



YOUR TENANCY AGREEMENT

INFORMATION SHEET 22



	The tenant	Easthall Park
Ending the tenancy	<ul style="list-style-type: none"> You must give us 28 days' notice if you want to end your tenancy You must leave your home in a reasonable condition 	<ul style="list-style-type: none"> If you have broken any of the terms of your tenancy, Easthall Park can seek to end your tenancy by asking the Sheriff Court to grant an eviction decree

Right to Buy

You do not have any Right to Buy your Easthall Park Housing Co-operative home

Tenant Signature Date

Housing Officer Signature Date

We always welcome your views and comments about improving our service.

If you would like this leaflet in another format, for example in large print or on tape, or in another language, please contact reception.

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 Glenburn Centre, 6 Glenburnie Place
 Glasgow G34 9AN.
 Tel 0141 781 2277 Fax 0141 773 1958
www.easthallpark.org.uk

Your Tenancy agreement with Easthall Park Housing Co-operative

Your Tenancy Agreement is a **legal contract** between you and Easthall Park Housing Co-operative. It is a Scottish Secure Tenancy Agreement (SST). It spells out the conditions under which the house is let to you. It gives details of the rights and obligations which you have as a tenant, and which Easthall Park Housing Co-operative has as a landlord. When you signed the tenancy agreement you agreed to keep to the conditions laid out in it.

You have the right to occupy your home for as long as you keep to the conditions set out in your Tenancy Agreement. If you break any part of the Agreement Easthall Park can take legal action against you and, as last resort, ask the Sheriff Court to grant a decree for your eviction.

Full details of your rights and obligations can be found in your Tenancy Agreement but the key issues are listed here. If you have any questions please do not hesitate to ask your housing officer.

The Scottish Secure Tenancy

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Rent	<ul style="list-style-type: none"> You must pay your rent monthly, in advance <p>If you are entitled to housing benefit, or universal credit housing costs element, to help you pay all or part of your rent it is your responsibility to make the claim and let the Council or DWP know of any change in your circumstances</p>	<ul style="list-style-type: none"> We will consult you on any proposed rent change We will give you at least 4 weeks' notice of any rent increase

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Use of the property	<ul style="list-style-type: none"> You must live in the property as your only or principal home You must take care to avoid damage to the house and surrounding area You must keep the house and garden clean and tidy You must make sure that the house is adequately heated and ventilated You must ask permission to keep any more than one cat or dog or caged animal Your right to keep any pet is subject to it not causing nuisance You must not use the property for illegal purposes 	<ul style="list-style-type: none"> If you have abandoned the property Easthall Park can bring the tenancy to an end by serving statutory notices If we receive information that you have used the property for illegal purposes we will pursue court action to end your tenancy.
Repairs	<ul style="list-style-type: none"> You must tell us when repairs are needed You are responsible for repairing any damage caused by you or anyone living or visiting you In certain circumstances you have the right to have repairs carried out yourself and be compensated You must allow access to your property for repairs, safety checks and planned maintenance 	<ul style="list-style-type: none"> We will maintain the house in a condition that is tenanted and wind and watertight If you do not allow access for repairs and maintenance of your property then Easthall Park can get a court order to allow access. You must ask permission before carrying out any alterations to your home and garden, including fencing, decking or sheds.

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Respect for others	<ul style="list-style-type: none"> You must not behave in an anti social way and are also responsible for the behaviour of everyone who lives with you and of your visitors You must show respect and consideration to your neighbours 	<ul style="list-style-type: none"> Easthall Park will not discriminate against you for any reason
Right to Succession	<ul style="list-style-type: none"> If you die, the tenancy may be able to be inherited by your husband, wife, cohabitee or a member of your household who lives with you 	<ul style="list-style-type: none"> Easthall Park will grant succession in line with legislation and where it can be proven that the proposed successor has been part of the household
Right to consultation	<ul style="list-style-type: none"> You have the right to be kept informed on the terms and conditions of your tenancy and how your home is managed You have the right to be consulted on policy changes that affect you 	<ul style="list-style-type: none"> Easthall Park will make sure that accurate and accessible information is available Easthall Park will offer tenants the chance to have their say on issues that affect them in a range of ways Easthall Park will encourage tenants to join the Management Committee