

Welcome to your new home. This factsheet tells you about your introductory tenancy and how to make it a success.

There are 2 types of council tenancy:

- an introductory tenancy
- a secure tenancy

New tenants start with a 12-month introductory tenancy which acts as a trial period. This allows us to make sure you've settled into your new home and you are managing the responsibilities that go with it. If you conduct your introductory tenancy properly you will automatically become a secure tenant after 12 months.

If you break any of the rules set out in your introductory tenancy agreement we can apply to court to extend it by another 6 months, or if things are more serious, to have you evicted.

We want our neighbourhoods to be safe, pleasant places to live. We use introductory tenancies so we can deal quickly with new tenants whose behaviour damages other people's quality of life.

We are always here to help with information and advice but we will take steps to evict new tenants who won't pay their rent, don't look after their home or cause anti-social behaviour.

As an introductory tenant you must:

- pay your rent in advance, weekly, fortnightly or monthly, as agreed
- look after your home and garden, keeping both clean and tidy
- not cause nuisance or anti-social behaviour to your neighbours
- keep to all the other terms of your tenancy agreement

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

- exchange your home (but we may give approval in certain cases)
- transfer the tenancy to someone else
- take in a lodger
- sub-let any part of your home
- buy your council home
- carry out improvements to your home

Please settle in and decorate your new home. However, you will be breaking the terms of your introductory tenancy agreement if you make any alterations or improvements without written permission from your Housing Management Officer.

We will regularly review your Introductory Tenancy

Your Housing Management Officer will make a review visit usually 6 weeks after you move in, then at 6 months and again at 9 months.

These review visits are to make sure you are keeping to the terms of your tenancy agreement, looking after your home and paying your rent.

We will tell you if we have any concerns and ask you to put things right, aiming to provide any support you might need.

The review visits are also your opportunity to raise any queries with us.

Remember, you can contact your Housing Management Officer at any time if you have a problem or need advice.

For more information, please see the other factsheets in this series:

- H2 Action to Extend an Introductory Tenancy
- H3 Action to End an Introductory Tenancy

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West Offices
Station Rise
York YO1 6GA

This information can be provided in your own language.

Informacje te mogą być przekazywane w języku ojczystym.

Polish

Bu bilgi kendi dilinizde almanız mümkündür.

Turkish

此信息可以在您自己的语言。

Chinese (Simplified)

此資訊可以提供您自己的語言。

Chinese (Traditional)

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