



Fact Sheet

Introductory Tenancies

What is an introductory tenancy?

New tenants will be on an unsecured tenancy for a one year period, which means if they cause any problems at their home, such as creating anti-social behaviour or breach their Tenancy Agreement in any way, it is easier to evict them.

After one year, new tenants will automatically become secure tenants unless you break the conditions of your introductory tenancy. If this happens we may take legal action against you which could result in you losing your home. We can also apply for a notice to extend the introductory tenancy for a further 6 months. This means the introductory tenancy can last for 18 months

All new tenancies will be introductory tenancies unless immediately before the tenancy starts you are already a secure council tenant or an assured tenant with a Housing Association.

If you are unsure what kind of tenancy you have, staff at your local St. Leger Homes office will be able to advise you.

Why use introductory tenancies?

We believe that it is important that tenants keep to their tenancy conditions. Introductory tenancies will help us take swift action to end tenancies when tenancy conditions are broken.

What rights do introductory tenants have?

By law, during your introductory tenancy you do not have the same rights as a 'secure tenant'.

Introductory tenants do **not** have the legal right to:-

- Buy or acquire the property (but the period spent as an introductory tenant counts towards the discount).
- Improve the property
- Take in lodgers
- Exchange with another tenant

- Transfer to another property
- Claim compensation for improvements
- Assign (which means to transfer) the tenancy to another person
- Vote for the transfer of the housing stock to a new landlord

However, we will consider applications from introductory tenants to:-

- Improve the property
- Take in lodgers
- Assign (which means to transfer) the tenancy to another person
- Transfer to another property
- Exchange their home

How does St Leger Homes decide whether an introductory tenancy becomes a secure tenancy?

We will make at least three visits within the introductory tenancy period. The first visit will take place around four weeks after the start of the tenancy, the second visit will take place around six months into the tenancy and the third around nine months after the tenancy has started.

At the end of the twelve months, provided there have been no possession proceedings against you, the introductory tenancy will usually be converted to a secure tenancy. However, St Leger Homes has the option to extend the introductory tenancy for a further six months. This will be done in cases where there has been ongoing anti social behaviour issues.

What happens if the tenancy agreement is breached during the first year?

If a breach of tenancy occurs within the introductory tenancy period, the complaint against the introductory tenant will be investigated in the same way as a complaint made about secure tenant. If there is satisfactory evidence, a notice of possession proceedings (eviction) will be served. The court will always grant possession as long as the correct procedure has been followed.

If St Leger Homes serve a notice of possession proceedings or a notice of extension on an introductory tenant, the tenant has the right to appeal against the notice. An appeal must be asked for within 14 days of the notice being served.

Once the appeal has been heard, if the board of appeal agree with it, the notice will be withdrawn and the introductory tenancy will continue. If the decision is that the board do not agree with the appeal, the tenancy will be extended or an application to court will be made to end it.

There is a separate fact sheet that explains the appeal process, ask at your local area office for a copy.