



# TENANCY AGREEMENT

(Social Rent – Starter - Sign Up)

<b>Name of tenant(s) ("you")</b>	
<b>Address ("Property" / "home")</b>	
<b>Postcode</b>	
<b>National Insurance Number(s)</b>	
<b>Tenancy Reference Number</b>	
<b>Tenancy Start date</b>	
<b>Version</b>	STA V1.2016

<b>Type of Property</b>	
<b>Maximum permitted Occupancy</b>	

# FUTURES HOMESCAPE LIMITED

## TENANCY AGREEMENT

### Advice and Assistance

This Tenancy Agreement is a legally binding document. It sets out your rights and responsibilities as a tenant of Futures Homescape Limited (FHL).

If you wish to seek legal advice about this Tenancy Agreement, you should visit a Citizens Advice Bureau or see a solicitor.

### Your Landlord

Your Landlord is **Futures Homescape Limited**.

Any notices to be served on your landlord should be addressed and sent to:

**Executive Director  
Futures Homescape Limited  
Asher House  
Asher Business Park  
Ripley  
Derbyshire  
DE5 3SW**

This notice is given to comply with Section 48(1) Landlord and Tenant Act 1987

Any legal notice, or any other communication arising from this Agreement, shall be validly served on you if posted or delivered to the property. It is the responsibility of you, if absent for any length of time, to make arrangements for the collection or forwarding of mail.

Futures Housing Group is the trading name of Futures Homescape Limited.

The land that is the subject of this Tenancy is held by Futures Homescape Limited, a non-exempt charity, and this Tenancy is one falling within paragraph (a), (b), (c) or (d) of section 117(3) of the Charities Act 2011.

Futures Homescape Limited certify that it has power under its trusts to effect this disposition and that it has complied with the provisions of sections 117-121 of the Charities Act 2011 so far as applicable to this disposition.

## Rent and Service Charges

The weekly Rent is:	£ _____ calculated as follows:
Basic Rent	£ _____
<b>Service Charges:</b>	
General Amenity Charge*	£ _____
Communal Area Maintenance	£ _____
Parking and unadopted roadway maintenance	£ _____
Community Energy Charge	£ _____
Private Energy Charge	£ _____
Service Management Charge	£ _____
Communal Laundry Charge	£ _____
Community Room Charge	£ _____
Communal Aerial Charge	£ _____
External Management Charge	£ _____
Hardwired Community Alarm & monitoring	£ _____
Water	£ _____
Furniture	£ _____
Sewage	£ _____
Others:	
Communal Area cleaning	£ _____
Equipment Renewal Charge	£ _____
Septic	£ _____

\* General Amenity Charge could include items but not exclusively, grounds maintenance, play area maintenance, the Street Warden service, unadopted footways and drying areas. You are responsible for Water, Sewage, Council Tax and energy costs unless these are itemised above

**Date the tenancy starts:** if your tenancy starts on a day other than the Monday the first period of this tenancy will be from today's date to midnight on the following Sunday. Second and subsequent periods of this tenancy are from week to week commencing on the Monday immediately after the end of the first period. The Rent is payable in advance and the first payment shall represent the first period and the week following.

**First Increase Provision:** Following the commencement of this tenancy we will increase your Rent on the first Monday in April by no more than the change in the Consumer Price Index (CPI) (all items) for the year to the previous September plus 1%. We will give you at least one calendar month's notice in writing of the increase. We can reduce the Rent at any time.

**Former Tenant Debt:** This paragraph is only applicable if you had a previous tenancy with us and if there were rent arrears, charges and/or other monies owing when that tenancy ended.

If we have allowed you to move from a property we own or manage where you have a debt outstanding from a former tenancy, you must pay us the debt in accordance with the agreement already reached between us. The amount and period of instalments may be varied from time to time by agreement between you and us. The payment of this debt will discharge your liability for rent arrears, charges and/or any other monies owed by you at your previous home.

<b>Persons occupying the home</b>				
<b>Surname</b>	<b>First names</b>	<b>Date of birth</b>	<b>Relationship to tenant</b>	<b>NI Number</b>
<p>This is a list of non-standard items I agree to take responsibility for:  <i>Any non-standard items identified in previous tenancy agreements or items left by a previous tenant.</i></p> <p>a) _____</p> <p>b) _____</p> <p>c) _____</p>				

I accept and agree to keep to the terms and conditions set out in the Tenancy Terms version STA V1.2016. If I am an existing tenant of FHL by signing this Agreement I am varying the terms of my existing tenancy agreement to these terms and in all other respects my existing tenancy continues.

I understand I may lose my home if I do not keep to the terms of this Agreement or breach certain grounds set out in Schedule 2 of the Housing Act 1988. A summary of the principal grounds is set out in clause 10.2 of this Agreement.

I confirm that the information given in my application for housing was and still is true. I know that I may be liable to prosecution if I have knowingly or recklessly given information which is false or have withheld information which FHL needs to ensure proper allocation of their homes.

I acknowledge that the information provided may be used by FHL in accordance with the Data Protection Act 1988 as outlined in 11.4 in the Terms and Conditions of this Agreement.

<b>Signed (tenant 1)</b>		Date
<b>Signed (tenant 2)</b>		Date
<b>Signed Authorised Officer</b>		Date