



Secure

SECURE TENANTS

INTRODUCTORY TENANTS

(i) There are two types of council tenancy:

an *introductory* tenancy

a **secure** tenancy

(ii) You are starting your tenancy as an **introductory tenant**. As an introductory tenant you have **fewer legal rights** than a secure tenant.

(iii) Your introductory tenancy is a **trial period**. You must show us that you are responsible enough to keep your council home. You must:

- not behave anti-socially, cause a nuisance or harass other people; and
- pay your rent on time and not allow your account to fall into arrears; and
- look after your home.

(iv) If you break any of the rules in this agreement we can evict you. As an introductory tenant you can be evicted much more quickly and more easily than a secure tenant. But if you show us that you can act responsibly, you will **automatically** become a secure tenant after twelve months.

(v) When you become a council tenant at the full local authority level, you keep your home for life. However, the council has the right to ask you to leave if you are in breach of the tenancy agreement. This is why the Council wants to take it back (called a Section 8 notice). The court has to agree with the council's request. There are a number of reasons why you could be for one of two reasons:

1.1 This agreement is made between:

THE LANDLORD

The landlord is the Royal Borough of Kensington and Chelsea.

THE TENANT(S)

The persons listed in the box below are the tenants and where a joint tenancy exists they are both jointly and severally liable for all the terms of the tenancy.

Title	Surname	First Name	D.O.B.	NI Number
Miss	O'Conner	Emma		
Mr	Towner	Luke		

1.2 The landlord grants and the tenant accepts, the tenancy of the property listed below starting on the tenancy commencement date specified including and subject to the following terms and conditions. The landlord's agents as stated below currently manage the property.

1.3 **The landlord's main address**

Town Hall
Hornton Street
London
W8 7NX

This is the landlord's address for the serving of notices, including notices in court proceedings.

1.4 **The landlord's agents**

The Royal Borough of Kensington & Chelsea Tenant Management Organisation (TMO)

1.5 **The agent's address**

The Network Hub
292a Kensal Road
London W10 5BE

1.6 **False information**

It is a term of this tenancy agreement that the tenant (or anyone acting for the tenant) must not have knowingly made a false statement to the landlord or the landlord's agent in order to obtain the tenancy.

1.7 **Amendments to legislation**

Any reference in this tenancy agreement to an Act of Parliament refers to that Act as it applies at the date of this agreement and any later amendment or re-enactment of it.

1.8

The provision of the Contracts (Rights of Third Parties) Act 1999 will not apply to this tenancy agreement, which means that not one of the terms of this tenancy agreement can be enforced other than by either the tenant or the landlord.

1.9

This is the property let to the tenants(s) and the term "the property" when used throughout this agreement shall be construed accordingly.

Property address	Floor	No. of rooms
FLAT 171 GRENfell Tower	17 th	1
LANCASTER WEST ESTATE	FLOOR	
LONDON W11 1TQ		

Date gas/electricity safety certificate provided	Value of decoration vouchers	Proof of ID and passport photo of tenant(s)

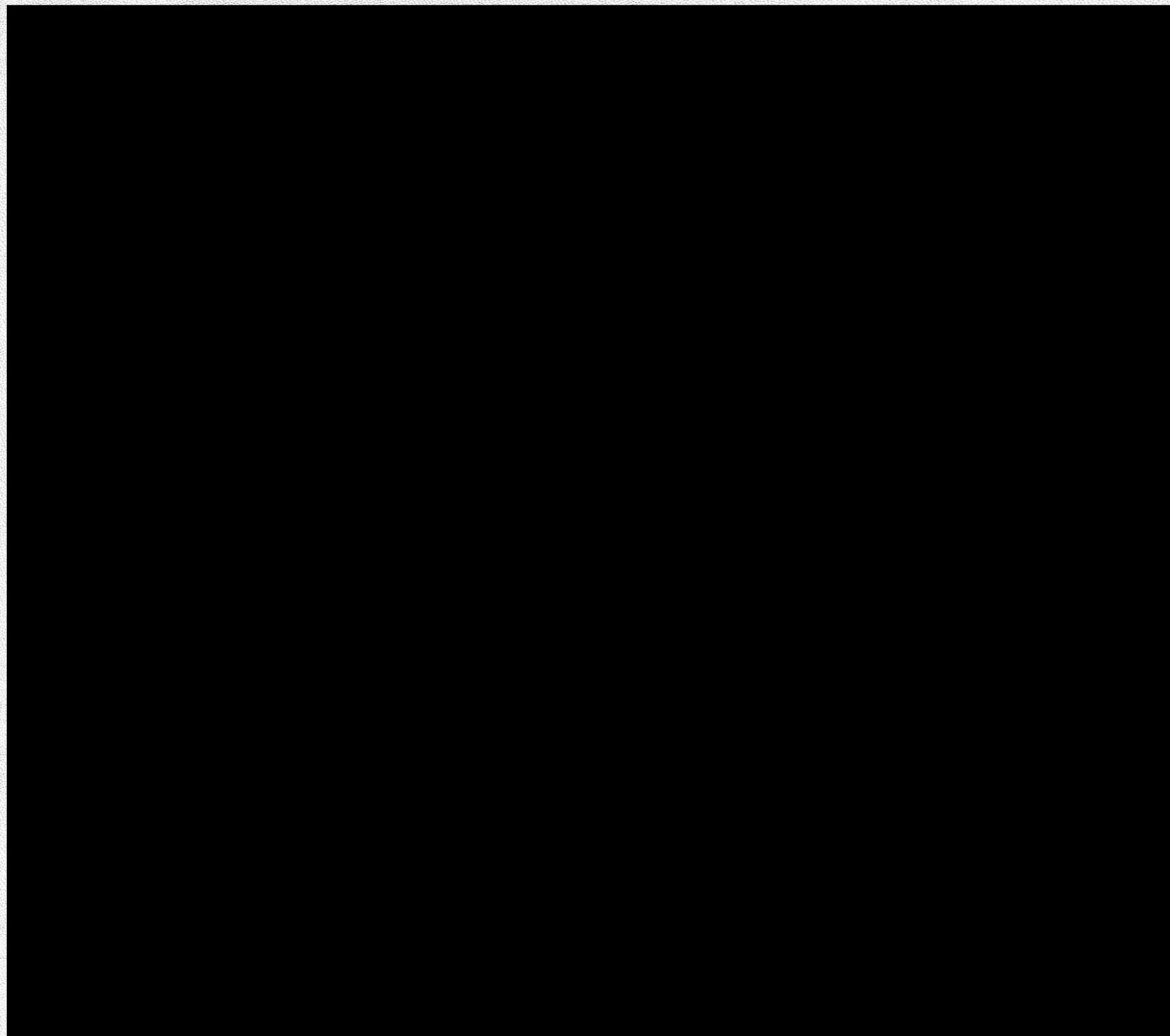
1.10

[illegible]

The maximum number of people who can occupy the property is [_____].

1.11

How would you best describe your race or ethnic group? If there is more than one person on the tenancy please tick the relevant box for each person.



1.12

The Disability Discrimination Act 1995 defines disability as "a physical or mental impairment which has a substantial and long term adverse effect on a person's ability to carry out normal day to day activities"

Do you consider yourself to have a disability? If there is more than one person on the Tenancy agreement, then please tick the relevant box in the sections below for each person.

	YOU	PARTNER/JOINT TENANT	OTHER/JOINT TENANT
Yes	✓		
No		✓	

Mobility (difficulty in getting around) ☐

Wheelchair user ☐

Hearing impairment ☐

Learning issues ☐

Mental Health ☐

Sight impairment ☐

Other (please state) ☒

If you have ticked any of the boxes above, please give more details below. This will enable the TMO to decide if you need additional help to manage your tenancy.

The rent and service charges

The tenancy is for an initial term of one week and continuing weekly thereafter until determined. The weekly rent and service charge is payable in advance every Monday.

Charges	Amount
Rent	£91.35
Water and sewerage	£ 5.96
Heating Charges/Hot Water	£ 11.54
Service Charge	£ 14.54
Community Alarm Service Charge	
Support Charge	
Other	
Total weekly payment	£123.39


Tenancy commencement date

This tenancy is a weekly periodic tenancy commencing on: Monday 23rd July 2012

Keys

Key to	Number of keys	Issued by
Front door		
Rear door		
Communal door		
Sheds		
Windows		
Parking area		
Other locks		

SIGNATURES

Signed tenant (1)	E. L O'Connor	Date 17/7/12
Print name	Emma L O'Connor	
Signed tenant (2)	L Towne	Date 17-7-12
Print name	Luke Towne	
Signed landlord or agent		Date
Print name	Cliffrunilago Cusumini	17/07/12