

Changes suggested through consultation highlighted in *Italics*

If you live in sheltered housing:

Sheltered accommodation provides a supported environment primarily for older people, which includes some communal space for social activities. To meet the criteria for this type of accommodation, you must be 60 or over or have physical disability or long term health condition. All schemes are linked to an emergency alarm system and have access to an emergency alarm response service. There are additional service charges for living in sheltered housing. You may be eligible to receive help with some or all of this payment. Due to the nature of this accommodation additional responsibilities apply to tenants in Sheltered Housing.

Safety:

You must allow housing staff to enter your flat to make regular safety checks to the emergency alarm call equipment in your flat.

Smoking is not permitted in any of the communal areas of the scheme (hallways, dining room etc).

You must not keep mobility scooters or other mobility equipment (wheelchairs, walking frames etc) in communal hallways. Designated storage areas are available and may be used to store mobility scooters subject to available space. *You must not use mobility scooters inside the scheme. You must transfer to other mobility aids once inside the scheme.*

You must not encourage wild (feral) pigeons, rats, mice or grey squirrels into your home or garden/balcony areas. You must keep balcony/garden areas tidy, and not allow a build up of bird droppings.

Pets:

You may not keep a pet in your home unless you have written permission from a housing officer. Dogs must be kept on a lead at all times in communal hallways, and are not allowed in any other communal areas. Pets must not be allowed to roam free in communal areas.

Permission for pets may include reasonable conditions, and permission may be withdrawn if they cause a nuisance to other tenants living in the scheme.

You do not need permission to keep an assistance dog, and these may accompany you into communal parts of the scheme.

You must not allow pets to foul in communal garden areas of the scheme, or on footpaths outside the scheme. All waste must be disposed of responsibly.

Lodgers:

You must not overcrowd your home, and must not take in a lodger unless you have written permission from a housing officer. Any person who you have living with you as a lodger must not cause any disruption to other tenants, and permission may be withdrawn at any time if a lodger causes disruption or nuisance to other tenants.

You should note that if you take in lodgers and they pay you, this might affect your claim if you are in receipt of Housing Benefit. You must tell the Housing Benefits section of the Council about any changes in your circumstances.

We may seek possession of your tenancy if you take in an unauthorised lodger.

Succession:

When you die, your tenancy will pass to your spouse or civil partner(this includes couples of the same sex) if he or she lived in the property as their only or main home when you died. If you are not married or in a civil partnership your tenancy will not pass onto a partner or another relative, regardless of whether they are living with you on the date of your death.

Use of communal areas:

The communal areas are provided for the enjoyment of all tenants. Tenants are free to use the communal areas to arrange social activities, but these must be open to the attendance of other tenants, and may not be booked for private functions.

Communal areas must be kept tidy after use by tenants, for example clearing up after food preparation or after parties and other social gatherings. Persistent failure to do so may be regarded as a breach of your tenancy agreement

You must behave in a respectful manner towards council staff and other tenants. For example you must not swear or use other offensive language, behave aggressively, or attempt to exclude other tenants from social activities in communal areas.