

Introduction

There are three main types of council tenancies:

- introductory tenancies
- secure tenancies, and
- non secure tenancies

Introductory tenancies are probationary tenancies that last for twelve months. We will automatically change an introductory tenancy to a secure tenancy after the probationary period, as long as the tenant has not seriously broken their tenancy conditions. If the introductory tenant doesn't keep to their tenancy conditions during the probationary period, we can evict them from their home far more quickly than we can evict secure tenants.

We are using introductory tenancies as part of our efforts to reduce neighbour nuisance and anti-social behaviour on our estates. All existing secure tenants will continue to have secure tenancies and their rights will not be affected.

This booklet explains more about introductory tenancies and how we will manage them. If you need any more advice or information please contact your Area Housing Office.

Peter Gee FCIH, Chief Executive

What are introductory tenancies?

An introductory tenancy is a probationary tenancy, or trial period, that initially lasts for twelve months. They make it easier for us to evict tenants who are causing problems. If the introductory tenant behaves in a satisfactory way, we will automatically make the tenancy secure at the end of the trial period. For information on secure tenancies see our booklet 'Your rights as a secure tenant' available at all our offices or ask our staff for advice.

We will give all new tenants introductory tenancies, except tenants transferring into our properties from a council or housing association property who are moving from a secure or assured tenancy.

Introductory tenancies do not apply to existing secure tenants.

Why do we need introductory tenancies?

Introductory tenancies help us to tackle problems of neighbour nuisance and anti-social behaviour on our estates. These problems can have a real impact on the quality of people's lives. In some cases people become so distressed that they leave their homes. Our tenants frequently tell us that they want us to do more to tackle