

# Starter Tenancies



# What is a starter tenancy?

We give all new tenants a starter tenancy which usually lasts for 12 months. After successful completion of a starter tenancy, a further tenancy of a longer term will be given.

Your tenancy agreement explains what rights and responsibilities you have. You should read it carefully before signing it.

# What happens during the first 12 months?

Your Neighbourhood Management Officer will visit you at least twice during this year to ensure that you are abiding by the terms of your tenancy agreement and check that everything is going smoothly for you in your new home.

It is important that you are home for these visits as your ability to engage with staff will be taken into consideration when deciding to grant a further tenancy at the final review of your tenancy.



## What if there are problems?

If there are problems in managing your tenancy, we will investigate to see if things can be sorted out, and work with you to resolve the situation. If the problem is serious, or you do not co-operate with us to find a solution, we may take steps to end your tenancy and you may lose your home.

## What happens after 12 months?

Providing that we have not started legal action to end your tenancy or decided to extend it, your starter tenancy will end and you will be given a more secure tenancy. There will be no gaps in your tenancy.

If we decide to extend your starter tenancy for a further six months, we will write to you to confirm to you this decision, and the reasons why, before the end of the first 12 months.



# What rights do starter tenants have?

Tenants on a starter tenancy have broadly the same rights as those who have a more secure tenancy, but do not have the following;

- Right to exchange (swap their home with another tenant)
- Right to take in lodgers or sub-let part of the property
- Right to make improvements to their home and claim compensation for them
- Right to acquire

We will also not usually allow a tenant on a starter tenancy to transfer to another property owned by South Shropshire or Meres and Mosses Housing Associations.

# What about support services?

There is a support service which aims to assist new and existing tenants in the successful management of their homes and tenancy, e.g. advice about your tenancy agreement and accessing other services.



# Examples of problems that may lead us to start legal action to end a starter tenancy are:

- Non payment of rent
- Behaving in an anti-social manner, e.g. causing excessive or persistent noise, swearing, shouting
- Drug dealing or illegal use of drugs
- Actual or threatened violence or abuse towards any person
- Domestic abuse
- Harassment of others
- Damaging the property
- Dumping rubbish
- Untidy gardens
- Carrying out car repairs which cause a nuisance
- Causing parking problems
- Allowing pets to cause a nuisance

Starter tenants have less security than other tenants, and it is likely that the Court will agree to end the tenancy in such circumstances.







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