

## SECURE TENANCY AGREEMENT

[NAME OF COUNCIL]

This tenancy agreement sets out your rights and responsibilities as a tenant of [Name of Council]. It also contains our obligations to you.

As a **Secure Tenant**, you will have the full rights and obligations contained in the Housing Act 1985, although you must continue to behave responsibly and keep the rules in this Agreement. It is your responsibility to ensure that you perform your obligations under this Agreement. If you do not do so, the Council may seek possession of the Property and evict you and all other occupants. We may also seek an injunction or take other legal proceedings to ensure that the provisions of this Agreement are complied with.

### Section 1 – General Information

**THIS TENANCY AGREEMENT** is made between [NAME OF COUNCIL] as the Landlord and the following person(s) as Tenant:-

Name \_\_\_\_\_  
 D.O.B. \_\_\_\_\_ Nat. Ins. No. \_\_\_\_\_

Name \_\_\_\_\_  
 D.O.B. \_\_\_\_\_ Nat. Ins. No. \_\_\_\_\_

The word “you” refers to the Tenant. If this is a joint tenancy, the word “you” refers to all Tenants.

In addition to the Tenant, the following people will normally be resident at this property:-

Name \_\_\_\_\_  
 D.O.B. \_\_\_\_\_ Relationship to you \_\_\_\_\_

Name \_\_\_\_\_  
 D.O.B. \_\_\_\_\_ Relationship to you \_\_\_\_\_

Name \_\_\_\_\_  
 D.O.B. \_\_\_\_\_ Relationship to you \_\_\_\_\_

**Property**                      The Property being let to you is \_\_\_\_\_ [full address of premises being let]

**Start of Tenancy**            The tenancy is weekly and begins on \_\_\_\_\_ [date]. The first week's rent is due on that day.

**Rent and Other Charges Payable Each Week**

Base Rent	£
Additional Charges:	
Gas heating	£
Electricity	£
Water charge	£

Electric storage heating	£
Security charge	£
Furnished accommodation	£
Lifeline	£
Sheltered scheme	£
Miscellaneous charges	£
[other – describe]	
<b>TOTAL PAYABLE</b>	<b>£</b>

The base rent and any additional charges shown above are payable on the first (1<sup>st</sup>) day of each week, which for purposes of this Tenancy Agreement is Monday.

## **Section 2 – Obligations of the Council**

### **1. Security of Tenure**

As long as you are a secure tenant according to the Housing Act 1985, you have security of tenure as stated in that Act. This means the Court will not give possession of the Property back to the Council except on one or more of the grounds set out in the Act.

### **2. Quiet Enjoyment**

As long as you pay the rent and perform all of your obligations under this Agreement, the Council will not interfere with your right to the quiet enjoyment of the Property.

### **3. Repairs**

The Council will carry out those repairs to the Property which are imposed by Section 11 of the Landlord and Tenant Act 1985, which means all of the following:-

- (a) repair the structure and exterior of the Property, which includes external doors, window frames, drains, gutters, external pipes, and the roof;