



# Comparison Table between your old and new Tenancy

Section	New Tenancy Agreement Page Number	Old Tenancy Agreement Page Number	Explanation and Effect
<b>General Terms</b>	Pages 5-9	Page 2	<p>This section in the new tenancy defines the type of tenancy you have, the start date of the tenancy, what the rent is and how and when we will change the rent.</p> <p>It goes on to give information on the service charges you may be liable for and provides detail of who is known to be living in your home.</p> <p>The difference between the old tenancy and the new tenancy is this section allows us to provide more detail of the tenancy type and how and when we will charge for rent and services.</p>
<b>You and We Agree</b>	Pages 9-13	Not in this tenancy	<p>This section is not in the old tenancy. The new tenancy provides clear terms regarding if we were to provide energy efficient services (for example solar panels) to your home that, although you would benefit from cheaper energy any Energy Efficiency payments would be made to The Council.</p> <p>This section also sets out that we can undertake maintenance and change aspects of any Energy Efficiency Systems going forward.</p> <p>This section also explains how we review our rents, change the terms of the tenancy.</p> <p>Finally, the section explains how we would serve notices on you and how you, as a tenant, would serve notice on The Council.</p>
<b>Our Obligations- What We Must Do</b>	Pages 13 to 15	Pages 5 and 6	<p>This section covers our responsibilities on giving you possession of your home and your right to occupy the home.</p> <p>It advises you what we are responsible for insuring and the repairs we are responsible for.</p> <p>The final section is regarding how we will store, use, and protect your personal data.</p> <p>This has been updated as the old tenancy lacked specific detail on these matters.</p>

<b>Section</b>	<b>New Tenancy Agreement Page Number</b>	<b>Old Tenancy Agreement Page Number</b>	<b>Explanation and Effect</b>
<b>Your Obligations- What You Must Do</b>	Pages 15 to 26	Pages 6 to 10	<p>The old tenancy did not provide enough clarity on your obligations to the tenancy agreement. This section in the new tenancy advises on what you must do to keep to the terms of your tenancy agreement, including your responsibility to pay your rent, and claim appropriate benefits to pay your rent as required.</p> <p>This section gives clear advice on expected behaviour from tenants and how you are expected to give us access to repair and maintain your home, including access for annual gas and electric checks.</p> <p>There is a section on pets and how we expect you to treat communal areas, if you have them. There are also sections on if you need to leave your home temporarily to allow us to complete major repairs and sections on ending the tenancy and moving out.</p>
<b>Introductory Tenancy- What You Must Do</b>	Pages 27	Page 3	This section gives specific advice on things you must do whilst you are an Introductory Tenant. When/ if you become a Secure Tenant, this section will no longer be applicable to you.
<b>Your Rights as an Introductory Tenant</b>	Page 28	Not in this tenancy	The old tenancy did not set out these rights. The new tenancy sets your rights as an Introductory Tenant to repairs, information about your tenancy and consultation.
<b>How We May End Your Tenancy as an Introductory Tenant</b>	Pages 28 and 29	Not in this tenancy	The old tenancy did not define these terms. The new tenancy specifically sets out how we would end an Introductory Tenancy.
<b>Conversion of an Introductory Tenancy to a secure Tenancy- You and We Agree</b>	Page 29	Not in this tenancy	<p>The old tenancy does not define these terms.</p> <p>The new tenancy defines how and when a tenancy will transfer from an Introductory to Secure Tenancy.</p>
<b>Other Terms Which Apply if the Tenancy Becomes a Secure Tenancy</b>	Pages 29 and 30	Not in this tenancy	<p>The old tenancy does not define these terms that are included in the new tenancy.</p> <p>The new tenancy defines terms to Assignment, Lodgers and Sub Letting, Improvements, alternations, and additions.</p>

<b>Section</b>	<b>New Tenancy Agreement Page Number</b>	<b>Old Tenancy Agreement Page Number</b>	<b>Explanation and Effect</b>
<b>Your Rights: You Agree if Your Tenancy Becomes a Secure Tenancy</b>	Pages 30 to 32	Not in this tenancy	<p>The old tenancy does not define your rights as a Secure Tenant.</p> <p>The new tenancy defines your Secure Tenant rights to Succession, Assignment and Mutual Exchange, Lodgers, Subletting, Improvements, Compensation for Improvements, Information on your Tenancy, Consultation, and the Right to Buy.</p>
<b>How We May End Your Tenancy</b>	Pages 32 and 33	Not in this tenancy	<p>The old tenancy does not define how we would end your secure tenancy.</p> <p>The new tenancy specifically sets out how we would end a secure Tenancy.</p>