



(Name)
(Address)
(Address)
(Address)
(Postcode)

Housing Service
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP
www.middevon.gov.uk

Your Ref:
Our Ref: Tenancy Agreement

Contact: Helen Carty
Telephone: 01884 234918
Email: hcarty@middevon.gov.uk
Fax / DX: 01884 234907

Date 25 February 2016

Dear (Name)

Statutory consultation – Section 105 of Housing Act 1985
Change of tenancy agreement terms and conditions
(Property address)

Mid Devon District Council is considering a change to the terms and conditions of the tenancy agreements in use. Under Section 105 of the Housing Act 1985, the Council has a legal obligation to consult its secure tenants (including flexible tenants) on “matters of housing management” which in the opinion of the landlord represent a change in the practice or policy of the authority.

There are several forms in use for the different tenancies the Council offers i.e. Introductory, Secure and Flexible tenancies. The Council wishes to move to one form of tenancy agreement. In order to do this, the single form of tenancy has a different layout to each of the forms it intends to replace.

The Council wishes at the same time to update the terms to take into account best practise and changes to the law. The Table of Substantive Changes enclosed with this letter shows the changes of the terms and conditions compared to the existing tenancy agreements. The table does not show changes to the form or changes to the wording where the effect remains the same as the existing tenancy.

Mid Devon District Council in accordance with Section 105 of the Housing Act 1985 wishes to consult with its tenants on the proposed changes. Tenants can contact the Council with their comments by:-

- Emailing comments to htenancy@middevon.gov.uk;

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

- Contact Helen Carty, Policy Officer on 01884 234918;
- Contacting the Council by Facebook – www.facebook.com/mddc.housing;
- Contacting the Council by Twitter – www.twitter.com/mddchousing;
- Attending one of the drop in sessions below at our Council offices at Phoenix House, Tiverton.

| Drop in sessions | |
|----------------------------------|-----------------------------------|
| Tuesday 1 March 2016 at 10.00am | Tuesday 15 March 2016 at 1.00pm |
| Thursday 3 March 2016 at 4.00pm | Thursday 17 March 2016 at 1.00pm |
| Monday 7 March 2016 at 4.00pm | Monday 21 March 2016 at 4.00pm |
| Wednesday 9 March 2016 at 1.00pm | Wednesday 23 March 2016 at 1.00pm |
| Friday 11 March 2016 at 10.00am | Thursday 24 March 2016 at 10.00am |

Copies of the proposed new tenancy agreement and existing tenancy agreement are available on request by contacting Helen Carty, Policy Officer on Tel 01884 234918. A copy of the proposed tenancy agreement can also be found on the Council's website at www.middevon.gov.uk.

Before making a final decision on this matter we will consider all representations made in response to this consultation exercise. **This consultation will finish on 28 March 2016.**

Please note that depending on the outcome of this consultation the Council will further consult its secure periodic tenants only under section 102 and 103 of the Housing Act 1985 as to changing the terms of their existing tenancy agreement to the new tenancy agreement.

This Notice is published in accordance with Section 105(5) of the Housing Act 1985. A copy of these arrangements is available online at www.middevon.gov.uk and for inspection at Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP between 9.00am and 5.00pm Monday to Thursday and 9.00am to 4.30pm on Friday. If you have any questions about this letter, please contact Helen Carty on 01884 234918 or email at htenancy@middevon.gov.uk.

Yours sincerely



HELEN CARTY
Housing Policy Officer

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