensure that these areas comply with all relevant health and safety legislation.	Minor drafting amendment to strengthen the landlord's ability to comply with health and safety obligations.	No impact
Our Obligations - Tenants right to occupy	New Clause	We will comply with our legal obligations, including under Awaab's Law, relating to the condition, repair and fitness of your home, including the requirements applying to emergency and significant hazards in social housing. Where the law requires us to investigate, provide information, carry out safety work, take preventative action or arrange suitable alternative accommodation within a specified period,	To ensure the agreement reflects new legislative requirements relating to damp, mould and other housing hazards.	Provides additional assurance that investigations and repairs relating to hazards will be undertaken in accordance with legal requirements.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		we will act within the applicable statutory requirements.		
Our Obligations - Repair of structure and exterior	We will maintain that update as necessary, and keep in proper working order:	No Change	N/A	N/A
Our Obligations - Repair of structure and exterior	The structure and outside of the property including roof, outside walls, outside doors, floors, window frames, windowsills, drains, gutters and external pipes, chimneys, chimney stacks.	No Change	N/A	N/A
Our Obligations - Repair of structure and exterior	Internal walls, floors and ceilings, major internal plasterwork, skirting boards, doors and doorframes, door jambs; but we are not responsible for painting and decorating.	No Change	N/A	N/A
Our Obligations - Repair of structure and exterior	Kitchen and bathroom fixtures, if supplied by us.	No Change	N/A	N/A
Our Obligations - Repair of structure and exterior	Heating and water heating equipment.	Heating and water heating equipment, if supplied by us.	To clarify that the landlord's repair obligation only applies to equipment provided by the landlord.	Provides clarity about responsibility for maintaining tenant-owned heating or water-heating equipment.
Our Obligations - Repair of structure and exterior	New clause	Our obligations are subject to the repair and condition responsibilities imposed by law. Nothing in this agreement reduces or excludes those responsibilities.	To make clear that statutory repair obligations override the	Strengthens protection for tenants by explicitly

Section	Clause text	Updated Term	Reason for change	Impact on tenants
			tenancy agreement where applicable.	recognising statutory rights.
Our Obligations - Repair of structure and exterior	New clause	Where your home is in a building to which the higher-risk building provisions of the Building Safety Act 2022 apply, we will comply with any duties that apply to us as an Accountable Person or Principal Accountable Person. This includes taking reasonable steps to assess and manage building safety risks relating to the spread of fire and structural failure.	To reflect responsibilities arising from new building safety legislation.	Improves clarity regarding how building safety risks will be managed in higher-risk buildings.
Our Obligations - Repair of installation	We will keep any installation provided by us for space heating, water heating, rubbish disposal and sanitation and for the supply of water, gas and electricity, in good repair and proper working order, including:	No Change	N/A	N/A
Our Obligations - Repair of installation	Basins, sinks, baths, toilets, flushing systems, taps, stop cocks and water pipes	No Change	N/A	N/A
Our Obligations - Repair of installation	Electric wiring, including sockets, light fittings and switches, gas pipes and water pipes	No Change	N/A	N/A
Our Obligations - Repair of installation	Water heaters, fireplaces, fitted fires and central heating installations	No Change	N/A	N/A
Our Obligations - Repair of installation	Any shared fire alarm, door entry and TV aerial systems	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Our Obligations - Repair of installation	Hardwired smoke alarms and carbon dioxide detectors.	No Change	N/A	N/A
Our Obligations - Repair of installation	You will be charged for any of the above repairs that are required because you, or another occupant or visitor to your home, have misused or neglected the property.	You may be charged our reasonable costs where repairs are required because you, or another occupant or visitor to your home, have misused, damaged or neglected the property. We will consider the circumstances, fair wear and tear and our recharge policy before deciding whether to make a charge.	To provide a more balanced and proportionate approach to recharges by considering circumstances, fair wear and tear and policy requirements.	Tenants will benefit from a fairer and more transparent approach to recharges.
Repair of common shared areas	We agree to take reasonable care to maintain the shared entrances, halls, stairways, lifts, passageways, rubbish chutes and any other common parts, including their electric lighting, in reasonable repair and fit for use by you and other occupants of and visitors to your home.	No Change	N/A	N/A
Information	We agree to provide you with information on our housing management policies, our performance as a landlord and our complaints procedures on request.	No Change	N/A	N/A
Your Obligations				
Your Obligations - Possession	**Possession** To take possession of your home at the start of your tenancy and to live at the property as your only or principal home.	You agree to take possession of the property from the date you sign this agreement and use it as your main and principal home. If we have reasonable grounds for believing you are not occupying	Consequences of not doing so added, including statutory provisions	Your home may be at risk.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		the property in this manner or it has been abandoned, we will investigate and take appropriate action. Such action may include serving a notice on you, requiring you to give up possession of the property in accordance with the Protection from Eviction Act 1977.		
Your Obligations – Rent (Now 'Payments for Your Home')	**Rent**	**Replaced with new section titled "Payments for your Home" which states:**	This section has been updated to include detail about other payments for your home, including insurance and emphasises updating HB and UC. Terms are now in line with current expectations	Your home may be at risk if you do not pay your rent.
Your Obligations – Rent (Now 'Payments for Your Home')	To pay your rent and other charges. You must pay two weeks in advance when your tenancy starts and make payments as your rent falls due.	You must pay the weekly rent and any service charges in advance. Together these make up the total weekly payment due for your home. Your rent and service charge may be increased or reduced from time to time, usually from the first Monday in April each year.	To simplify the rent-setting provisions and align them with the new Payments for Your Home section.	Provides a clearer explanation of when rent and service charges may change and how tenants will be informed.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations – Rent (Now 'Payments for Your Home')	Your rent is due every Monday, and you must pay it every week in advance, including bank holiday weeks. If you want to pay at longer periods such as monthly, you must pay us in advance for the month to come.	Payment is due on the Monday of every week of the year (including bank holidays) in advance. If you move in on any day other than a Monday, your first week's rent will be for the number of days since your tenancy began plus your weekly rent.	To simplify the rent-setting provisions and align them with the new Payments for Your Home section.	Provides a clearer explanation of when rent and service charges may change and how tenants will be informed.
Your Obligations – Rent (Now 'Payments for Your Home')	Any payments that you make to us will be applied firstly to any arrears owed to us under this account but, if there are none, will be applied to any previous arrears you have.	By agreement, you may pay fortnightly, four-weekly or monthly, provided that each payment is made in advance and is sufficient to keep your account up to date for the whole payment period.	To simplify the rent-setting provisions and align them with the new Payments for Your Home section.	Provides a clearer explanation of when rent and service charges may change and how tenants will be informed.
Your Obligations – Rent (Now 'Payments for Your Home')	New Clause	You must make an advance payment of at least two weeks' rent when the tenancy begins and continue making your normal payments so that your account remains in credit by at least that amount. We will explain the amount required before the tenancy begins.	To make rent, service charges and payment responsibilities clearer and easier for tenants to understand. The agreement reflects current rent collection arrangements, tenant responsibilities for benefits and arrears management, and	Tenants will have a clearer understanding of what they need to pay and when. Failure to maintain rent payments or repayment arrangements may put the tenancy at risk.
Your Obligations – Rent (Now 'Payments for Your Home')	New Clause	If you are eligible for Housing Benefit or Universal Credit to help pay your rent, you are responsible for making your claim, keeping it up to date and telling both us and the relevant authority immediately about any changes that may affect your entitlement. Housing Benefit and Universal Credit may not cover all of your rent and service charges. You must pay any amounts		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		due under this agreement that are not covered by your benefit entitlement.	provides greater transparency around payment expectations.	
Your Obligations – Rent (Now 'Payments for Your Home')	New Clause	If an overpayment is recovered from us and you are legally responsible for repaying it, we may add the amount to your account as a separate debt. We will tell you the amount, the reason for the charge and how it may be challenged or repaid.		
Your Obligations – Rent (Now 'Payments for Your Home')	New Clause	If you fail to make these payments in full and on time, then your home is at risk. Legal action we may take includes possession proceedings. Please contact us as soon as possible if you have difficulty paying so that we can discuss support and repayment options.		
Your Obligations – Rent (Now 'Payments for Your Home')	New Clause	If, at the end of a previous tenancy with us, you owed us rent or any other money in connection with that tenancy, then you are liable to pay it to us as a term of this tenancy agreement as outlined in section ***.		
Your Obligations – Rent (Now	New Clause	If this is a joint tenancy, you are responsible for all the rent and for any rent arrears. We		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
'Payments for Your Home')		can recover all rent arrears owed for your home from any joint tenant.		
Your Obligations – Rent (Now 'Payments for Your Home')	New Clause	Any payments that you make to us will be applied firstly to any arrears owed to us under this account.		
Your Obligations – Service Charges	New Clause	Service Charges	To make rent, service charges and payment responsibilities clearer and easier for tenants to understand. The agreement reflects current rent collection arrangements, tenant responsibilities for benefits and arrears management, and provides greater transparency around payment expectations.	Tenants will have a clearer understanding of what they need to pay and when. Failure to maintain rent payments or repayment arrangements may put the tenancy at risk.
Your Obligations – Service Charges	New Clause	We will provide the services set out in Section *. These services may relate to your home, the building, communal areas, shared facilities or the Estate. We will tell you what services are being provided and the service charge applicable to those services. For Social Rent tenancies, the fixed service charge is payable alongside the rent. Fixed service charges are reviewed annually in accordance with our Service Charge Policy and are based on the actual cost of providing the services. For Affordable Rent tenancies, the service charge is included within the rent and is not charged separately. The rent, including any service charge element, will be reviewed in accordance with applicable legislation and this Agreement, and changes to the services provided will not result in a separate adjustment to the rent.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations – Service Charges	New Clause	We may vary the services we provide or introduce new services where it is reasonable to do so and where the change is permitted by this agreement and by law. We will follow any applicable consultation or notice requirements and will explain the effect on your service charge. If we do, your service charge may increase or decrease to reflect the change.		
Your Obligations – Service Charges	New Clause	We may increase or reduce your service charge when the rent is varied, using the same notice procedure. However, if there is a change in the services provided, we can vary the service charge to reflect the change in servicesby giving you at least 4 weeks' notice.		
Your Obligations – Service Charges	New Clause	If you live in a property with a lifeline service, you are responsible for paying for this service through your service charge, regardless of whether you use it.		
Your Obligations – Other Payments	New Clause	Other Payments		
Your Obligations – Other Payments	New Clause	You must pay all bills (including Council Tax, water, electricity and gas) for the property, unless the charges are included in your service charge. You are liable for these bills from the date your tenancy with us starts, not the date you move in.	To clearly set out tenant responsibility for utilities, council tax and contents insurance.	Tenants better understand which costs are their responsibility and the importance of arranging contents insurance.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations – Other Payments	New Clause	We are responsible for insuring the building, but not your belongings. We recommend that you arrange your own contents insurance to cover your personal possessions against loss or damage.	To clearly set out tenant responsibility for utilities, council tax and contents insurance.	Tenants better understand which costs are their responsibility and the importance of arranging contents insurance.
Your Obligations	**Use of your home**	**Running a Business from Home**	Wording updated	N/A
Your Obligations	To use your home for residential purposes, as your only or principal home and not to operate or allow to be operated any business at your home without our prior written consent, and the consent of any other body that is necessary. We will not refuse consent unreasonably, but we will not regard it as unreasonable for us to do so if we feel the business might cause a nuisance or annoyance to other persons in the neighbourhood or damage to your home or any other building or property. If we give consent and the business causes a nuisance, we may immediately withdraw our consent and should you fail to cease operating when notified, possession proceedings may be taken.	You may run a business from your home with our written consent. We will not refuse consent unreasonably unless we feel the business is likely to cause a nuisance or annoyance to your neighbours or damage the property.		
Your Obligations		If we give consent and the business causes a nuisance, danger, damage or creates a material change in the use of the property, we may review or withdraw our consent and; should you fail to cease operating when notified, possession proceedings may be taken. You may need planning permission for some businesses - this is your responsibility.		
Your Obligations	Not to use your home in connection with any illegal activity or the storing, manufacturing or distributing of unlicensed	**New section - Use of the property** You agree not to use your home for illegal or immoral purposes. This includes:	Expanded to include other examples of illegal	Your home may be at risk if you use it

Section	Clause text	Updated Term	Reason for change	Impact on tenants
	firearms or illegal weapons, ammunition, explosives or hazardous substances.	•Keeping unlicensed firearms or illegal weapons, ammunition, explosives or hazardous substances. •Possessing or producing illicit drugs – by illicit we mean within the meaning of the Misuse of Drugs Act 1971. •Supplying or intending to supply illicit drugs. •Dealing in or handling stolen goods. •Illegal betting or gambling.	use of the property	for illegal or immoral purpose.
	Not to keep anything that may be classed as an offensive weapon in your home including but not limited to banned knives and weapons.			

Your Obligations	Not to store, manufacture, dispose of or allow to accumulate within your home or in its surroundings and common parts, refuse, petrol, liquid petroleum or other combustible substances, nor any bulk foodstuffs or materials in such a way as may cause or encourage infestation of your home or common areas with pests, insects or other vermin or cause a fire hazard.	**New Section - Storage and Disposal of Rubbish** You must not store, manufacture, use or dispose of petrol, liquid petroleum, flammable, explosive or hazardous substances at the property in a quantity or manner which creates an unacceptable risk or breaches the law. This does not prevent the reasonable domestic use of lawful products in accordance with the manufacturer's instructions. You are responsible for your household refuse and recycling. You must ensure that all refuse and recycling is contained in a bin and placed at the designated area on the collection day. You are responsible for ensuring that items which can be recycled are separated and placed in the appropriate recycling containers. You must ensure that your recycling bins do not obstruct neighbours, roads, communal areas or pathways. If you live in a flat, recycling bins must not be left inside entrances, hallways or on landings. You must also not block rubbish chutes with bulky items. If you have access to communal bins or recycling facilities, you must use these as stated.	Expanded to include recycling provisions	Recharges may apply. In very serious cases, action may be taken (injunction/ possession)

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	New Section	**New Section - Disposal of Bulky Household Items** You must dispose of unwanted household items, for example white goods and furniture. The Council operates a collection service, for which there is a charge. You must not leave any furniture or bulky items in any internal or external communal area, including block entrances, hallways or bin stores.	To clarify tenant responsibilities for disposing of bulky household items and maintaining communal areas safely.	Tenants may be recharged if bulky items are left in communal areas and action may be taken where health and safety risks arise.
Your Obligations	To remove any infestation of insects, flies, slugs, bed bugs and other pests or vermin promptly on it coming to your attention. You will be required to cover the costs of this removal.	**New Section - Pest Control and Vermin** You agree to take reasonable steps to keep your property and any garden, shed or outside area free from pests, vermin and any infestations. This includes, but is not limited to, insects, flies, slugs, ants, bed bugs, mice and rats. You must take appropriate action to prevent it from spreading or recurring. Where an infestation is caused or contributed to by your actions or failure to maintain the property, including allowing the accumulation of rubbish, food waste, clutter, hoarding or the keeping of pets, you may be responsible for addressing the issue. If we need to arrange any treatment, cleaning, clearance or repair works as a	Change in legislation - Awaab's Phase 2	Tenants may receive more help with pest infestations under new legislation.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		result, we may recharge you our reasonable costs. Where an infestation is caused by a structural defect, disrepair or another matter that is our responsibility, we will take appropriate action to investigate and remedy the issue. We will investigate the cause where the responsibility is unclear. Before making a recharge, we will consider the evidence, the condition of the property, any structural or communal cause and your individual circumstances.		
Your Obligations	If gas is required for medical purposes, you must request permission and agree to any guidance given.	No Change	N/A	N/A
Your Obligations	You will require written permission before operating, storing or charging a mobility scooter in your home.	You agree not to operate, store or charge a Mobility Scooter, E-Bike or E-Scooter at your property without our permission.	N/A	Doing so without permission may lead to us requesting removal of the scooter/ bike.
Your Obligations	**Criminal behaviour**	**Use of the property**	Better clarification regarding criminal behaviour	Your home may be at risk, or we may seek an injunction against you.
Your Obligations	You must make sure that you and people living in or visiting your home do not:	You agree not to use your home for illegal or immoral purposes. This includes:	Expanded to include other	Using the property for illegal

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	Use the premises, or allow them to be used, for illegal purposes or criminal activity (such as selling, storing or cultivating drugs); or	Keeping unlicensed firearms or illegal weapons, ammunition, explosives or hazardous substances.	examples of illegal use of the property	or criminal activity may place the tenancy at risk and could result in legal action.
Your Obligations	Commit any serious offence (one that you could be arrested for) in the property, estate or local area.	Possessing or producing drugs.		
Your Obligations	You are in danger of losing your home if you do not keep this responsibility.	Supplying or intending to supply drugs.		
Your Obligations	New Clause	Dealing in or handling stolen goods.		
Your Obligations	New Clause	Illegal betting or gambling.		
Your Obligations	**Nuisance and annoyance**	**New Section Anti-Social Behaviour -Your responsibilities**	Expanded to provide more detailed examples of ASB (requested by tenants). Supports compliance with the Neighbourhood and Community Standard and ASB Legislation	Your home may be at risk, or we may seek an injunction against you/ your household members or visitors.
Your Obligations	You must make sure that you, and people living in or visiting your home, do not harass, annoy or cause a nuisance or do anything likely to annoy or cause a nuisance, alarm or distress to:	All tenants are entitled to peaceful enjoyment of their home. To ensure this happens, everyone needs to behave in a neighbourly way. This means you must keep to the terms of this agreement, show consideration towards others and respect that your neighbours may have different values or lifestyles.		
Your Obligations	Any person living with you or working in the local area	**Unacceptable behaviour and/ or conduct**		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	Any person who lives in the local area	You, anyone living in your home and any visitors to your home (including children) must not engage in conduct that causes, or is likely to cause, nuisance, annoyance, alarm, distress, harassment or inconvenience to any person living in, visiting or working in the local area. This includes behaviour occurring in your home, garden, communal areas, surrounding streets and neighbourhood along with any of our offices. Examples of this behaviour include, but are not limited to: a. Causing excessive noise, including loud music, shouting, arguing, banging, DIY activities, parties or allowing pets to create persistent noise or disturbance. b. Threatening, intimidating, harassing, abusing or using violence towards any person, including neighbours, visitors, contractors, our employees or representatives. c. Using abusive, offensive or discriminatory language or behaviour whether in person, in writing, online or through social media. d. Writing, displaying or distributing threatening, insulting or abusive messages, letters, emails, posters, graffiti or online content.		
Your Obligations	Any of our employees or persons acting for us including contractors.			

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		e. Using the property or any communal area for criminal, unlawful or immoral purposes, including the use, production or supply of illegal drugs, handling stolen goods or possessing unlawful weapons. f. Damaging, defacing or misusing any property, equipment, communal area or facility. g. Allowing animals kept at the property to cause nuisance, annoyance, damage, fear, injury or a risk to public health. h. Any other conduct which interferes with another person's peace, comfort, safety or enjoyment of their home, workplace or local area.		
Your Obligations	**Hate incidents and harassment**	**Hate Incidents and Harassment**	N/A	Your home may be at risk, or we may seek an injunction against you.
Your Obligations	To make sure that you, or people living in or visiting your home, do not harass, annoy, threaten or cause nuisance to anybody on grounds of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and/or sexual orientation. This includes but is not limited to sending letters, communications, messages, graffiti or making insults or threatening language or behaviour on any ground that may cause offence to other	You must make sure that you, or people living or visiting your home, do not harass, annoy, threaten or cause nuisance to anybody on grounds of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and/ or sexual orientation. This includes conduct directed towards a person because they are believed to have, or are associated with someone who has, a protected characteristic.	To strengthen protections against discrimination, harassment and hate incidents and reflect current legislation and best practice.	Tenants and residents benefit from stronger protections against harassment and discriminatory behaviour.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
	persons in the neighbourhood or to any of our tenants, employees, agents or contractors.			
Your Obligations	**Domestic abuse or violence**	**Domestic Abuse**	To strengthen the organisation's commitment to supporting victims of domestic abuse and reflect current best practice.	Your home may be at risk, or we may seek an injunction against you.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	You must not commit any acts of domestic abuse which includes coercive control, emotional, psychological, sexual, financial and physical abuse or act violently, or threaten violence, towards your partner, former partner or any other member of your household or family. This includes situations where you no longer live at the same address. We will in these circumstances take such legal action as is necessary to remove the perpetrator from the property and allow the victim and family to return to (or remain in) the property.	You must not commit any acts of domestic abuse which includes coercive control, emotional, psychological, sexual, financial and physical abuse or act violently or threaten violence towards your partner, former partner or any other member of your household or family. This includes situations where you no longer live at the same address. We will in these circumstances take such legal action as is necessary to remove the perpetrator from the property and allow the victim and family to return to (or remain in) the property. We will consider the safety, wishes and housing needs of the person experiencing abuse and any children or other household members, and will provide information about available support.	To strengthen the organisation's commitment to supporting victims of domestic abuse and reflect current best practice.	Victims of domestic abuse will receive greater support and consideration when housing decisions are being made.
Your Obligations	**Pets**	**Pets**	Re-write to bring in line with Renters Rights Act and wider sector direction. Added provision relating	Tenants will no longer have to seek permission to get a pet, but must ensure it doesn't cause a nuisance or annoyance, we

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	You may keep animals or pets at the property with our permission, although there may be restrictions if the access to your home is by a shared entrance. You may keep an assistance dog in a property with a shared entrance if you have our written permission. Dogs covered by the Dangerous Dogs Act 1991 are not allowed on any of our property. You may keep small, caged birds (not pigeons), small, caged animals (such as rabbits or guinea pigs) and/or a small aquarium or vivarium.	If we have indicated in this agreement that your property is suitable for a pet/ pets, you may have a pet/pets as long as they are well cared for and are kept under proper control. If any animal you keep in the property causes a nuisance, annoyance, damage or a public health risk to anyone in the local area, including our employees or representatives, we will ask you to rehome it or take legal action for breaching this agreement. You must not keep a dog that is covered by the Dangerous Dogs Act 1991 or keep dangerous animals as defined by the Dangerous Wild Animals Act 1976	to deceased animals	will deal with issues and revoke permission if necessary (requested by tenants)
Your Obligations	You must ensure that you, and any people living in or visiting your home, keep any pets under control ensuring they do not damage your home or cause a nuisance or annoyance to others in the neighbourhood.	You must ensure that you and any people living in or visiting your home, keep any pets under control, ensuring they do not damage your home or cause a nuisance or annoyance to others in the neighbourhood. This includes allowing pets to foul in shared areas, or on roads, footpaths or in play areas. We will recharge you the cost of rectifying any damage caused by a pet living in or visiting your home, or for clearing animal faeces.		
Your Obligations	Reports of cruelty, neglect or impact on health and welfare of any animal in the care of you, anyone living with you will be reported to the relevant authorities. We have the right to withdraw permission and require the removal of a pet in these cases.	Reports of cruelty, neglect or concerns about the welfare of any animal in the care of you, or anyone living with you will be reported to the relevant authorities. We have the right to withdraw permission and require the removal of a pet in these cases.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	You must not allow your pets to foul shared areas, or on roads, footpaths or in play areas in the locality of your home.	We will ask you to remove an animal if we believe it is causing a nuisance or is unsuitable to be kept in the property and we may withdraw our implied permission for you to keep animals at the property in the future.		
Your Obligations	If any pet or animal you keep at your home or that is brought to your home by visitors causes a nuisance or annoyance to anyone in the local area, including our employees or agents, we may ask you to remove the animal and may take appropriate legal action against you.	You cannot bury a deceased pet or animal in your garden or on any communal land.		
Your Obligations	**Access to your property**	**Access**	This section has been strengthened considerably and aligned (the previous HiS agreement had conflicting information about access) now also references hazards (link to Awaab's Law). This update has been requested	Your home may be at risk, or we may seek an injunction against you.
Your Obligations	After we have given you five working days' notice, you must allow us, or any other employee or contractor acting on our behalf, including suppliers of utilities, access at reasonable times to inspect the condition of your home or any installations (such as gas, electricity and water).	You must allow our employees, contractors or representatives reasonable access to your home where access is reasonably required for a purpose permitted by law or this agreement. Except in the case of an emergency, we will normally give you at least 24 hours' written notice for the purpose of:		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	You agree to allow access to our employees or contractors to carry out repairs or other works to your home or adjoining property, or to comply with our statutory obligations or to update as necessary.	Inspecting the condition of your home.	by colleagues and staff.	
Your Obligations	In an urgent situation, we will try to give you at least twenty-four hours' notice, but more immediate access may be required in an emergency. You must not obstruct or deny access, either deliberately or otherwise, in particular, where this is needed for the annual service of gas or other fuel installations.	Carrying out repairs and undertaking maintenance to the property or an adjoining property.		
Your Obligations	Access to shared areas	Carrying out a review of your tenancy.		
Your Obligations	Where access is shared between properties, for example access is through a neighbouring property's garden, shared paths and/or driveways, after we have given you five working days' notice you must allow us, or any other employee or contractor acting on our behalf, including suppliers of utilities, access to your property, garden or other outside space, where this is required to carry out repairs or works to a neighbouring property.	Dealing with any health and safety issues including rectifying any hazards in your home.		
Your Obligations	If you occupy a property with a shared area, you must allow access to any person with a right to use the area.	Carrying out the annual safety inspections, including, including of your gas appliance and electrical safety checks.		
		Legionella testing		
		Carrying out asbestos checks.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		Undertaking Fire Risk Assessments		
		This list is not exhaustive. We may also request access for another reasonable housing-management purpose expressly permitted by this agreement or by law.		
		You agree to allow our colleagues, contractors or representatives to do any tests, take samples, take photographs and make video and sound recordings as reasonably requested. We will explain the purpose where reasonably practicable and will process personal information in accordance with our privacy notice.		
		In a genuine emergency, we and persons authorised by us may enter the property without prior notice where it is reasonably necessary to protect life, prevent serious injury, make the property or another property safe, or prevent serious damage. Examples may include a fire, suspected gas escape, serious water escape, structural danger or an immediate electrical risk.		
		We will use no more force than is reasonably necessary, take reasonable steps to minimise damage, secure the property afterwards and tell you as soon as reasonably practicable what action was taken.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		We may recharge reasonable costs only where the emergency, the need for forced entry or additional damage was caused by your deliberate act, neglect, breach of this agreement or unreasonable failure to provide access after an appropriate request. We will not recharge you merely because the emergency entry was necessary.		
		It's important that our employees are able to work safely in your home. You must ensure that all animals are kept under control and away from our colleagues and contractors. You must not smoke or vape while our colleagues or contractors are present.		
		You must ensure that, if they need to work in a specific area, it is easy for them to access and is free from clutter.		
		It is important for your safety and wellbeing to let us into the property. If you repeatedly do not allow us access without good reason, we may charge you the reasonable costs incurred by us or our contractors for the failed appointments.		
		If you do not allow us access to your home as requested, we may take legal action against you.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	**Communal areas**	**Communal areas**	Updated on request of colleagues to emphasise the safe use of communal areas (link to Safety and Quality Standard and Fire Safety Legislation).	Items may be removed/ action may be taken against the tenancy.
Your Obligations	If you have access to communal areas, you must:	If you have access to a communal area, you agree:		
Your Obligations	Not allow anyone you do not know into the shared areas or through security doors	Actimmediately with any instructions given in relation to fire safety so that we remain compliant with all relevant legislation.		
Your Obligations	Not obstruct or place objects in any corridor, path, staircase, refuse chute or bin room which may cause a hazard to the health and safety of other tenants and/or their visitors, employees, or other agents. Ensure that any items of bulky waste are disposed of appropriately and are not left in internal or external communal areas.	Not to smoke or vape in internal areas.		
Your Obligations	Not interfere with services or security and safety equipment in communal blocks. Doors should not be jammed open.	Not to allow anyone you do not know into the shared areas or through security doors.		
Your Obligations	Keep shared areas, including entrances, hallways, staircases, and landings which are the responsibility of all residents, clean, tidy and free from rubbish.	Not to tamper with any services, security or safety equipment. This includes, but is not limited to fire extinguishers, fire alarms and door entry systems. Doors must not be jammed open.		
Your Obligations	Not store items such as bikes and pushchairs in the communal areas.	Not to use any communal electricity.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	Act immediately to any instructions given in relation to fire safety so that we remain compliant with all relevant legislation.	To keep all corridors, staircases, hallways, bin chutes, bin stores, gardens and drying areas clear and tidy at all times and not store any bulky items, pushchairs or bikes internally. While we arrange for these areas to be cleaned by a contractor, you must still take responsibility for any litter, waste or other items that you or your visitors leave behind.		
Your Obligations	Not put any temporary or permanent fixture on any outdoor communal areas e.g. paddling pools, play equipment, BBQs, and fire pits without first gaining permission in writing.	Not to store or charge a Mobility Scooter, E-Bike or E-Scooter in any communal area unless you have permission to use a designated scooter store.		
		Not to put any temporary or permanent fixtures] on any outdoor communal areas, e.g. sheds, play equipment, barbequess or fire pits ,without first gaining our permission in writing.		
		We will remove items from communal areas if they pose a health and safety concern.		
		If you repeatedly breach these terms, we may take legal action against you.		
Your Obligations	**Solar panels**	No Change	N/A	We may ask for them to be removed or take action.
Your Obligations	You must not install solar photovoltaic (PV) panels at the property.	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	If your home already has solar photovoltaic (PV) panels installed, the panels are the property of the landlord. We own the rights to any and all income produced by the system. You have the right to use electricity produced by the system, the amount of which will vary depending on season and efficiency of the system.	No Change	N/A	N/A
Your Obligations	You agree to:	No Change	N/A	N/A
Your Obligations	Provide access to the property to employees or contractors acting on our behalf to check and maintain the solar PV system.	No Change	N/A	N/A
Your Obligations	Not cause any reckless or malicious damage to the solar PV system.	No Change	N/A	N/A
Your Obligations	Not store electricity	No Change	N/A	N/A
Your Obligations	Allow us, or any employee or contractor acting on our behalf, to install new systems where feasible, or disconnect and/or remove existing systems without replacement, if necessary, on any grounds	No Change	N/A	N/A
Your Obligations	If you subsequently exercise the Right to Buy on a property with a solar PV system installed, then you will become the owner of the system and be entitled to any Feed-in Tariff payments that might apply.	If you subsequently exercise the Right to Buy on a property with a solar PV system installed, then you will become the owner of the system and be entitled to any feed in tariff payments that might apply. Any entitlement to generation or export payments will depend on the terms of the sale, the arrangements applying to the system and any third-party rights. We will	To clarify ownership, and payment entitlement of solar PV systems where installed.	Tenants benefit from greater clarity on ownership of solar PV systems and the arrangements affecting payment entitlement when

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		provide relevant information as part of the Right to Buy process.		purchasing their home through Right to Buy.
Your Obligations	**Internal decoration, repairs and works**	**Repairs, Maintenance and Alterations - Decoration**	Legacy IHL properties will not have been let in neutral colours, so the existing provisions in the HiS agreement did not fit.	. Tenants must return the property in neutral colours at the end of the tenancy if it was let to them in neutral colours.
Your Obligations	To keep the interior of your home in good condition and to decorate all internal parts of your home as often as is necessary to keep them in good decorative order.	You agree to keep the interior of your home in good condition and to decorate all internal parts of your home as often as is necessary to keep them in good decorative order.		
Your Obligations	Properties will be let in neutral colours and must be returned at the end of the tenancy in neutral colours; tenants will be recharged for any painting required to	At the end of your tenancy if, during the inspection, we identify very dark colours, murals, specialist finishes or other decorative treatments that are likely to affect the future letting of the property, we	To provide better clarification on the requirements for keeping your	There is a requirement to keep your home in good decorative order and return it

Section	Clause text	Updated Term	Reason for change	Impact on tenants
	return the property to neutral decoration at the end of a tenancy.	may ask you to redecorate the affected areas in a neutral colour before the tenancy ends.	home in good decorative order.	to us as such when you leave. If you do not, you may be recharged.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	**Internal decoration, repairs and works** Not to dispose of nappies, wipes or sanitary products down toilets or dispose of any hazardous substances down sinks.	**Repairs, Maintenance and Alterations** **Looking after your home and reporting repairs** You must carry out repairs which are your responsibility and you must ensure that they are carried out competently. You must take proper care of your home and report any faults or damage to your home or the communal areas immediately. If arrangements have been made to visit your home to carry out a repair, you must keep the appointment. If you lose your keys, you are responsible for replacing them. If we carry out a lock change, we may recharge you the cost. We are responsible for maintaining sinks, baths, showers, toilets and associated pipework. You are responsible for using them properly and must not cause blockages through misuse. You must not dispose of nappies, wipes or sanitary products down toilets. You must not dispose of any hazardous substances down sinks. . Where a blockage or damage has been caused by you, a member of your household or a visitor, we may recharge the cost of any repair or clearance work. Where a blockage is external to the property, you	The section has been expanded to clarify repair responsibilities, reporting requirements and when recharges may apply.	Tenants may be recharged or, in serious cases action may be taken against the tenancy. We will consider the circumstances, fair wear and tear and our recharge policy before deciding whether to make a charge.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		must contact Wessex Water in the first instance.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	Not to remove any installation belonging to us from your home without written consent. This includes doors, kitchens and bathroom fittings. We will act reasonably in considering any request.	You must not remove any existing installation without our written permission; this includes built-in cupboards and wardrobes.	Permission provisions are more detailed to help ensure homes are safe and well maintained. The changes reflect sector best practice and requests from colleagues and tenants.	No change to expectations.
Your Obligations	Not to install laminate or wood flooring into a flat on any floor above ground floor level because of noise transmission without written permission. If laminate flooring needs to be removed to carry out works you will be responsible for any costs of replacement or relaying.	**Flooring** You are responsible for ensuring that your property has floor coverings (for example, carpets or vinyl). If we have gifted carpets to you at the start of your tenancy, these are your responsibility to maintain and replace. If you live in a flat above the ground floor, you are not permitted to install hardwood or laminate flooring due to noise transference.	The section has been expanded to make it clear that gifted flooring is the tenant's responsibility. Due to noise transference, if you live in a flat above the ground floor you are not permitted to	Any flooring gifted at the start of the tenancy is the tenant's responsibility. If you live in a flat above ground floor you are not permitted to install hardwood or laminate floor

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		If your flooring must be moved to allow us to carry out work, responsibility for removal and reinstatement will depend on the nature of the flooring, whether it was installed with consent, the reason for the work and our respective legal responsibilities.	install hardwood or laminate flooring.	due to noise transference. If your flooring must be moved to allow us to carry out work, responsibility for removal and reinstatement will depend on the nature of the flooring, whether it was installed with consent, the reason for the work and our respective legal responsibilities.
Your Obligations	Not to install CCTV equipment without written permission.	**Moved to new section, "Your Community Responsibilities".** **Using CCTV, Video Doorbells or other Surveillance Equipment**	This section has been strengthened to support the HOS expectations around managing unacceptable	Written permission is required before installation, and requests will be considered in light of the privacy

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		You agree not to install CCTV, video doorbells or any other recording equipment at your home without obtaining our written permission first.	behaviour towards colleagues. It also takes account of changes in available recording technology.	restrictions set out in this section.
		Where permission is given by us, you must not position or use equipment in a way which unreasonably intrudes upon another person's privacy, causes nuisance, records more of a shared or neighbouring area than is reasonably necessary for home security, damages the property or breaches applicable law.		
		If you record an appointment or visit, you should tell those present where reasonably practicable. A recording must not be used to harass or intimidate another person or to publish personal information unlawfully.		
Your Obligations	To keep in a good and safe condition any domestic appliances and other installations that you have brought into your home, and any improvements that you have made.	**Covered in new section - "Repairs Maintenance and Alterations".**	Permission provisions have been updated to strengthen our approach and provide greater clarity for tenants. These changes	We may ask for alterations to be made good. If we have to do this work, we will recharge.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
			have been requested by tenants and colleagues	We will consider the circumstances, fair wear and tear and our recharge policy before deciding whether to make a charge.
Your Obligations	Fireplaces must not be opened up.	**Permission to Make Alterations**		
		If you wish to make a change to your property, you must ask for our permission first. Changes include (but are not limited to):		
		Installing a new bathroom or shower.		
		Installing a new kitchen.		
		Changing doors (we are unlikely to give permission to change a front door or fire door).		
		Adding a conservatory or outbuilding.		
		Removing walls.		
		Altering lighting and power circuits.		
		Groundworks including installing a new patio or decking.		
		Changing existing fencing.		
		Making structural repairs.		
		Erecting a greenhouse, shed or new fence		
		Changing radiators or installing fixed home ventilation systems such as air conditioning.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		Installing equipment to charge an electric car.		
		Installing a satellite dish if you		
		will be responsible for maintaining the improvements and, as part of the permission granted, you may be required to return the property to its original condition when you move out.		
		Where permission is granted, you agree to only use competent, suitably qualified contractors to complete the work. You must also supply the relevant certification on completion of the works. Where this cannot be provided, we will inspect, test any installations and carry out work to bring the work up to required standards. If the work does not meet the required standard, we may require you to remedy it or may carry out necessary work and recharge our reasonable costs, after giving you an appropriate opportunity to address the issue unless urgent action is required.		
		We will not give you permission to paint the exterior of the building, open up fireplaces, install a log burner or install a pond in your garden.		
		You must not remove any existing installation without our written permission; this includes built-in cupboards and wardrobes.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	Lofts need to be kept clear for air circulation and to allow access for any works that need to be carried out.	**Covered in new section - "Repairs Maintenance and Alterations** ". Loft Spaces If you have access to a loft, you agree not to use it for storage. Lofts need to be kept clear for air circulation and to allow access for any works that need to be carried out.	Provisions updated to clarify that loft spaces must not be used for storage and must be kept clear for access and air circulation.	Tenants using a loft for storage will be required to remove the stored items.
Your Obligations	To ensure any battery-operated smoke alarms and carbon monoxide detectors are in good working order.	**Covered in new section - Home Safety**	Tenants have asked for a dedicated section bringing together responsibilities relating to home safety.	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	**Damage** To make sure that you, or people living in or visiting your home do not damage or remove any property we own or try to do so.	**Covered in new section "Repairs, Maintenance and Alterations" (Looking After your Home and Reporting Repairs).** You must not damage, misuse or neglect your home. You will be charged for any repairs that are required because you, or another occupant or visitor to your home, has damaged, misused or neglected the property. You must take proper care of your home and report any faults or damage to your home or the communal areas immediately. If arrangements have been made to visit your home to carry out a repair, you must keep the appointment.	Wording updated to clarify tenant responsibilities for damage, misuse, neglect and reporting repairs.	You will be charged for any repairs that are required because you, or another occupant or visitor to your home, has damaged, misused or neglected the property. We will consider the circumstances, fair wear and tear and our recharge policy before deciding whether to make a charge.
Your Obligations	Not to make any structural alterations without written permission.	Covered in new section "Permission to Make Alterations"	N/A	N/A
Your Obligations	You will be recharged for any cost to rectify any damage or to return a property to the required standard.			
Your Obligations	**Repairs**	**Covered in new section "Repairs, Maintenance and Alterations".**	The section has been expanded to include responsibility for lost keys and associated lock changes.	Tenants may be required to pay for replacement keys or associated lock changes.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	You must carry out repairs which are your responsibility and you must ensure that they are carried out competently.	**Looking after your home and reporting repairs**	Inclusion of the Bespoke Home User Guide for applicable new-build properties, which provides specific guidance on how the property should be used. Tenants must follow the relevant guidance to help ensure the property is used safely.	If tenants do not follow these requirements, they may be recharged for damage or, in very serious cases home could be at risk. We will consider the circumstances, fair wear and tear and our recharge policy before deciding whether to make a charge.
Your Obligations	You must take proper care of your home and report any faults or damage to your home or common areas immediately. If arrangements have been made to visit your home to carry out a repair, you must keep the appointment.	You must carry out repairs which are your responsibility and you must ensure that they are carried out competently.		
Your Obligations	You will be charged for any repairs that are required because you, or another occupant or visitor to your home, have misused or neglected the property.	You must take proper care of your home and report any faults or damage to your home or the communal areas immediately. If arrangements have been made to visit your home to carry out a repair, you must keep the appointment.		
		If you lose your keys, you are responsible for replacing them. If we carry out a lock change, we may recharge you the cost.		
	If your property has adaptations which were installed through the disabled facilities grant process you may be responsible for the cost of the maintenance and repair of these.	You must not damage, misuse or neglect your home. You will be charged for any repairs that are required because you, or another occupant or visitor to your home, has damaged, misused or neglected the property.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		We are responsible for maintaining sinks, baths, showers, toilets and associated pipework. You are responsible for using them properly and must not cause blockages through misuse. You must not dispose of nappies, wipes or sanitary products down toilets. You must not dispose of any hazardous substances down sinks. Where a blockage or damage has been caused by you, a member of your household or a visitor, we may recharge the cost of any repair or clearance work. Where a blockage is external to the property, you must contact Wessex Water in the first instance		
		If your property has adaptations which were installed through the disabled facilities grant process, you may be responsible for the cost of the maintenance and repair of these.		
		If we let a property to you with bespoke adaptations such as a through floor -ift or stairlift, you must not remove these without our written permission.		
		If your property has a Bespoke Home User Guide, you agree to follow the terms of the		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		guide as well as the obligations in this agreement. Where we have carried out works to improve the energy efficiency of your home, you agree to follow the guidance we have supplied for the use of your property. You must tell us as soon as reasonably possible about any defect, damp, mould, leak, fire risk, electrical concern or other condition which may present a risk to the health or safety of anyone in the property. You must provide reasonable access for us to investigate and carry out work, subject to the access provisions in this agreement. A failure to report an issue does not remove any legal responsibility we have where we know or ought to reasonably know about it.		
Your Obligations	**Smoking**	**This section is covered under Access**	Rather than having a separate section on smoking, it is now referenced under "Access" in relation to safe access for colleagues and	Our colleagues or contractors may refuse to work in your home if they are unable to do so safely. e.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
			contractors, and under the use of communal areas.	
Your Obligations	You must not smoke in or allow smoke to enter indoor communal areas. You should not smoke when our staff or contractors are visiting your property. If you do our staff or contractors have the right to leave the property without carrying out or completing the work they have attended to do.	It's important that our employees are able to work safely in your home. You must ensure that all animals are kept under control and away from our colleagues and contractors. You must not smoke, or vape, while our employees or contractors are present.		You must ensure that all animals are kept under control and away from our colleagues and contractors. You must not smoke, or vape, while our employees or contractors are present.
Your Obligations	**Gardens and fences**	**Gardens**	These provisions have been updated significantly to support compliance with the Neighbourhood and Community Standard and align with our	If you fail to keep your garden tidy and comply with the conditions, you will be given an opportunity to bring it up to a reasonable standard. Otherwise, we may undertake any necessary work and charge you

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	If you have a garden, you must keep it tidy and free of rubbish and dog and cat faeces. You must report any repairs needed to fence (fencing between properties may be your responsibility). Do not use your garden to store rubbish or unsightly and/or dangerous materials such as household furniture, household appliances and flammable or other hazardous waste.	If you have your ownindividual garden, you agree to keep it tidy, free from rubbish and animal faeces. You also agree not to store rubbish, household items and hazardous materials.	current expectations. The inclusion of tree provisions will provide greater clarity for colleagues and tenants about their responsibilities. Bamboo has been included to address operational issues, and provisions relating to watercourses and ditches have been added following requests from colleagues. The consequences of failing to	the reasonable cost.
Your Obligations	If you fail to keep your garden tidy you will be given an opportunity to bring it up to a reasonable standard otherwise, we may decide to do the work for you and charge you for it. If we require items to be removed to carry out maintenance, we will give you 48 hours' notice, failure to remove items may result in you being recharged.	You agree to keep it as a garden, maintaining any lawns, plants, shrubs, hedges or bushes. Boundary hedges must be kept below two meteres in height, and they must not obstruct highways, footpaths, access routes or rights of way.		
Your Obligations	You must not plant any large fast-growing shrubs, trees or Japanese Knotweed and otherwise cut down, remove, relocate or significantly alter any trees in your property unless you have been given written permission in advance. You must take action to prevent harmful weeds and invasive plants from spreading which includes but is not limited to Japanese Knotweed, giant hogweed etc.	If your garden has a tree, you agree to maintain it. If you are unable to do so, you must tell us and we may be able to help. You also agree not to plant any new trees or remove existing trees or hedges without our written permission.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	You must obtain written permission from us before you make a change or erect any new fences or structures in your garden such as sheds, greenhouses, decking or hardstands. If you erect a new fence, structure or hardstand you assume responsibility for maintaining it and may be recharged for its removal if left at the property at the end of your tenancy.	You agree not to plant any large, fast-growing shrubs or invasive plants such as bamboo and Japanese Knotweed.	maintain a garden have also been clarified.	
Your Obligations	You are also responsible for keeping hedges within your garden maintained so they do not cause a nuisance or obstruction to others.	You agree not to light fires or burn waste in your garden.		
Your Obligations	If you consider that a tree in your garden requires lopping or some work you must report this immediately.	You must keep any ditches or water courses free-flowing and not obstruct them in any way.		
Your Obligations	You must not install a pond in your garden.	You must not install a pond in your garden.		
Your Obligations	If you have a shared garden or a shared drive, you agree not to remove, alter, erect, replace or plant any boundary.	If you fail to keep your garden tidy, you will be given an opportunity to bring it up to a reasonable standard. Otherwise, we may undertake any necessary work and charge you the reasonable cost.		
		We are responsible for any boundary fences, for example fences that separate your garden from a road, path or communal area. We are also responsible for marking the boundary between properties which is usually done with wire and one privacy panel. Other than the		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		privacy panel we are not responsible for installing or maintaining timber fences between gardens. If you wish to install a fence in your garden you need to seek our written permission.		
		If you have a shared garden or a shared drive, you agree not to remove, alter, erect, replace or plant any boundary.		
Your Obligations	**Vehicles, caravans and roadways**	**Vehicles and Parking**	At the request of tenants and colleagues, the requirement to seek permission to keep a SORN vehicle has been removed.	A breach of this term may lead to action against the tenancy or an injunction.
Your Obligations	To make sure that you, members of your household and visitors only park cars or other vehicles near your home:	You agree to ensure that you, members of your household and visitors only park cars or other vehicles near your home:		
Your Obligations	Within the boundaries of your home on a properly constructed hardstand with required dropped kerb in place	Within the boundaries of your property on a properly constructed hardstanding with the required dropped kerb in place.		
Your Obligations	In a garage.	In a garage.		
Your Obligations	On a public road (but not blocking access or contravening parking regulations.)	On a public road (but not blocking access or contravening parking regulations).		
Your Obligations	In a designated parking area.	In a designated parking area.		
Your Obligations	Not to drive across a grassed verge to access your property.	You agree not to drive across a grassed verge to access your property. If your vehicle is found to be parked on grassed areas, you will be charged the reasonable cost of making good any damage caused by your vehicle.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	Not to park other vehicles such as boats, trailers, heavy goods vehicles (HGV), motorhomes or caravans at your home without first obtaining our written permission.	You must not carry out any major repairs including engine changes, body part replacements and paint spraying to any vehicle at the property or on our land, or do anything that causes a hazard, nuisance or annoyance. In particular, you must not allow damage to the pathways, drives or highway through leakages and spillages or pour oil, petrol or any other chemical substance down drains or gullies or place it in domestic bins.		
Your Obligations	Not to carry out major repairs including engine changes, body part replacements and paint spraying, to any vehicle at the property or on our land or do anything else which causes a hazard or nuisance or annoyance. In particular you must not allow damage to the pathways, drives or highway through leakages and spillages or pour oil, petrol or any other chemical substance down drains or gullies or place it in domestic bins.	You agree not to abandon any vehicles on our land. Any abandoned vehicles may be removed and disposed of.		
Your Obligations	Not to abandon any vehicles on our land. Any abandoned vehicles may be removed and disposed of.	You agree not to block local roadways and other vehicular access, and to keep them and car parking spaces clear of untaxed and non-roadworthy vehicles and obstructions.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	Not to block local roadways and other vehicular access, and to keep them, and car parking spaces, clear of untaxed and non-roadworthy vehicles and obstructions.	You may keep vehicles at the property, including vehicles that are temporarily off the road, provided that they are kept in a reasonable condition and do not become unsightly, abandoned or cause a nuisance, obstruction or health and safety concern.	Colleagues and tenants agreed that requiring permission to keep a SORN vehicle is unnecessary provided that the vehicle does not cause a nuisance, obstruction or health and safety concern.	Tenants may keep a SORN vehicle or a vehicle without a current MOT at the property, provided that it complies with the conditions set out in the agreement.
Your Obligations	Not to keep any vehicles which are untaxed, SORN or without MOT without permission on your driveway or on any other communal area.	If your property has access to designated spaces for electric car charging, you must only use these to charge your car.		If your property has access to designated spaces for electric car charging, you must only use these to charge your car.
Your Obligations	If your vehicle is found to be parked on grassed areas, you will be recharged for the cost of making good any damage caused by your vehicle.	You must not park other vehicles such as boats, trailers, heavy goods vehicles (HGV), motorhomes or caravans at your home without obtaining our written permission. If there are restrictive covenants in place in your area which restrict parking of a type of		You must not park other vehicles such as boats, trailers, heavy goods vehicles (HGV), motorhomes or

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		vehicle, these must be adhered to in addition to this agreement.		caravans at your home without obtaining our written permission.
Your Obligations Your Obligations Your Obligations Your Obligations Your Obligations	**People living with you** You must inform us if someone is moving into your home. If you are a secure tenant, you have the right to take in lodgers as long as this does not make the property overcrowded. You must inform us in writing of any changes in your household composition such as people, including family members, staying in or leaving your property for periods longer than four weeks. You must provide details of names and dates of birth of all occupants of your property. If you are in receipt of welfare benefits you must inform the benefit-giving organisation of the information regarding the occupants that they require to administer your claim. You must not allow more than the number of persons shown on page 4 of this agreement to live at your home.	**Section: Keeping your data up to date** It is a requirement of this agreement that you keep your data up to date and tell us about any changes when they arise. This includes telling us if someone moves in or out of the property, as their main home, or your benefit entitlement changes. We will ensure that our services are tailored to meet the needs of all of our tenants and we encourage you to tell us of any additional support or reasonable adjustments you require to access our services. Section: Payments for your Home: If you are eligible for Housing Benefit or Universal Credit to help pay your rent, you are responsible for making your claim, keeping it up to date and telling both us and the relevant authority **immediately** about any changes that may affect your entitlement.	Updated to provide greater clarity about changes to the household and the tenant's responsibilities	You must keep your data up to date and tell us about any changes when they arise. This includes telling us if someone moves in or out of the property, as their main home, or your benefit entitlement changes. It is your responsibility to let Housing Benefit or Universal Credit know if there are changes to your household. You must not allow more than

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		The property must not be occupied in a way which causes statutory overcrowding. You must tell us if anyone moves into or out of the property as their main home. We will consider any proposed change to the household in accordance with the law, this agreement and our relevant policies.		the permitted number of people to live at the property
Your Obligations	**Subletting**	New section "Taking in a Lodger and Subletting" section has been added. Tenants' Rights updated with Lodgers, subletting and parting with possession.	Updated to provide greater clarity about lodgers, subletting and parting with possession	A breach of this section will lead to possession action being taken.
Your Obligations	You must not grant a sub-tenancy of the whole of your home.	Taking in a Lodger (Secure tenants only)		
Your Obligations	You must not grant a sub-tenancy of any part of your home without first obtaining our prior written consent. We may give consent subject to reasonable conditions and providing you are a secure tenant.	You may take in a lodger without obtaining our consent, provided that you continue to occupy the property as your only or principal home.		
Your Obligations	You must notify us of any long-term changes in the people who are living at the property.	You must tell us in writing when a lodger moves into or leaves the property. You must provide the lodger's name and any other information we reasonably require to manage the tenancy, prevent overcrowding, protect the safety of residents or comply with our legal obligations.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	New Clause	A lodger does not become a tenant of the Council and does not acquire any right to take over your tenancy merely because they live at the property. You remain responsible for paying the rent and for complying with this agreement.		
Your Obligations	New Clause	You are responsible for taking reasonable steps to ensure that your lodger does not cause nuisance, harassment, damage or another breach of this agreement.		
Your Obligations	New Clause	Subletting (Secure Tenants only)		
Your Obligations	New Clause	You must obtain our written consent before subletting any part of the property.		
Your Obligations	New Clause	Your request must provide sufficient information for us to consider it. This may include the name of the proposed subtenant, the part of the property you propose to sublet, the proposed start date and duration of the arrangement, the number of people who would live in the property and any payment or rent the proposed subtenant would make.		
Your Obligations	New Clause	We will consider your request within a reasonable time and will not unreasonably withhold consent. In deciding whether it is reasonable to give consent, we may take account of matters permitted by law, including whether the arrangement would cause the property to become overcrowded and whether we intend to carry out work to		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		the property which may affect the proposed accommodation.		
Your Obligations	New Clause	If we refuse consent, we will explain our reasons in writing.		
Your Obligations	New Clause	You must not allow the proposed subletting to begin unless and until you have received our written consent.		
Your Obligations	New Clause	If we give consent, you must continue to occupy the property as your only or principal home and remain responsible for paying the rent and complying with this agreement. You are also responsible for taking reasonable steps to ensure that your subtenant does not cause nuisance, harassment, damage or another breach of this agreement.		
Your Obligations	New Clause	Subletting the whole property		
Your Obligations	New Clause	You must not sublet, give up possession of or allow another person to take possession of the whole property.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	New Clause	You must continue to occupy the property as your only or principal home. If you sublet or part with possession of the whole property, your tenancy may cease to be secure and may not regain secure status even if the arrangement later ends.		
Your Obligations	New Clause	Subletting or parting with possession of the whole property may also amount to a breach of this agreement or a criminal offence. We may investigate and take appropriate action, including possession proceedings or other legal action where the legal requirements are met.		
Your Obligations	New Clause	Nothing in this clause prevents a lawful assignment, mutual exchange or transfer of the tenancy carried out in accordance with the law and relevant provisions of this agreement.		
Your Obligations	New Clause	You must not sublet the whole property even for a short period of time. If you do this, your tenancy will be at risk.		
Your Obligations	**Absence from your home**	**Absence from your home**	Wording updated to provide greater clarity about planned absences and the tenant's responsibilities while away from the property.	The tenancy may be ended if we are not aware of a planned absence for longer than one month.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Obligations	You must tell us in writing if you are, or are expected to be, absent from your home for four weeks or more.	You must tell us in writing if you are, or expectto be, absent from your home for four weeks or more.		
Your Obligations	If you are away from the property for a period longer than four weeks, then you must provide details of a keyholder we can contact in case of emergency and you must contact Homes in Sedgemoor at least once a month. During the winter months it is essential that you protect your property against burst pipes by draining down the system and turning the water off. If you have not made contact or you do not return to the property on the date you told us you would be returning we will assume that you have abandoned the property.	If you are away during the winter months, it is essential that you protect your home against burst pipes by draining down the system and turning the water off.		
Your Obligations	If you go away without telling us and we discover someone else living in the property, we will assume that you have sublet the property or parted possession of it and may take legal action to end your tenancy.	If you are away from your home for a period longer than four weeks, you must provide details of a keyholder we can contact in case of an emergency. You must contact us at least once a month.		
Your Obligations	Rent continues to be payable during any period of absence until such a point that the tenancy is terminated.	If you do not provide the requested information, do not return when expected or we find that another person is living at the property, we may investigate whether the property remains your only or principal home, whether it has been abandoned or whether there has been unlawful subletting or parting with possession. We will follow		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		the applicable legal process before recovering possession.		
Your Obligations	New Clause	You are responsible for paying your rent and complying with the terms of this tenancyduring any period of absence until the tenancy is ended.		

Your Obligations	**Ending your tenancy** To end your tenancy, you must give us a minimum of four weeks' notice in writing, expiring on a Sunday. Notice given by one joint tenant will end the tenancy for all joint tenants. If you are a joint tenant, then you are strongly recommended to tell all other joint tenant(s) if you are serving notice to terminate. In cases of domestic abuse, we will consider whether it is appropriate to terminate the tenancy for both parties and may consider creating a new tenancy for one party. **Moving out** You must give us vacant possession and return the keys of your home at the end of the tenancy and remove all furniture, personal possessions and rubbish and leave your home and our fixtures and fitting in good lettable condition and repair (subject to fair wear and tear). Failure to do so may lead us to charge you for any repairs, cleaning, rubbish removal which we consider to be your responsibility and for any damage caused. The property should be returned decorated in neutral colours (if your tenancy started after 1st April 2021). Please ensure that any lifeline telephone or pendant provided by us **is** left in the	**Ending your tenancy** **Moving Out** You must give us four weeks' written notice, ending on a Sunday, of your intention to end your tenancy. You must give us vacant possession (meaning removing all items and ensuring all persons have left) and return all keys to your home at the end of the tenancy. You must remove all furniture, personal possessions and rubbish from the property and garden and leave your home and our fixtures and fittings in good condition and repair (subject to fair wear and tear). Failure to do so may lead us to charge you for any repairs, cleaning or rubbish removal which we may consider to be your responsibility and for any damage caused. You must return the property in good decorative order, allowing for fair wear and tear. Please ensure that any lifeline telephone or pendant provided by us is left in the property. If you do not, you will be recharged for the cost of replacement. You must make sure that all rent, service charges and recharges that are due or remain outstanding are paid before your	We have included a section explaining what happens when a tenant dies and there is no right to succession. These changes provide greater clarity and transparency and have been requested by colleagues. To provide better clarification on the requirements for keeping your home in good decorative order Domestic abuse clause has been removed, but	Your representatives may be asked to arrange payment of up to four weeks' rent from your estate following your death. There has been no change, any one tenant of the joint tenancy can bring the tenancy to an end. There is no need for all joint tenants to end the tenancy. There is a requirement to keep your home in good decorative order and return it to us as such when you leave. If you do not, you may be recharged.

	property. If you do not, you will be recharged for the cost of replacement. You are obliged to ensure that you clear all other goods from the property at the end of your tenancy. If you do not do so, we will charge you for any removal and storage and subsequent disposal costs incurred. You must pay all rent, service charges and recharges which are due. You are responsible for informing your utility providers that you are leaving the property and should provide meter readings to close your accounts. If any debts are outstanding, we will provide suppliers with the details they require to make contact with you, this may include your name and forwarding address.	tenancy ends. You will remain responsible for any amounts relating to your tenancy that become due after you leave. You are responsible for informing your utility providers that you are leaving the property and should provide meter readings to close your accounts. If any debts are outstanding, we may share information with a utility supplier where this is necessary and lawful, in accordance with our privacy notice. **Death** If the tenancy ends because you have died and there is no one entitled to succeed to your tenancy, your personal representatives (the executors or administrators dealing with your estate) will need to give us four weeks' notice. Rent and other sums may remain payable from your estate until the tenancy is lawfully ended. A relative, next of kin or personal representative is not personally liable merely because they notify us of the death or assist with the maintenance or return of the property, unless they have a separate legal liability. Where there is no known personal representative, we will follow the applicable legal procedure before	there is a section on Domestic Abuse and Violence.	

		recovering possession. Any unpaid rent or other lawful charge may be claimed from the estate.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Rights				
Your Rights	You have the following rights:	No Change	N/A	N/A
Your Rights	Right to Occupy	No Change	N/A	N/A
Your Rights	You have the right to occupy your home without interruption or interference from us for the duration of this tenancy (except for the obligations contained within this tenancy agreement to give access to our employees or contractors).	You have the right to occupy your home without interruption or interference from us for the duration of this tenancy, except where you are required to give access to our employees or contractors under this agreement. This may include situations where, in an emergency or where otherwise permitted by law, we may force access.	Your rights remain unchanged, new provision provides further detail for obligations to give access to our employees or contractors under this agreement.	Your rights remain unchanged, new provision provides further detail for obligations to give access to our employees or contractors under this agreement.
Your Rights	Your right to occupy your home is at risk if you do not continue to live in your home as your only or main residence, or if you do not comply with the terms of this tenancy agreement.	Your right to occupy your home is at risk if you do not continue to live in your home as your only or main residence, or if you do not comply with the terms of this agreement. If you breach this agreement, we may take proportionate action, including legal action where a statutory ground is available.	Your rights remain unchanged, new provision states the consequences if you breach this agreement.	If you breach this agreement, we may take proportionate action, including legal action where a statutory ground is available.
Your Rights	Right to make improvements (secure tenants only)and additions to your home provided that you have first obtained our written consent and all other necessary approvals including listed building consent, planning permission or building regulations approval. You must take care to ensure you do not make any alterations that may affect	You may make improvements, alterations and additions to your home provided that you have first obtained the written consent from Homes in Somerset and all other necessary approvals including listed building consent, planning permission or building regulations approval. You must take care to ensure you do not make any	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
	the fire safety of the property. We shall not unreasonably withhold our consent but may make it conditional upon the works being carried out to a certain standard. Failure to seek our consent or to comply with our conditions shall be a breach of your obligations under this tenancy.	alterations that may affect the fire safety of the property. We shall not unreasonably withhold our consent but may make it conditional upon the works being carried out to a certain standard. Failure to seek our consent or to comply with our conditions shall be a breach of your obligations under this tenancy.		
Your Rights	**Right to Repair** You have the right to have certain urgent repairs done quickly at no cost to you where the repair may affect health, safety or security and where the repair has not been completed within a specified timescale. We will give you full details of the right to repair scheme, including a schedule of qualifying repairs, upon request. Under the right to repair scheme we must pay you compensation if qualifying repairs are not done within timescales.	You have the right to have certain urgent repairs done quickly at no cost to you where the repair may affect health, safety or security and where the repair has not been completed within a specified timescale. Information about qualifying repairs and timescales can be obtained from us or found on our website.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.
Your Rights	**Right to consultation** We must consult you before making any changes likely to have a substantial effect on your tenancy. We do not have to consult you about changes to your rent or service charge, but we will tell you in writing at least four weeks before any rent change or before any change to a service charge.	We will consult you about any decisions about managing or maintaining housing if these decisions are likely to have a major effect upon your home or tenancy. We do not have to consult you about changes to your rent or service charge, but we will tell you in writing at least four weeks before any rent change or before any change to a service charge. For changes that will have a major effect on your home and tenancy, we will:	This is a formatting change to ensure the new agreement flows. Your rights as a tenant remain unchanged. These updated provisions provide better clarity and expands on	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
		Give you written notice with the details of what changes are proposed, inviting you (and all other affected tenants) to give us your comments within a reasonable period of not less than one month.	details around consultation and Notices of Variation, and will help you hold us to account.	
		Consider all of the comments received within that period before making our final decision regarding the proposed change; and		
		Give you (and all other affected tenants) written notice of our decision at least one month before any proposed changes that result from our final decision take effect.		
		If appropriate, we may serve you with a Notice of Variation. The notice will explain the proposed changes, the reasons for the changes, their effect on your tenancy, and the date on which they take effect. The effective date will be at least four weeks after the notice is served, giving you reasonable opportunity to consider the changes and obtain independent advice. The changes set out in the Notice of Variation will take effect on the date stated in the notice. If you do not wish to continue your tenancy on the varied terms, you may end your tenancy by giving us the written notice required under this agreement. Your notice must state the date on which you intend your tenancy to end.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Rights	**Right to information** You have a right to information from us about the terms of this tenancy and about our repair obligations, our policies for housing allocations and transfers, our policies on tenant consultation and our performance as a landlord.	No change	N/A	N/A
Your Rights Your Rights Your Rights Your Rights Your Rights	Right to succession As a tenant, it may be possible for someone to succeed your tenancy if they are a person identified as a qualifying person under the policy or legislation in force at the time of your death. A tenancy can only be passed on by succession once. If there is more than one member of your family qualified to succeed to this tenancy, then in the absence of agreement between the parties, we will, using all relevant information available, use our discretion to choose the person to succeed. If two people are joint tenants and one dies, the surviving joint tenant becomes the sole tenant and is regarded as a successor, but when both the joint tenants have died there is no further right of succession.	As a tenant, it may be possible for someone to succeed your tenancy if they are a person identified as a qualifying person under our policy or legislation in force at the time of your death. There is normally only one statutory succession, although the legal position will depend on the history of the tenancy and the circumstances of the case. If there is more than one member of your family qualified to succeed this tenancy, then in the absence of an agreement between the parties, we will, using all information available, use our discretion to choose the person to succeed. If two people are joint tenants and one dies, the surviving joint tenant becomes the sole tenant and is regarded as a successor, but when both the joint tenants have died there is no further right to succession.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Rights Your Rights	All claims to succeed to this tenancy must be made to us in writing within four weeks of your death. We will notify all claimants of the name of the person (the successor) to whom this tenancy has passed. All successors will be bound by the terms and conditions in this agreement.	If someone believes that they may have the right to take over the tenancy, they must contact us as soon as they can. We will explain what information we need to consider the matter and will support them through the process. A delay in contacting us will not, by itself, take away any legal right they may have to succeed to the tenancy. All successors will be bound by the terms and conditions in this agreement.		
Your Rights	Right to assign You must not assign your tenancy except in accordance with legislation and policy in force at the time of your request.	No Change	N/A	N/A
Your Rights Your Rights Your Rights Your Rights	Right to exchange (secure tenants only) You may with our written consent exchange the property with another tenant of a registered social landlord or local authority Each of the tenants must have the respective written consent of their landlord before any exchange can go ahead. Any reasonable conditions which are attached to the Landlord's consent about the remedying of any breach or performing of any obligation of this tenancy must have been complied with. We will only refuse consent on reasonable grounds.	You may, with our written consent, exchange the property with another tenant of a registered social landlord or local authority. Each of the tenants must have the respective written consent of their landlord before any exchange can go ahead. Any reasonable conditions which are attached to the Landlord's consent relating to the remedying of any breach or performing of any obligation of this tenancy must have been complied with.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.	

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Rights Your Rights Your Rights	If you take on this tenancy by way of exchange you will become responsible for complying with the terms of this tenancy agreement. Two weeks rent in advance is payable when this tenancy commences by way of exchange and must remain on your account to ensure you always have credit on your account. This will be refunded to you when your tenancy ends.	We will not withhold consent except on a ground permitted by law and will notify you of our decision within the applicable statutory period. Consent may be made subject to a condition only where the law permits. If you take on this tenancy by way of an exchange you will become responsible for complying with the terms of this tenancy agreement. If you move into the property through a mutual exchange, you will need to make an advance rent payment when your tenancy starts. We will explain how much you need to pay, based on how often you have chosen to pay your rent. The amount will be at least two weeks' rent. You must then continue making your usual rent payments so that your account remains in credit by at least this amount. When your tenancy ends, we will refund any credit remaining on your rent account, after taking account of any unpaid rent or other sums which may lawfully be deducted.		

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Rights	Right to apply for a transfer	Depending on your circumstances and the property you occupy, you can request a transfer to another council property or housing association property in the area. Whether you qualify and the priority given to your application will depend on the applicable allocation policy, your circumstances and the availability of suitable accommodation.	To provide better clarification around your rights to apply for a transfer, and how whether you qualify and the priority given to your application will depend on the applicable allocation policy, your circumstances and the availability of suitable accommodation	Rights as a tenant remain unchanged, this new provision highlights whether you qualify and the priority given to your application will depend on the applicable allocation policy, your circumstances and the availability of suitable accommodation.
Your Rights	Depending on your circumstances and the property you occupy you can request a transfer to another council property or housing association property in the area.			
Your Rights	Complaints	No Change	N/A	N/A
Your Rights	We will maintain an easily accessible complaints procedure for dealing with complaints raised by you on any matter arising from this tenancy. The procedure will operate in accordance with the requirements set out in the Localism Act 2011 and is available on our website or a copy can be provided on request.	No Change	N/A	N/A
Your Rights	Right to Buy (secure tenants only)	No Change	N/A	N/A

Section	Clause text	Updated Term	Reason for change	Impact on tenants
Your Rights	Secure tenants have the Right to Buy when they have spent at least three years as a local authority tenant.	No Change	N/A	N/A
Your Rights	You will only be able to purchase under the scheme if your house or flat is your only or principal home and is self-contained. Restrictions may apply.	No Change	N/A	N/A
Your Rights	Further information and the current application form can be found at www.righttobuy.gov.uk.	Further information and the current application form can be found at www.righttobuy.gov.uk. You should obtain independent legal and financial advice before deciding whether to apply.		

New Section / Clause	Reason for addition	Impact
Use of your home and communal areas	To bring together health, safety and building-management expectations into a dedicated section that is easier for tenants to understand and follow.	Provides clearer guidance on safe use of homes and communal areas.
Balconies		
If you have access to a balcony, you agree:	This new section has been requested by colleagues to support compliance with the Safety and Quality Standard and Fire Safety Legislation.	There may be a recharge, or in serious cases action against the tenancy.
To keep it clear and not store items which create a fire risk, obstruct an escape route,are at risk of		

New Section / Clause	Reason for addition	Impact
falling from the building or exceed the balcony's safe loading.		
Do not throw anything from the balcont.		
Not to light fires or BBQs on the balcony.		
Repairs, Maintenance and Alterations	Tenants have specifically asked for clearer information about home safety and how they can help keep their home safe. Colleagues have also requested provisions relating to solar PV and asbestos. The addition of this section supports compliance with relevant legislation and the Safety and Quality Standard.	We will consider recharges, removing items and tenancy action/ injunction if these terms are breached.
Home Safety		
You agree not to tamper or make any adjustments to your front door.	To bring together tenant responsibilities relating to fire safety, electrical safety, asbestos and property safety in a single section. This supports regulatory compliance and landlord safety obligations. To address emerging technologies and manage risks associated with unauthorised electrical generation and storage systems.	Tenants have clearer guidance on how to keep themselves, their households and their neighbours safe. Tenants must seek permission before installing or connecting such equipment.
You must not tamper with, change or remove any fire doors in your property. This includes removing or altering any door closing devices.		
You must not damage any smoke, carbon monoxide or heat detectors in your home or communal areas. You must also ensure that any battery-operated smoke and carbon monoxide alarms are in good working order.		
You must seek our permission before installing any equipment to charge an electric car, bike or Mobility Scooter. You must not trail extension leads across paths in order to charge your vehicle.		

New Section / Clause	Reason for addition	Impact
You must not do anything in your property which will make the property dangerous.This includes removing fixtures and fittings such as bannisters and handrails.		
You must not tamper with or remove any asbestos in your home, outbuildings, sheds or communal areas. If you have been given permission to make a change to your home and you or your contractor finds asbestos, you must stop work and tell us immediately.		
You must not connect portable or plug-in electricity-generating equipment, including plug in solar photovoltaic equipment, battery storage systems or vehicle-to-home equipment to the property's electrical installation without our prior written consent.		
You must not attach panels or equipment to the roof, walls, balcony, windows or another part of the building without our prior written consent.		
Planned Upgrade and Decarbonisation Works		
You agree to allow us access to carry out surveys in relation to planned upgrade work and to undertake any works necessary to ensure your home meets the Decent Homes Standard.	We are undertaking significant programmes of planned and decarbonisation work to ensure our homes comply with relevant legislation and the Safety and Quality Standard and meet energy-efficiency requirements. This provision has been requested by colleagues to provide greater clarity for tenants.	These changes help ensure homes remain safe, warm and meet required standards. Most tenants will not notice any difference unless improvement works are planned for their home. Tenants will need to provide access for agreed works, and in some cases may be charged for costs if they cancel agreed appointments without a good reason.
Where we reasonably determine that the existing heating system in your home is no longer suitable, viable, efficient, safe or sustainable for continued use, we may replace it with an alternative. You agree to allow our colleagues and contractors reasonable access to undertake		

New Section / Clause	Reason for addition	Impact
this work. You must not unreasonably refuse the installation of a replacement heating system provided by us. Refusal will be considered a breach of this agreement, and we may take legal action.		
If you give clear written agreement to specific planned work and, after we have reasonably relied on that agreement, you cancel or refuse access without reasonable notice or good reason, we may seek to recover any reasonable and unavoidable direct cost which we have actually incurred and cannot mitigate.		
We will consider your individual circumstances before deciding whether to make a charge.		
General - this provision is listed at the top of the tenancy agreement where the tenant signs.	These new provisions will help ensure that former tenant arrears are collected efficiently where an existing tenant moves to another property or a new tenant has historic debt with us. This reflects our approach to recovering former tenancy debt.	Failing to comply with the arrangement will be considered a breach of tenancy and we may seek possession.
New section Under "your rights"	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.
Lodgers, subletting and parting with possession		
Taking in a lodger (Secure tenants only)		
You may take in a lodger without obtaining our consent, provided that you continue to occupy the property as your only or principal home.		
You must tell us in writing when a lodger moves into or leaves the property. You must provide the lodger's name and any other information we		

New Section / Clause	Reason for addition	Impact
reasonably require to manage the tenancy, prevent overcrowing, protect the safety of residents or comply with our legal obligations.		
A lodger does not become a tenant of the Council and does not acquire any right to take over your tenancy merely because they live at the property. You remain responsible for paying the rent and for complying with this agreement.		
You are responsible for taking reasonable steps to ensure that your lodger does not cause nuisance, harassment, damage or another breach of this agreement.		
Subletting (Secure Tenants only)	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.
You must obtain our written consent before subletting any part of the property.		
Your request must provide sufficient information for us to consider it. This may include the name of the proposed subtenant, the part of the property you propose to sublet, the proposed start date and duration of the arrangement, the number of people who would live in the property and any payment or rent the proposed subtenant would make.		
We will consider your request within a reasonable time and will not unreasonably withhold consent. In deciding whether it is reasonable to give consent, we may take account of matters permitted by law, including whether the arrangement would cause the property to become overcrowded and whether we intend to carry out work to the property which may affect the proposed accommodation.		

New Section / Clause	Reason for addition	Impact
If we refuse consent we will explain our reasons in writing.		
You must not allow the proposed subletting to begin unless and until you have received our written consent.		
If we give consent you must continue to occupy the property as your only or principal home and remain responsible for paying the rent and complying with this agreement. You are also responsible for taking reasonable steps to ensure that your subtenant does not cause nuisance, harassment, damage or another breach of this agreement.		
Subletting the whole property	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.	Your rights as a tenant remain unchanged. These updated provisions provide better clarity and will help you hold us to account.
You must not sublet, give up possession of, or allow another person to take possession of the whole property.		
You must continue to occupy the property as your only or principal home. If you sublet or part with possession of the whole property, your tenancy may cease to be secure and may not regain secure status even if the arrangement later ends.		
Subletting or parting with possession of the whole property may also amount to a breach of this agreement or a criminal offence. We may investigate and take appropriate action, including possession proceedings or other legal action where the legal requirements are met.		
Nothing in this clause prevents a lawful assignment, mutual exchange or transfer of the		

New Section / Clause	Reason for addition	Impact
tenancy carried out in accordance with the law and relevant provisions of this agreement.		