

Tenancy Agreements and Types of Tenancies

Applicants who accept an offer of social rented housing will be asked to sign a Tenancy Agreement. A Tenancy Agreement is a contract between the applicant (the tenant) and their landlord (e.g. Enfield Council or a Registered Social Landlord). It sets out the rights and responsibilities between the tenant and the landlord, for example, the tenant will agree to pay the rent on time and the landlord agrees to keep the home in good repair.

Tenancy Agreements will vary depending on whether the landlord is Enfield Council or a Registered Social Landlord.

Homes owned by Enfield Council	Homes owned by Housing Associations
Starter tenancy Applicants who have never held a social rented housing tenancy before are given an introductory tenancy that lasts for 12 months. Introductory tenancies are easily brought to an end if the tenant breaks the conditions of the tenancy at any time during the 12-month period. Legislation requires the courts to give possession of the home back to the Council if proof is provided that the tenant broke the conditions of an introductory tenancy. Existing tenants of Enfield Council or a Registered Social Landlord who have transferred to another home owned by Enfield Council are not given this type of tenancy	Introductory tenancy Applicants who have never held a social rented housing tenancy before are given an introductory tenancy that lasts 12 months. Introductory Tenancies are easily brought to an end if the tenant breaks the conditions of the tenancy at any time during the 12-month period. Legislation requires the courts to give possession of the home back to the Council if proof is provided that the tenant broke the conditions of an introductory tenancy. Existing tenants of Enfield Council or a Registered Social Landlord who have transferred to another home owned by a Registered Social Landlord are not given this type of tenancy.
Secure Tenancy This type of tenancy is given to a tenant by the Council after an Introductory Tenancy has ended and provided the tenant has kept to the tenancy conditions during its 12 month term. The rights and obligations of a secure tenancy are all set out in an Act of Parliament (the Housing Act 1985). If the Council wants to repossess a secure tenancy, the courts have discretion about whether they give the home back to the Council.	Assured Tenancy This type of tenancy is given to a tenant by an RSL after an Introductory Tenancy has ended provided the tenant has kept to the tenancy conditions during its 12 month term. Some of the rights and obligations for Assured Tenancies are set out in an Act of Parliament (The Housing Act 1988) but most of the terms and conditions in an RSL assured tenancy follow guidance of the regulator of RSLs, the Tenancy Services Authority. For some