

INTRODUCTORY TENANCIES ARE NOT SECURE TENANCIES. NEW TENANTS WILL NOT HAVE THE SAME STATUTORY RIGHTS AS EXISTING TENANTS.

The need for Introductory Tenancies

The problem of noise, nuisance and anti-social behaviour causes illness and stress for many residents. In the worst cases people have had to leave their home and move to other areas to get away from the problem.

We also find that many people are failing to pay their rent, not returning their housing benefit forms and falling into arrears. This cost falls on other tenants.

Derby Homes wants to reverse these trends and make the city a safer place to live. We also want to improve the general quality of life for residents who live on our estates. A major part of this overall plan has been to establish Introductory Tenancies throughout the city.

About Introductory Tenancies

An Introductory Tenancy is a temporary tenancy which lasts for 12 months. During this time you will be effectively on probation. If you conduct your tenancy in a satisfactory way within this period, then you will become a secure tenant.

What rights do introductory tenants have?

Introductory tenancies are not secure tenancies. New tenants will not have the same statutory rights as existing tenants.

However, Introductory Tenants have the right of:

- succession
- repair.

They will not have the right to:

- the same protection from eviction for any breach of the tenancy agreement
- buy their council property
- assign or transfer the tenancy
- take in lodgers
- carry out improvements
- mutually exchange with another tenant.

During the Introductory Tenancy

We will monitor your Introductory Tenancy and report to you on your progress. Introductory Tenants causing minor nuisance will be served a formal notice of the breach of their tenancy agreement. Minor breaches of tenancy might include:

- littering
- occasional noise
- failure to maintain gardens to a satisfactory standard
- minor damage to the property.



Introductory Tenancies are designed to encourage people to behave responsibly and in a way that is acceptable to the rest of the community.

Serious breaches will cause Derby Homes to take action, including:

- rent arrears
- violence or threat of violence
- a risk of damage to a property
- continuing with a substantial number of minor incidents, despite warnings
- harassment which has a serious negative effect on the victim or members of his or her family
- using the property for illegal or immoral purposes, for example drug dealing.