

# Your Tenancy Agreement



This is an important legal contract between you, as a tenant of Bristol City Council, and Bristol City Council, as your landlord, and contains the conditions of your tenancy.





## Translations and other formats

If you would like this information in a different format such as Braille, large print, audio tape, or translated please contact us at any Customer Service Point or call 0117 922 2200.

### BENGALI

ইংরেজী আপনার মাতৃভাষা না হলে এবং আপনার কোন অনুবাদের প্রয়োজন হলে আমরা তা প্রদান করতে সক্ষম।

### CHINESE

如果英文不是您的第一語言，而您需要翻譯的話，我們可以為您安排。

### GUJARATI

જો તમારી પહેલી ભાષા અંગ્રેજી ન હોય અને તમને ભાષાંતરની જરૂર હોય તો અમે તમને તે આપી શકીએ છીએ.

### HINDI

यदि आंग्रेज़ी आप की पहली भाषा नहीं है और आप को अनुवाद की आवश्यकता है तो यह हम आप को प्रदान कर सकते हैं।

### KURDISH

Heke îngilîzî zimanê we yê yekem nîne û pêwîstîya we bi wergêr heye, em dikarin yekî ji we re bibînin

### KOSOVAN

Nëse anglishtja nuk është gjuha juaj amtare dhe keni nevojë për një përkthim, ne mund t'ua sigurojmë atë.

### POLISH

Jeżeli język angielski nie jest Twoim językiem ojczystym i wymagasz tłumaczenia, możemy to zapewnić.

### PORTUGUESE

Se o Inglês não é a sua língua materna e precisa de uma tradução, nós podemos obtê-la.

### PUNJABI

ਜੇਕਰ ਇੰਗਲਿਸ਼ ਤੁਹਾਡੀ ਪਹਿਲੀ ਭਾਸ਼ਾ ਨਹੀਂ ਅਤੇ ਤੁਹਾਨੂੰ ਦੁਬਾਸ਼ੀਏ ਦੀ ਜ਼ਰੂਰਤ ਹੈ ਤਾਂ ਤੁਹਾਡੇ ਲਈ ਅਸੀਂ ਇਸਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

### SOMALI

Haddii Ingiriisku aanu ahayn afkaaga kowaad oo aad u baahan tahay turjumaad, annagaa kuu samayn karra.

### URDU

اگر انگریزی آپ کی پہلی زبان نہیں ہے اور آپ کو ترجمہ کی ضرورت ہے تو ہم آپ کے لئے فراہم کر سکتے ہیں۔

### VIETNAMESE

Nếu quý vị không thạo Anh văn và cần bản dịch, chúng tôi sẽ giúp quý vị một bản.

The English language version of these Tenancy Agreement and Conditions (the original version) shall have precedence over any translation which is provided for you or obtained by you. Any translated version of these Tenancy Agreement and Conditions is provided for your convenience only. In the event of any dispute or disagreement in relation to the original version and any version provided for you or obtained by you in any other language, and in the event of any action in relation to a breach of the terms of the Tenancy Agreement and Conditions, the terms of the original version shall prevail.

## Glossary of terms

The list below explains the meaning of some of the words and phrases used within this Tenancy Agreement and Conditions:

**accommodation:**

living space that forms part of the property.

**agent:**

someone who may not be an employee of, but who is acting on behalf of and with the approval of Bristol City Council.

**alterations and improvements:**

major changes to the property (i.e. more than decorative) For instance: the building, installation, removal or demolition of walls or structures, the installation of showers or other fixed appliances.

**annual charge notification letter:**

the letter we send each year, usually in February or March. This tells you what your rent or other charges will be for the coming year.

**assignment:**

this is when you choose to pass your tenancy to someone who would be able to succeed (see **succession** below).

**bulky items:**

large items not generated from normal day to day household or domestic waste, eg. furniture, cookers, fridges, washing machines, metal, mechanical parts etc.

**contractor:**

a person or company whose services are purchased by and to carry out work on behalf of Bristol City Council.

**cost of any furniture and goods:**

the amount shown on the furniture and goods inventory that is attached to this document.

**court costs:**

this is a sub account (see below) charge that is for the costs of any court action that we take against you in relation to this or any former tenancy you have had with us.

**Demoted Tenancy:**

this is a type of tenancy that you can be given to replace a secure tenancy if you or any other member of your household or visitors have been involved in anti-social behaviour. A demoted tenancy can only be granted by the court and would normally last for one year. If during that period there are any further breaches of your tenancy conditions we can seek to evict you.

**designated car parks:**

a piece of land that is used primarily for parking. A permit is sometimes required to park. The land will either be within a defined boundary or be an established parking area. This does not include parking bases/driveways within the boundary of the property.

**exchange:**

you may be entitled to swap your tenancy with another Bristol City Council tenant or a tenant from another council or housing association.

**Family Intervention Tenancy:**

this is a type of tenancy that you can be given to replace a secure tenancy if you or any other member of your household or visitors have been involved in anti-social behaviour. This would also require you to engage with the support offered through the Family Intervention Project.

**former tenancy:**

any previous tenancy that you have had with us.

**furniture and goods:**

the items listed on the furniture and goods inventory that is attached to this document. This only applies to Introductory and Secure Tenancies where this has been specified.

**hate crime:**

any incident, which constitutes a criminal offence, which is perceived by the victim or any other person as being motivated by prejudice or hate. This includes but is not restricted to harming, intimidating, threatening or acting in any manner that causes or is likely to cause nuisance, annoyance, alarm, harassment or distress to any person living in, visiting or otherwise engaging in lawful activity in or in the locality of the property, on the grounds of their colour, race, ethnic origin, nationality, national origin, religion, age, gender, gender identity, sexual orientation, disability, health or any other reason.

**household:**

you and anyone living permanently or temporarily in the property.

**Introductory Tenancy:**

a probationary tenancy that is used for the first year (in certain circumstances we can extend this period) that you are a tenant with us.

**joint tenants:**

this is when the tenancy has been given to more than one person.

**landlord:**

Bristol City Council.

**lodger:**

this is a person that you give a licence to share all or part of the property, they may pay you for this. They are not sub-tenants.

**new tenancy visit:**

we visit new tenants within six weeks of the start of their tenancy.

**permitted number:**

this is the maximum number of people that are allowed to live in the property. When counting the number of people living in the accommodation anyone under ten years of age counts as half (0.5) and any child under one year of age does not count at all.

**planned programmes:**

a programme of bulk repair or preventative maintenance work (e.g. external painting of properties, roof replacements).

**property:**

the accommodation (see above) plus any garden, yard, balcony, outbuilding, fence, wall or driveway let with it, for which you are the tenant or tenants. This does not include any communal area or facility.

**Qualifying Repairs:**

a list of specific repairs that we must complete under the **right to repair** (see below) in a timescale that has been set by the government. The list of repairs included is available on our website at [www.bristol.gov.uk/repairs](http://www.bristol.gov.uk/repairs) or in a leaflet available from any Customer Service Centre.

**rechargeable repairs:**

this is a sub account (see below) charge for the cost of any repairs that we have carried out that were your responsibility.

**recoverable heating:**

this is a sub account (see below) charge that only applies to properties with a communal heating system for the cost of any heating or hot water used over and above the amount covered by the weekly service charge.

**recoverable housing benefit:**

this is a sub account (see below) charge where we are claiming back any housing benefit that has been overpaid to you.

*Continued on next page*

**representative:**

someone who may not be an employee of, but who is acting on behalf of and with the approval of, Bristol City Council.

**Right to repair:**

this is a government standard for the repairs that we must do for you (see **qualifying repairs** above).

**sub account(s):**

any account that is not the main rent or property account. The accounts where court costs, recoverable housing benefit, rechargeable repairs, water charges or supporting people charges are charged to you.

**sublet:**

some tenants can rent out part of the property to another person. This is different to having a **lodger** (see above).

**Secure Tenancy:**

the type of tenancy you get after being an Introductory Tenant A Secure Tenant has more rights than an Introductory Tenant.

**succession:**

In some cases your tenancy can pass to your husband, wife, partner civil partner or other family member when you die.

**successor:**

this is the person who becomes the tenant if the tenancy is passed to them by **succession** (see above).

**tenancy:**

the right you have under the Tenancy Agreement to occupy the property.

**Tenancy Agreement:**

the contract between you and us, the sections of this document entitled **Conditions of Tenancy** and the **Tenancy Agreement**.

**Tenancy Agreement and Conditions:**

this whole document.

**tenancy audit:**

we visit tenants periodically to keep our records up to date.

**tenant or tenants:**

you, the person or people to whom we have granted the tenancy.

**Unsecure Tenancy:**

A tenancy that can be granted under the Housing Act (1996), where there is no security of tenure and the tenancy can be terminated by a Notice to Quit by either the landlord or tenant.

**vacant possession:**

when your tenancy ends there must be nobody living in the property and it must be returned to us empty.

**water charges:**

this is a **sub account** (see above) charge that affects only a small number of properties that have a communal water meter.

**we or us:**

Bristol City Council as the landlord.

**you:**

the tenant or in the case of a joint tenancy, the tenants and each one of them.



## 1. Introduction to your tenancy agreement and conditions

**1.1** This is your Tenancy Agreement. This is an important legal contract between you, as a tenant of Bristol City Council and Bristol City Council as your landlord. It contains the conditions of your tenancy.

**1.2** If there is anything within this document that you do not understand you must ask for advice from either Bristol City Council, a solicitor, a Law Centre, the Citizens Advice Bureau, a Housing Advice Centre or Shelter.

**1.3** This Tenancy Agreement and Conditions defines your obligations and responsibilities as a tenant of Bristol City Council for the following types of tenancy:

- i. Introductory Tenancy (including where furniture and goods have been provided).
- ii. Secure Tenancy (including where furniture and goods have been provided).
- iii. Demoted Tenancy (including where furniture and goods have been provided).
- iv. Family Intervention Tenancy (including where furniture and goods have been provided).
- v. Unsecure Tenancy

**1.4** All conditions contained within this agreement apply to all tenancy types unless otherwise stated.

## 2. Conditions of tenancy

**2.1** The following are the conditions of your tenancy. You must comply with all of these conditions otherwise you will have broken your Tenancy Agreement.

**2.2** You will be responsible for any breach of these tenancy conditions by members of your household, including lodgers and sub-tenants, and your visitors.

### Rent and other charges

**2.3** You must pay your rent, heating (where this is provided) and all other property, service and support charges when they become due throughout the whole period of your tenancy, including any period that you are away from the property (see 2.8 below). All rent, heating, property and service charges are charged and due weekly. If you would like to pay by any frequency other than weekly you must pay in advance. Your rent, heating (where this is provided) and other property, service and support charges are shown on the annual charge notification letter that we send you. The council may calculate the rent due, throughout a twelve-month period over a lesser number of weeks than the total number of weeks in the year, for example, 48 weeks.

**2.4** You must pay the full cost of any work that we carry out for repairs that are your responsibility or that are caused by your failure to comply with this Tenancy Agreement.

**2.5** You must pay or make and keep to an arrangement to re-pay all sub account charges or debts. These are the costs of rechargeable repairs, recoverable heating (this would only apply if you live in a property with a communal heating system), water charges (this would only apply if you live in a property with a

communal water meter), court costs, recoverable housing benefit and supporting people charges.

- 2.6** You must pay or make and keep to an arrangement to re-pay all debts relating to any former tenancy that you have had with us.

## Property and repairs

- 2.7** You must not allow the number of people living in the property to exceed the permitted number (see 7.3).

- 2.8** You must occupy the property as your only or main home and you must only use the property as a place of residence. If you are going to be away from the property for more than one month you must notify us and provide us with contact details for either you or someone that can act on your behalf. You must not sublet the whole of the property but you can ask us for permission to sublet part of the property. (see 4.2)

- 2.9** You must keep the property safe, in good condition, clean and free from rubbish and not allow its' condition to deteriorate.

- 2.10** You must ensure that any item that is damaged through misuse, neglect, carelessness, vandalism or accidental damage is replaced or repaired safely.

- 2.11** You must report to us any repair work that is required. This includes leaks, blocked drains, electrical faults, any defect that could affect the safety within, security of or structure of the property and all other repairs that are our responsibility.

- 2.12** You must ensure that any furniture and goods where these have been provided by us as specified in the furniture and goods inventory are not damaged or destroyed through misuse, neglect, carelessness or vandalism, or permanently removed from the property. You must report to us any fault with or damage to any of the furniture or goods provided. You must pay the cost of any repair or replacement should any such damage or loss occur.

- 2.13** You must allow us or our representatives, agents or contractors access to the property at all reasonable hours to carry out necessary repairs, improvements, planned programmes, gas servicing and any safety checks, to inspect its condition and to complete new tenancy visits and tenancy audits (see 5.5). If we believe there to be a risk of personal injury or a risk of damage to the property or an adjoining property or in order to comply with our statutory duties, you must allow us or our representatives, agents or contractors immediate access to the property at any time. In these circumstances or if we consider there to be an emergency we will force entry into the property if necessary.

- 2.14** You must not make any alteration or improvement to the property (excluding internal decorations), or install, erect or allow to be installed or erected any structure on or within the boundary of the property without obtaining written permission from us first. You must also obtain and comply with any required Building Regulations and Planning Permission.



**2.15** You must not use paraffin, or bottled gas heaters or appliances within the accommodation. You must not store petrol, diesel, oil, paraffin bottled gas or any other dangerous liquid or material, or any appliance or machinery fuelled by any such liquid, within the accommodation.

**2.16** You must not cut down or remove any trees within your garden or hedges that form part of the boundary of the property without obtaining written permission from us first. If you think that a tree may be dangerous you must report this to us.

**2.17** You must not block, obstruct, create or leave any hazard on any landing, corridor, stairwell, lift, refuse chute, access-way, fire escape or any other communal area, or wedge open any fire door or security door if you live in a building with communal facilities.

**2.18** You must not damage, vandalise or misuse any communal facility, this includes but is not restricted to laundries, lifts, community rooms and communal gardens.

**2.19** You must maintain your garden including any hedges and trees and not park any vehicle, caravan or trailer in your garden without having a properly constructed driveway with dropped kerb (see 2.14 above).

**2.20** You must dispose of all of your household waste, rubbish and recycling safely and responsibly. If you live in accommodation where a communal waste disposal chute is provided you must place your rubbish in small bags and place these into the chute or directly into bins where they are provided.

**2.21** You must comply with our Designated Car Park Policy when using any of our designated car park facilities.

## **Nuisance and anti-social behaviour**

**2.22** You must not use, or allow any part of the property to be used for the purposes of business or trade without first obtaining any necessary or required planning permission or statutory consent. The business or trade must not cause or be likely to cause damage to the property or an adjoining property, or nuisance or inconvenience to a neighbour or any other person living in, visiting or going about their lawful activity in the locality.

**2.23** You must not harm, intimidate, threaten or act in any manner that causes or is likely to cause nuisance, annoyance, alarm, harassment or distress to any person living in, visiting or otherwise engaging in lawful activity in or in the locality of, the property. You will be held responsible if anyone else is involved in such behaviour on your behalf or for your benefit.

**2.24** You must not vandalise or cause damage to any property or any other persons' possessions. You will be held responsible if anyone else is involved in such behaviour on your behalf or for your benefit.

**2.25** You must not be involved in any form of hate crime. This includes but is not restricted to harming, intimidating, threatening or acting in any manner that causes or is likely to cause nuisance, annoyance, alarm, harassment or distress to any person living in, visiting or otherwise engaging in lawful activity in or in the locality of the property, on the grounds of their colour, race, ethnic

origin, nationality, national origin, religion, age, gender, gender identity, sexual orientation, disability, health or any other reason. You will be held responsible if anyone else is involved in such behaviour on your behalf or for your benefit.

**2.26** You must not use threatening behaviour, domestic violence or abuse (including but not restricted to physical, psychological, sexual, financial or emotional) towards anyone living in the property or anyone with whom you currently have or have previously had a personal relationship. This includes but is not restricted to spouses, partners, girlfriends, boyfriends and any member of your family. You will be held responsible if anyone else is involved in such behaviour on your behalf or for your benefit.

**2.27** You must not use or allow the property to be used for any illegal purpose.

**2.28** You must not supply from the property or within the locality of the property, or allow to be supplied from the property or within the locality of the property on your behalf or for your benefit, any controlled drug or other substance contrary to the Misuse of Drugs Act 1971 or any other current relevant legislation.

**2.29** You must not threaten, be violent, aggressive or abusive towards any employee of Bristol City Council or our representatives, agents or contractors. You will be held responsible if anyone else is involved in such behaviour on your behalf or for your benefit.

**2.30** You must not keep or breed any animal that is unsuitable for the property. This includes any animal covered by The Dangerous Dogs Act 1991, The Dangerous Wild Animals Act 1976, or any other current relevant legislation.

**2.31** You must not allow any animal owned by you, any member of your household or accompanying any visitor to your property, to cause a nuisance, to behave or be used in a dangerous or intimidating manner, to foul any communal area, footpath or play area within the locality without cleaning it up immediately. All dogs must be kept on a lead in communal areas and any dog encountered, which is not on a lead will be considered a stray and can be confiscated by the council.

## Ending your tenancy

**2.32** You must give us at least four full weeks notice in writing if you want to end your tenancy. Your tenancy will end at 12:00 midday on the last Monday of the full four week period. All rent, heating (where this is provided) and other property, service and support charges will be charged, due and must be paid up to the end of the four week notice period. You must return all the property keys to us on or before 12:00 midday on the day that your tenancy is due to end. If you do not return your keys by this time we reserve the right to charge you for any period until the property keys have been returned to us.

**2.33** You must give us vacant possession of the property and leave the property in good condition, safe, clean and empty of all personal possessions, furniture and appliances that belong to you; remove any vehicle, caravan or trailer from the garden; and remove and properly dispose of any household or domestic rubbish or waste, scrap metal, car or other mechanical parts or other bulky items. If you have a Secure or Introductory Tenancy where furniture or goods have been provided, you must not remove from the property any of the furniture or goods listed on the furniture and goods inventory, if your tenancy ends before the period specified in 7.6 has expired.

### 3. Action we can take

**3.1** If you do not comply with or if you break any of the terms and conditions of this Tenancy Agreement there are various types of action that we can take, including re-possession of your home. The action we take will depend on the nature of your breach of tenancy and may also involve action with other agencies (e.g. the police). Details of the various types of action we can take can be found in the **Your Tenancy Agreement Explained** leaflet.

**3.2** Please remember that as the tenant you will be held responsible for any breach of the terms and conditions of this Tenancy Agreement caused by any member of your household including lodgers, sub-tenants and any visitor to your home.

**3.3** If you are a joint tenant all parties to the tenancy are equally responsible. You cannot share or split your responsibilities. This means that if one joint tenant breaches any of the terms and conditions of this Tenancy Agreement all joint tenants are equally responsible.

## 4. Your rights as a tenant

The following are your legal rights as a tenant. Some of these rights do not apply to Introductory Tenancies, this is stated against each right where appropriate. Most of these rights do not apply if you have an Unsecure Tenancy, or if your tenancy becomes Demoted or Family Intervention Tenancy.

### 4.1 Right to live in the property

The Tenancy Agreement gives you the right to live in the property. We will not interfere with your right to live in the property so long as you comply with the conditions of this Tenancy Agreement, or unless the property is required for re-development or demolition, or we have a court order to recover possession. If the property is required for re-development or demolition you may be entitled to compensation unless you choose to move before the work is programmed.

### 4.2 Right to take in lodgers or to sublet part of the property

You have the right to take in lodgers, you do not need our permission to do this, but you must not breach any specific age restrictions that apply to your home. You also have the right to sublet part (but not all) of the property but you must obtain written permission from us first (see 2.8). Introductory Tenants (including Introductory Tenancies where furniture and goods have been provided) do not have the right to sublet part of the property, but we may grant permission in some circumstances. If you are in receipt of Housing Benefit you must also notify the Housing Benefit Service if you take in a lodger or sublet part of your property.

### 4.3 Right to pass on your tenancy

If you die your tenancy can pass to your husband, wife or civil partner if they were living with you when you died; or to your partner (if you are not married, in a civil partnership or a family member) that was living with you for the 12 months prior to your death. This is called succession but it can only happen once, so if you are a successor tenant i.e. the tenancy was passed to you by a spouse, partner or family member then the tenancy cannot be passed on again. In some circumstances it will be necessary for the successor tenant to move to a different property.

You can also gift your tenancy to someone whilst you are alive. This is called assignment but you can only assign your tenancy to someone who would be eligible to succeed to your tenancy if you had died.

### 4.4 Right to exchange

If you are a secure tenant you have a right to exchange your tenancy (swap homes) with a tenant from any local authority or housing association. You must apply for written permission from us before exchanging your tenancy but we can refuse permission on specific grounds. (This right does not apply to Introductory Tenancies, including Introductory Tenancies where furniture and goods have been provided).

If you have a Secure Tenancy where furniture or goods have been provided and you wish to do an exchange to a property with a different landlord, you must not remove any of the furniture or goods listed on the furniture and goods inventory from the property before the period specified in clause 7.6 has expired.

#### **4.5 Right to be consulted**

You have the right to be consulted and fully informed about any proposals to change your Tenancy Agreement and Conditions, and any other proposal to change the way in which we manage our housing service if this is likely to substantially affect you or your tenancy. This does not include changes to rent or other charges. We do not have to consult you before making changes to rent or other charges but we must give you 28 days notice of those changes.

#### **4.6 Right to buy**

You have the right to buy your home. There are some exclusions to this right including, but not restricted to, properties that are specifically for the use of persons of pensionable age. (This right does not apply to Introductory Tenancies, including Introductory Tenancies where furniture and goods have been provided)

#### **4.7 Right to make improvements**

You have the right to make improvements to your home, but you must obtain written permission from us first. You must also comply with all building regulations and obtain any necessary planning permission. You will be responsible for the ongoing maintenance of any such improvements. Internal decorations are not classed as an improvement, so you do not need our permission to decorate inside your home (see 2.14).

#### **4.8 Right to compensation for own improvements**

If we have given you permission to make improvements to your home, you can claim compensation for some improvements when your tenancy ends, but any compensation will depend on the age and/or the current condition of the improvement.

#### **4.9 Right to repair**

Under the right to repair we must carry out certain qualifying repairs within set time scales. If we do not do this you can tell us to give the job to a different contractor and claim compensation. Before doing this you must first obtain our permission.

#### **4.10 Right to end your tenancy**

You have the right to end your tenancy at any time. To do this you must give us at least four weeks notice in writing and give us vacant possession (see 2.32 and 2.33).

#### **4.11 Right to Information**

From time-to-time the council will send out information about how it manages the homes that it owns.

## 5. Our duties and obligations to you

The following are our duties and obligations to you. We will:

### Repairs

- 5.1** Maintain the following to ensure that they comply with Health and Safety standards:
- i. the interior and exterior structure of the property;
  - ii. the roof, drains, gutters and external pipes;
  - iii. external doors and windows;
  - iv. steps and access ramps;
  - v. floor structure and ceilings;
  - vi. water heaters, boilers, radiators, associated pipe work and fires (where these have been provided by us);
  - vii. installations for the supply of water, gas, electricity and sanitation, including: washbasins, sinks, baths, toilets, toilet cisterns, waste pipes and showers (where they have been provided by us), but excluding: fixtures, fittings and appliances for making use of the supply of water, gas or electricity (unless these are provided by us under clause 7.5).
- 5.2** Periodically paint the exterior woodwork and metalwork of the property, excluding gates, fences and outbuildings.
- 5.3** Maintain the following communal facilities where they have been provided:
- i. rubbish chutes and bins
  - ii. lighting
  - iii. laundries
  - iv. communal TV aerials
  - v. lifts

### Safety checks

- 5.4** Carry out safety checks of gas installations and appliances, and electrical wiring and appliances where they are/have been provided by us, within statutory required timescales where these are applicable.

### Obtaining access

- 5.5** Give you at least 24 hours notice if we require access to the property under clause 2.13, unless we consider there to be a risk of personal injury, damage to the property or an adjoining property, to comply with our statutory requirements or if in our opinion there is an emergency, in which case we may require immediate access and reserve the right to force entry into the property if necessary.

### Official notices

- 5.6** Serve any official notice in relation to your tenancy, this includes Notice of Seeking Possession, Notice of Possession Proceedings, Notice to Quit Notice of Extension (for Introductory Tenancies) and Notice of Variation, correctly by either:
- i. sending it to the tenancy address through the postal service;
  - ii. delivering it to the tenancy address and putting it through the letter box;
  - iii. delivering it to the tenancy address and handing it to the tenant;
  - iv. delivering it to the tenancy address and attaching it to the property;
  - v. any other method that is permitted by law.



## 6. The Tenancy Agreement

**6.1** This Tenancy Agreement creates the formal legal contract between the tenant or tenants and the landlord, Bristol City Council.

**6.2** An Introductory Tenancy, including an Introductory Tenancy where furniture and goods have been provided, will automatically i.e. without the need to sign or be issued with a new Tenancy Agreement, become a Secure Tenancy 12 months from the date the tenancy started, unless:

- i. we have commenced possession proceedings against you, or
- ii. we have served you with a Notice of Extension of your Introductory Tenancy, or
- iii. your tenancy has come to an end for any other reason.

**6.3** A Secure Tenancy where furniture and goods have been provided will automatically (i.e. without the need to sign or be issued with a new Tenancy Agreement) continue to be a Secure Tenancy at the end of the specified furniture rental period.

**6.4** For Secure or Introductory Tenancies where furniture and goods are being provided, the furniture and goods are listed on the furniture and goods inventory that is attached to this agreement. The furniture and goods are provided for an agreed period. After this, Bristol City Council's responsibility towards the furniture and goods will end. If the furniture or goods are in satisfactory condition at the end of this period, they will be left in the property if you wish to continue to use them.

**6.5** By accepting a Family Intervention Tenancy you are agreeing to abide by the conditions set out in this tenancy agreement and in your Behaviour Support Agreement. There is no automatic right to a tenancy on completion of the Family Intervention Tenancy.

**6.6** An Unsecure Tenancy can be given whilst the council makes enquiries about a person's homelessness application. It is a temporary type of tenancy and may lead to an offer of an Introductory Tenancy. It has less rights than either a Secure or Introductory Tenancy.