

## What is a fixed term tenancy?

A fixed term tenancy is a tenancy which is fixed for five years. At the end of that time, we will review your circumstances and make a decision about whether you still need the property. This helps us to make the best use of our limited supply of affordable housing by ensuring it is available for those in the greatest need.

If your situation remains the same at the end of five years, it is likely we will offer you a new fixed term tenancy. However, we may not do so if:

- Your financial circumstances have changed and you are now able to rent in the private sector or buy a property, either outright or through shared ownership
- Your family circumstances have changed and you no longer need the same size property
- We feel you have not conducted your tenancy satisfactorily. For example, if we have received complaints about anti-social behaviour, neglect or damage to the property, or if you have not kept up with your rent payments

## What will happen during the tenancy?

We will meet you several times during your tenancy to talk about your housing needs and make sure you are able to manage your tenancy and pay your rent.

A year before your tenancy is due to end, we will meet you to discuss what is likely to happen in more detail. We will make arrangements to sign a new agreement with you, or can offer you help and advice if you are unlikely to be offered another tenancy.

## How much rent will I pay?

Your rent will be set at 80% of the average market rent for the area you live in, which is in line with government guidance. Any extra money we receive through rents is used to build new properties, which gives us the chance to offer homes to more people in housing need.

Rents are reviewed every year on 1<sup>st</sup> July in line with the consumer price index +1%. We will write to you in May to let you know about any changes.

## Can I swap my home with someone else?

With our agreement, you can swap your tenancy with a resident from another housing association or local authority. This is called “mutual exchange” and means the person you exchange with will step into your shoes and take over responsibility for the rest of your fixed term tenancy.

Please get in touch with our office if you would like more information.

## What if I decide to end the tenancy early?

You can end your fixed term tenancy early by sending us a signed and dated surrender offer. If you have a joint tenancy, the offer must be signed by both tenants.

We will usually accept your surrender if you give us a full calendar months' notice and have conducted your tenancy satisfactorily. However, if you owe us any rent or there are other outstanding issues, we may not accept your surrender until any problems have been resolved or the debt is cleared.

Your Housing Officer will be able to help if you would like more information.

## Any questions?

If you have any questions about your tenancy, please talk to your Housing Officer who will be happy to help.