

Fixed Term Assured Shorthold Tenancy Agreement
(Shared House)

Name and address of Landlord	Supported Living Services (Kent) Ltd. 25 South Eastern Road, Ramsgate, Kent. CT11 9TR
Name of Tenant(s) (also referred to as 'the Tenant' or 'you')
The property (also referred to as 'the premises')
Date occupation commenced
Description of the premises
The Term	6 months beginning on.....
The rent	£ per week payable in advance.
1.0	This agreement is intended to create an Assured Shorthold Tenancy as defined in the Housing Act 1988, as amended by the Housing Act 1996, and the provisions for the recovery of possession by the Landlord in that Act apply accordingly. The Tenant understands that the Landlord will be entitled to recover possession of the Premises at the end of the Term.
2.0	<u>The Landlord's obligations.</u>
2.1	The Landlord agrees to give you possession of the premises at the start of the tenancy.
2.2	The Landlord will not interrupt or interfere with your right to peacefully occupy the premises except where: (i) The Landlord requires access to inspect the condition of the premises or to carry out repairs of other work to the premises, communal areas or adjoining property or (ii) A court has ended the tenancy or (iii) There is evidence that you have abandoned the premises and the tenancy.
2.3	The Landlord will keep in good repair, the structure and exterior of the property including <ul style="list-style-type: none">● drains, gutters and external pipes● the roof● outside walls, doors, window sills, window catches, sash cords and window frames including painting and decoration● internal walls, floors, ceilings, doors and door frames, door hinges and skirting boards● chimneys, chimney stacks and flues● pathways, steps and other means of access● plasterwork● integral garages and stores

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- boundary walls and fences

- 2.4** The Landlord will keep in good repair and working order any installations provided for space heating, water heating and sanitation and for the supply of water, gas and electricity including:
- basins, sinks, baths, toilets, flushing systems, waste pipes
 - electric wiring (including sockets and switches), gas, water pipes
 - water heaters, fireplaces, fitted fires, central heating.
- 2.5** The Landlord will keep in good repair all internal and external fixtures and fittings, furniture, cooking and washing appliances provided by the Landlord.
- 2.6** The Landlord will keep the interior of the premises and common parts in a good state of decoration.
- 2.7** The Landlord will keep the exterior of the premises and common parts in a good state of decoration.
- 2.8** The Landlord is not required to:
- carry out repairs or maintenance because you or anyone who has your permission to be on the premises has caused damage to, neglected the premises or broken the terms of this agreement; or
 - reinstate the premises in the instance of damage or destruction whereby the Insurers refuse to pay out due to anything you should have done or have failed to do; or
 - rebuild or reinstate the premises in the instance of damage or destruction by a risk not covered by the Landlord's insurance policy; or
 - repair anything that is your property or which you are entitled to take away from the premises.
- 2.9** The Landlord will replace any furniture provided in accordance with the normal life-expectancy projections or in the event of destruction or damage by some event for which we were responsible.
- 2.10**
- (i) The Landlord will insure the premises for the full reinstatement value.
 - (ii) If the Landlord makes an insurance claim this does not mean that there is any obligation to reinstate or rebuild the property.
 - (iii) The Landlord will insure furniture, fixtures and fittings owned by the Landlord.
- 2.11** You are responsible for insuring your own personal property.
- 3.0** **The Tenant's obligations.**
- 3.1** You agree to take possession of the premises at the start of the tenancy and not to share possession with anyone or sub-let the whole or any part of it.
- 3.2** You agree to pay the rent in accordance with this agreement and on time during the Term.
- 3.3** You agree to pay an additional charge of £ per week for water, gas and electric charges.
- 3.4**
- (i) You agree to be responsible at all times for the conduct of your visitors and not to leave visitors unaccompanied in the premises and
 - (ii) You agree to have no overnight visitors without the consent of the Landlord and
 - (iii) You agree not to allow into the premises anyone who the Landlord has said is to be excluded from it and
 - (iv) You agree not to invite children into, or permit children to enter, the premises without the consent of the Landlord and
 - (v) You agree not to leave invited children unaccompanied in the flat or the Premises, nor to allow children to stay overnight in the flat or the premises.
- 3.5** You agree not to do anything which causes, or is likely to cause, a nuisance, or to allow members of your household or visitors to do anything which causes, or is likely to cause, nuisance or annoyance to any other Tenant or to any persons in the neighbourhood.

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- 3.6** You agree not to commit, or allow members of your household or visitors to commit, any harassment or threat of harassment on the grounds of race, colour, religion, sex, sexuality or disability that may interfere with the peace and comfort of, or cause offence to any other Tenant or to any persons in the neighbourhood, or to any member of staff or contractor employed by Supported Living Services.
- 3.7**
- (i) You agree not to play, or to allow members of your household or visitors to play, any radio, television, hi-fi equipment or a musical instrument so loudly that it causes a nuisance or annoyance, or would be likely to cause a nuisance or annoyance to any other Tenant or other persons in the neighbourhood or can be heard outside the room between the hours of 10.00 pm and 8.00 am and
 - (ii) You agree not to use electrical, mechanical, do-it-yourself or other equipment so that it causes nuisance or annoyance, or is likely to cause nuisance or annoyance to any other Tenant or other persons in the neighbourhood.
- 3.8**
- (i) You agree not to commit, or allow members of your household or visitors to commit any act which results in serious disruption or physical harm to any other Tenant or to any persons in the neighbourhood, or to any member of staff or contractor employed by Supported Living Services and
 - (ii) You agree not to assault, threaten, harass or obstruct Supported Living Services' staff, or Supported Living Services' contractors or agents while they are carrying out their job.
- 3.9** You agree not to bring any pets or other animals into the premises without the written consent of the Landlord which can be revoked on seven days notice if any such pet or other animal interferes with the peace and comfort of anyone in the vicinity, or is being mistreated.
- 3.10** You agree not to remove or make any alterations or adaptations to the premises or any fixtures, fittings, furniture or equipment provided by or belonging to the Landlord.
- 3.11** You agree not to cause, nor to allow members of your household or visitors to cause, damage to the premises or to the Landlord's fixtures, fittings or furniture. You agree to pay the Landlord additional rent to cover the cost of repairing or replacing anything damaged, removed or altered in breach of this clause or the preceding one.
- 3.12** You agree to keep the premises reasonably clean and tidy and to assist in keeping the communal area clean and tidy.
- 3.13** You agree to report to the Landlord promptly any disrepair or defect for which the Landlord is responsible in the premises or common parts or in any installation, furniture, fixture or fittings for which the Landlord is responsible.
- 3.14**
- (i) You agree to allow reasonable access to Supported Living Services' staff, agents, or contractors acting on behalf of Supported Living Services for the purpose of inspection, servicing and maintenance of the premises or adjoining property, and
 - (ii) to allow access at all times to Supported Living Services' staff or agents to the communal facilities, and
 - (iii) to allow access to Supported Living Services' staff in order to provide the care or support services detailed in this agreement.
 - (iv) The Landlord will normally give at least 24 hours' notice when access to the premises is required, but in an emergency (for example, if water is overflowing), we may break into the property to carry out urgent repairs. If we do this we will repair any damage we caused to the locks, doors, windows or frames when we were breaking in. But if the original fault is your responsibility, or has been caused by your neglect, you must pay us additional rent to cover the expenses we incur gaining access to the room and for the cost of the repair.
- 3.15** You agree to comply with the rules for fire safety and for other health and safety matters in the premises, which are displayed in the premises and detailed in the Service User's Handbook and not to engage in any conduct or activity which is likely to endanger the health and safety of any other Tenant of Supported Living Services, visitors, staff or any other persons in the locality.
- 3.16** You agree to inform Supported Living Services' staff in advance if you intend to be away from the premises for more than 2 days.

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3.17 You agree not to abandon the premises and tenancy. If you fail to occupy the premises as your only or principal home for a period of more than 7 days and we have evidence that the flat has been abandoned, then we may take possession of the premises. In these circumstances, we may end the tenancy by service of a Notice Requiring Possession on the premises or at your last known address.

4.0 **Additional House Rules:**

- (i) You agree not to enter another Tenant's room unaccompanied and without the permission of that Tenant.
- (ii) You agree not to visit other homes belonging to Supported Living Services unless invited and with the consent of the Tenants living there.
- (iii) Any aggressive behaviour, stealing or criminal damage will be reported to the police, Social Services and all other relevant parties and could result in the termination of your tenancy.
- (iv) You agree to do your share of the general cleaning and upkeep of the garden.
- (v) You agree to be a law abiding member of the community.
- (vi) You agree to participate in house meetings if you wish and whenever possible.

5.0 **Tenant's rights.**

5.1 You have the right to be consulted before we make any changes in housing management, maintenance, care and support practice or policy that are likely to substantially affect you.

5.2 You have the right to receive information from Supported Living Services about the terms of this tenancy and about Supported Living Services' repairing obligations and its policies and procedures on resident consultation, housing allocation and transfers.

5.3 We operate a complaints procedure by which you can complain about any aspect of Supported Living Services' services. Full details of Supported Living Services' complaints procedure are set out in the Service User's Handbook.

6.0 **Ending this agreement.**

6.1 You cannot end this agreement before the end of the Term.

6.2 If you stay on after the end of the fixed term a new tenancy will arise that will run from month to month. This is called a 'Periodic Tenancy'. This tenancy can be ended if you give at least one months notice in writing.

6.3 You must give Supported Living Services vacant possession and return all keys of the premises to Supported Living Services on or before the day the notice expires. You must clear all rubbish and leave the premises, furniture, fixtures and fittings in reasonable condition. We accept no responsibility for any belongings you leave behind and may dispose of them if you do not make arrangements to collect them within 7 days of leaving the premises.

6.4 The Landlord can end an Assured Shorthold tenancy by obtaining a court order for possession of the premises before or after the end of the fixed term shown at the start of this agreement under one or more of the grounds listed in Schedule 2 of the Housing Act 1988 as amended by the Housing Act 1996.

6.5 Supported Living Services agree that they will not normally give less than four weeks notice of their intention to seek possession on the grounds listed in Schedule 2 of the Housing Act 1988 as amended by the Housing Act 1996.

6.6 Towards the end or upon expiration of the fixed term shown at the start of this agreement the Landlord can serve two months notice under Section 21 of the Housing Act 1988 requiring possession of the premises. The Landlord would only do this for a good reason, for example because suitable alternative accommodation has been refused and/or you no longer require the care and support services offered by the project. We will not terminate the tenancy in this manner without a formal review prior to the service of the notice.

SIGNATURE OF THE PARTIES

Signed by the (Signature)

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Tenant

.....(Name).....(Date)

**Signed on behalf
of Supported
Living Services
(Kent) Ltd**

..... (Signature)

.....(Name)..... (Date)