

Consultation about a change in policy relating to shorthold tenancies

This letter is about a change we want to make for residents who have either an assured shorthold tenancy agreement (starter tenancy) or an assured shorthold tenancy agreement (affordable rent probationary tenancy).

Who would be affected

The change that we want to make will affect residents on these two types of tenancies, who go into arrears, provided that

- their arrears are at least £15 and
- their shorthold tenancy began after 1 January 2012

What we want to do

If you have either of the above tenancy agreements and go into arrears, we propose to serve a notice under Section 21 of the Housing Act 1988 stating that we require possession of the property, in addition to any other action we take.

This means that at the end of the starter tenancy period:

- we will not convert your tenancy to a full assured tenancy
- or
- we will not offer you our affordable rent fixed term assured shorthold tenancy

If the arrears are paid in full, we will consider upgrading the tenancy.

But if the arrears are not paid in a satisfactory way, we may ask a court to order you to leave your home.

Why we want to do this