

Keeping to your secure tenancy conditions

আপনার সিকিওর টেন্যান্সীর শর্তগুলি মেনে চলা
保持你的安全租約條件

तमारी टैनन्सी दरम्यान टेको

Utrzymywanie warunków zapewnionej dzierżawy

محفوظ کرایہ داری (سیکیور ٹیننسی) کی شرائط کے مطابق چلنا



The Government Standard

Keeping to your secure tenancy conditions

Your secure tenancy agreement sets out your rights and responsibilities.

For example you must:

- ✓ pay your rent on time
- ✓ report repairs that are needed
- ✓ allow access for repairs and other maintenance such as gas servicing
- ✓ keep your home in good condition
- ✓ keep your garden tidy
- ✗ not cause a nuisance to your neighbours
- ✗ not use your home for illegal or immoral purposes e.g. drug dealing

✗ not dump rubbish

✗ not cause or allow any other form of anti-social behaviour.

The full list of tenancy conditions is in your **Secure Tenancy Agreement**.

If you break any conditions of your tenancy, we will tell you about it. We will discuss the matter with you and ask you to change your behaviour and keep to your tenancy conditions.

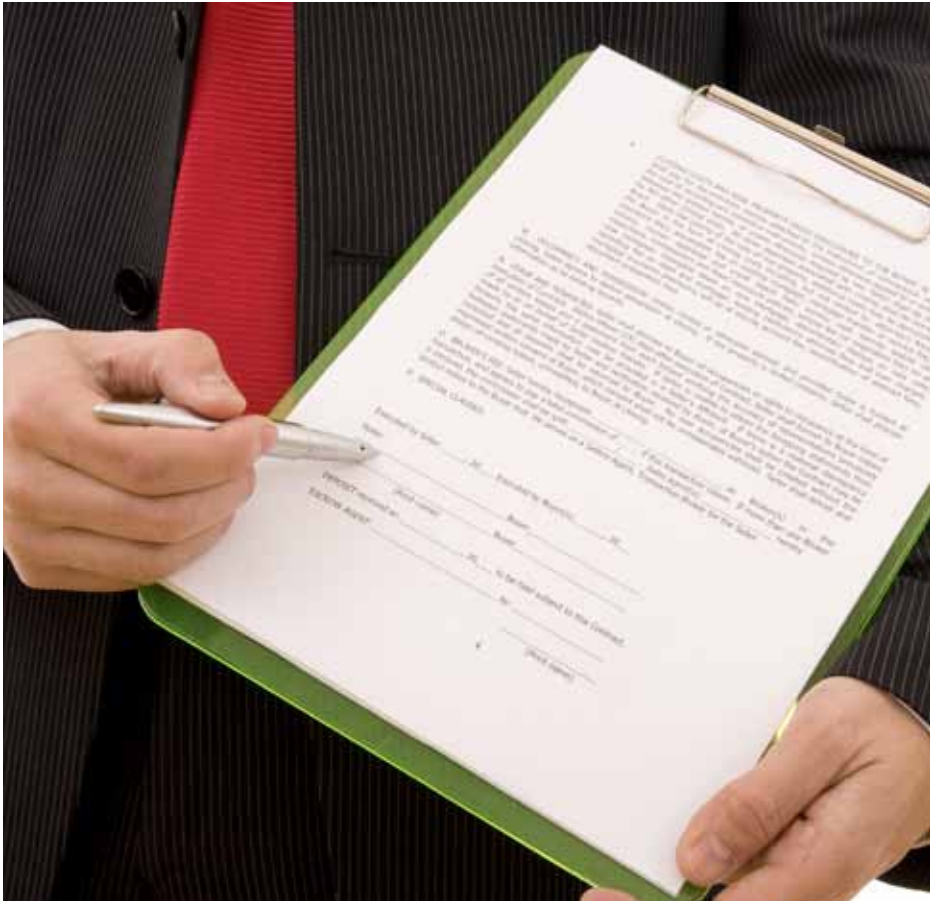
If you still break your tenancy conditions, we will consider other remedies to

change your behaviour. At first we will encourage you to keep to your tenancy conditions and will not take legal action.

Some of the remedies we may use are:

- mediation

- Acceptable Behaviour Contracts
- Good Neighbour Agreements
- referral to support agencies
- referral to the Family Intervention Project.



Legal action

If the problem continues, we can take legal action against you, members of your household or your visitors. This could include:

- Anti-social Behaviour Order (ASBO)
- Anti-social Behaviour Injunction
- demoting your tenancy (changing your tenancy to a 1 year probationary tenancy)
- Parenting Order
- Crack House Closure Order / Premises Closure Orders, and
- possession of your home.

Possession (eviction) action

If there is a very serious breach of your tenancy conditions or your

behaviour doesn't improve we will serve you with a Notice of Seeking Possession. This tells you we intend to seek possession of your home, normally after 28 days. In some cases anti-social behaviour is so serious that 28 days notice may be unnecessary.

If you still don't keep to your tenancy conditions or if there is very serious anti-social behaviour, we may apply to the court for possession of your home. The court can give us permission to evict a secure tenant using one or more of the grounds set out in the Housing Act 1985. There are full details of these grounds in your tenancy agreement. If the court agrees you will be evicted from your home.

In some circumstances we can ask for a possession

order to be suspended or refuse any right to buy application. This is to give you a chance to comply with your tenancy conditions.

For more information about anti-social behaviour and legal action see our **'Anti-social Behaviour'** leaflet.

Please ensure that you keep to your tenancy conditions at all times. Evicting people from their home will always be a last resort and we will try to help you change your behaviour. However we will apply to the court for possession of your home if necessary.



Avoiding overcrowding

Your home has a 'permitted number' of people who can live in it. This depends on its size.

Allowing more than the permitted number of people to live in your home is an offence under the 1985 Housing Act and you could be prosecuted. Your home is also overcrowded under

the Act if 2 or more people of opposite sexes over the age of 10 years (who are not living together as husband and wife) must sleep in the same room.

The number of people who should live in a home depends on the number of rooms, the size of the rooms and the ages of the people who live there. We count living rooms and bedrooms but not the kitchen or bathroom.



For the room and space calculations:

- children under 1 year old are ignored
- children over 1 and under 10 years old count as a half
- rooms under 50 square feet (15.24 square metres) are ignored.

Generally:

- 1 room means 2 people can live there
- 2 rooms = 3 people can live there
- 3 rooms = 5 people can live there
- 4 rooms = 7.5 people can live there
- 5 rooms or more = 2 people per room can live there.

However, the size of a room also determines how many people can sleep there:

- floor area 50-69 square feet (15.24 - 21 square metres) = 0.5 people can sleep there
- floor area 70-89 square feet (21.33 – 27.12 square metres) = 1 person can sleep there
- floor area 90-109 square feet (27.43 – 33.22 square metres) = 1.5 people can sleep there
- floor area 110 square feet (33.53 square metres) = 2 people can sleep there.

There are special rules for people in exceptional circumstances.

For more information please contact us or visit www.gloscityhomes.co.uk or GCHTV on the Looking Local service.

Contacting us

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You can also contact us using our online reporting forms. Our website is speech enabled and you can adjust the size of the text and translate it to other languages.

If you would like any part of this document explained, translated or provided in another format such as large print, audio or Braille, please contact us.

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如果您希望我們解釋、翻譯本文檔，或提供大字體、音頻或盲文等其他版本，敬請聯繫我們。 Chinese

જો આપને આ પુસ્તકમાંના કોઈપણ ભાગની સ્પષ્ટીકરણ જોઈતી હોય અથવા આ પુસ્તક અન્ય ભાષામાં અથવા રૂપમાં જોઈતી હોય, દાખલા તરીકે, મોટા અક્ષરોમાં, ઓડીયો પર અથવા બ્રેઇલમાં, તો કૃપા કરી અમારા સાથે સંપર્ક કરો. Gujarati

Proszę zgłosić się do nas po uzyskanie wyjaśnień, przetłumaczenia względnie uzyskania niniejszego dokumentu w większym druku, w postaci dźwiękowej lub języku dla niewidomych. Polish

اگر آپ اس دستاویز کے کسی حصے کی وضاحت، ترجمہ یا کسی اور شکل میں جیسے کہ بڑے حروف، آڈیو یا ابھرے حروف میں حاصل کرنا چاہتے ہیں، تو براہ مہربانی ہم سے رابطہ کریں۔ Urdu