

A GUIDE

to
Your Tenancy Agreement



This Document has been Read and Approved by
Residents

We use the term 'resident' to describe anyone living in one of our homes or receiving one of our services. This includes tenants, leaseholders, shared owners and those people living in supported or sheltered accommodation.

Your Tenancy Agreement

At Cosmopolitan we grant three types of tenancies: a Secure Tenancy, an Assured Tenancy and an Assured Shorthold/Starter Tenancy.

Your Tenancy Agreement covers the legal terms and condition of your tenancy in detail.

Secure Tenancies - Tenancies starting before 15 January 1989 are known as Secure Tenancies. Cosmopolitan residents with this type of tenancy who transfer to another Cosmopolitan home remain secure tenants.

This also applies to tenants of the association who mutually exchanged with another secure tenant. Secure tenants have certain rights under the Housing Act (1985).

One of the most important rights is that you cannot be evicted from your home without a court order, and that before this happens, we must have served an appropriate Notice of Intent to Seek Possession and give the reasons for serving it. This right and others are detailed in your Tenancy Agreement.

Assured Tenancies - Tenancies starting after 15 January 1989 (and up until 2006) are Assured Tenancies. These tenancies were established by the Housing Act (1988) and are now the major form of tenancy.

Assured tenants have similar rights and security of tenure to Secure tenants.

However, there are some differences in the grounds on which we can take legal action to repossess your home.

These are listed in your Tenancy Agreement. Again, you cannot be evicted from your home without a court order.

Assured Shorthold/Starter Tenancy - These tenancies were established by the Housing Act (1988) and are now used for all new Cosmopolitan tenancies with effect from 2006.

An Assured Shorthold Tenancy/Starter Tenancy will last for a period of 12 months, if there have been no problems with the way you have conducted your tenancy during this period then it will automatically become an Assured Tenancy.

In your Tenancy Agreement it will list your rights. One of those rights will be that you cannot be evicted from your home without a Court Order.





If you wish to have this document translated into your chosen language, please tick the relevant box below and return to Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY.

This document is available in large print, Braille and audio tape on request.

إذا لڤدك الرغبه فى الحصول على هذه الوثيقة مترجمة الى اللغة التى تختارها، أرجو ان تضع علامة على الصندوق وترجعه الى هيئة إسكان كوسمبوليتان.

Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY.

(Arabic)

如果您想把这份文件翻译成中文，请在空格内划✓，然后把传单寄回：Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY

(Chinese – Simplified)

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(Chinese – Traditional)

ئەگەر حەز دەکەیت ئەم دۆکیومێنتەت بۆ سەر زماڤى خۆت بۆ وەرئێگرتن بە ئێمە ئىشەنەى ✓ لە وەرگرتن بە دەو بێگەرتنەو (بۆ کۆمەڵەى کوسمۆپۆلیتان بۆ خانووبەره) بۆ ئەم ناوینشانە:

Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY

(Kurdish)

Jeśli chcieliby Państwo otrzymać tłumaczenie tego dokumentu w wybranym języku, prosimy odhaczyć okienko i odesłać do: Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY.

(Polish)

Haddii aad jeclaan laheyd in documentigan luqad aad dooratay lagu soo turjumo, fadlan sax sanduuqa oo u soo celi hey'adda guriyeynta ah ee Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY.

(Somali)

Bu belgenin seçtiğiniz dile tercüme edilmesini arzu ediyorsanız, lütfen kutuyu işaretleyin ve Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY adresine geri gönderin.

(Turkish)

Please be aware that Cosmopolitan Housing Association may record any incoming or outgoing telephone calls as part of our commitment to providing excellent customer service.



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Cosmopolitan Housing Association is a Charitable Industrial and Provident Society.

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