

Your Tenancy

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The type of tenancy you have will depend on when you signed your tenancy and the types of tenancy offered at that time. To be sure of which type you have you should refer to your tenancy agreement. The basic types are set out below.

- Prior to 1989 all residents were granted a Secure Tenancy on a fair rent
- From 1989 to 2012 all residents were granted an Assured Tenancy on a social rent
- From 2012 some existing social housing tenants are granted a Assured Tenancy on a social or affordable rent
- From 2012 any resident who is not already an existing social housing tenant is granted a 6 year Fixed Term Tenancy, either on a social or affordable rent, with a starter year
- Rentplus residents are granted a Fixed Term Tenancy on an affordable or affordable intermediate rent, normally for 5 years



Rent Setting

How rents are set for each type of tenancy is set out in the leaflet “Rents”.

Secure Tenancy

This type of tenancy is no longer granted to new applicants. It allows you to stay in your home for life, so long as you don't breach the tenancy. The maximum rent is set by the rent officer rather than by Tamar.

Assured Tenancy

This type of tenancy allows you to stay in your home for life, so long as they don't breach the tenancy.

Fixed Term Tenancy

Fixed Term tenancies are let at either an Affordable Rent or a Social Rent. These tenancies are usually fixed for 6 years (or 5 for Rentplus homes). This type of tenancy allows you to stay for the period of the Fixed term.

A new tenancy may be granted for a further 6 year term (or 5 for Rentplus homes) depending on circumstances. The reasons why a tenancy may be ended at the end of a Fixed Term are set out in the “Fixed Term Tenancy” leaflet.



Starter Tenancy

All new residents who were not an existing social housing tenant will be granted a Starter Tenancy for their first year with Tamar. This limits your rights to assign your tenancy and can be brought to an end should the tenancy agreement be broken, for example because of anti-social behaviour or rent arrears.

Adding or Removing a Name from the Tenancy

If you are a sole tenant and you get married or form a long term relationship, your partner may be able to be added to the tenancy as a joint tenant. To do this you should contact the office.

If you are a joint tenant and your relationship breaks down you should seek advice from the Citizens Advice Bureaux or a solicitor. If you agree who should have the tenancy this can be arranged. Otherwise you may need to go to Court, who can decide which of you should have the tenancy. Tamar can not make this decision for you.

Succession of Tenancy

In some cases when a tenant dies, the tenancy can pass to another family member, although this can only happen once. This is called Succession. The people who may be able to take over the tenancy are:

- Another joint tenant
- The tenant's spouse or long term partner (including same sex partner)
- The son or daughter of the tenant (including adopted children)
- A close member of the tenant's family

(the rights to succession are limited to spouses and long term partners for Rentplus residents)

Except for a joint tenant or spouse, the person taking on the tenancy must have been living at the property for 12 months prior to the death of the tenant. In cases where the property is too large for the remaining family, Tamar may ask them to move to more suitable accommodation.

If the tenant dies the next of kin should contact Tamar to find out whether succession may be possible.

Assignment of Tenancy

In some circumstances it may be possible to pass your tenancy to another person (Rentplus tenants are not able to assign their tenancy). Generally the only people who you can pass the tenancy to are:

- A joint tenant
- Your spouse
- Your long term partner (including same sex partner)
- Your son or daughter (including adopted children)
- A close member of your family

Except for a joint tenant or spouse, the person taking on the tenancy must have been living with the tenant for 12 months prior to the transfer of the tenancy. You may not be able to pass on the tenancy in this way if the property is too large for the remaining family. Contact the office if you think you may want to assign your tenancy.

Tamar Housing

Studio 5-11
Millbay Road
Plymouth
PL1 3LF

Phone 01752 250902
info@tamarhs.org
www.tamarhs.org

