

New N°	Proposed Clause in new agreement	Old N°	Clause in existing agreement	Reason for Change
	Tenancy Details		Signatures	Now includes a clear breakdown of charges, emergency and next of kin information with an authority to discuss your tenancy.
1	About your secure tenancy agreement		N/A	This is a new section setting out what the tenancy is, what the agreement means for the tenant, what the tenant's liability is.
2	Paying your rent 2.1 rent and service increases	3.4	Payment of rent	Includes new information about service charges. New paragraph about what happens if a tenancy changes from fixed term to periodic.
3	Services, housing-related support charges and other charges 3.1 Service charges 3.2 Changes to community facility charges 3.3 Changes to services and/or housing relates support services		N/A	This is a new section giving information around service charges

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4	<p>Ending Your Tenancy</p> <p>4.1 Giving up your tenancy</p> <p>4.2 The Council ending your tenancy</p> <p>4.3 Modes of termination</p>	5	<p>Ending Your Tenancy</p> <p>4.1 Moving out</p>	<p>Adds information on how the tenant is expected to give notice and what they need to do before moving out.</p> <p>New section</p> <p>New section explaining how the council can end the tenancy</p>
5	<p>Changes to the tenancy</p> <p>5.1 Succession – as per succession policy</p> <p>5.2 Assigning your home / mutual exchange</p> <p>5.3 Joint tenancies</p>	2	<p>Your rights</p>	<p>The wording has been updated in these sections</p>

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6	<p>Our obligations</p> <p>6.1 Your right to occupy</p> <p>6.2 Repair of structure and interior</p> <p>6.3 Repair of installations</p> <p>6.4 Repair of common parts</p> <p>6.5 External decorations</p> <p>6.6 Housing management</p>	1	<p>Our obligations and duties to you</p> <p>1.2 Repairs</p> <p>1.3 Decorations</p>	<p>New section and includes information about when we require access to the property</p> <p>6.2 to 6.4 are new sections setting out what our repairs obligations are</p> <p>Makes clear gardens and balconies are the responsibility of the tenant. States we will publish timescales for periodic decoration.</p> <p>New section stating we will provide information about our housing services, standards, management policies and performance.</p>

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7	Your obligations 7.1 Possession 7.2 Payments 7.3 Outgoings 7.4 Use of property 7.5 Anti-social behaviour 7.6 Racial and other harassment 7.7 Respecting council employees and representatives 7.8 Domestic abuse 7.9 Noise 7.10 Running a business 7.11 Pets	3	Your obligations and duties to us 3.4 Payment of rent n/a 3.5 Use and Occupation of the property 3.28 Nuisance 3.31 Harassment 3.36 Unacceptable behaviour towards staff, councillors, contractor and agents 3.32 Violence and domestic abuse 3.28 Nuisance 3.16 Running a business from your home 3.15 Keeping pets	New wording, including not sub-letting whole property Updated wording New section making clear tenant must meet all outgoings Updates wording to include what action will be taken if there is a breach of tenancy New section specific to ASB Updates the wording Now includes zero-tolerance approach Updates wording with actions WHBC can take in respect to the tenancy New section specific to noise Updated to include information on planning permissions and right to withdraw permission Updates wording in line with our pet policy

<p>7.12 Internal decoration and laminate /hardwood flooring</p> <p>7.13 Gardens, balconies, boundaries, trees, fencing and outbuildings.</p> <p>7.14 Adaptations and additions to external areas</p> <p>7.15 Damage</p> <p>7.16 Reporting repairs</p> <p>7.17 Access</p> <p>7.18 Parking</p> <p>7.19 Absence from your home</p> <p>7.20 Health, safety and hygiene</p> <p>7.21 Insurance</p>	<p>6</p>	<p>3.6 Alterations and Improvements and 3.10 Decorations and floor coverings</p> <p>3.35 Gardens, boundaries, trees and fencing</p> <p>3.6 Alterations and Improvements</p> <p>n/a</p> <p>3.2 Repairs</p> <p>3.27 Access to your home</p> <p>3.34 Car parking and 3.33 Car repairs</p> <p>3.25 If you are going to be absent from your home</p> <p>3.11 Inflammable and poisonous materials and 3.12 Communal areas</p> <p>Insuring Your Property</p>	<p>Separate section making clear requirements before installing laminate flooring</p> <p>Updates the information and sets out responsibility for tree works and use of balconies</p> <p>Separate section on expectations for external/ outside areas of a property</p> <p>New section on tenant responsibilities</p> <p>Updates to include what repairs the tenant is responsible for</p> <p>Updates to include details on accessing the property in an emergency or for welfare checks</p> <p>Updates to make clear terms include members of the household and visitors. Expands on types of parking that is restricted</p> <p>Updates the wording</p> <p>New section making clear tenant responsibilities for keeping the property and communal areas (if relevant) clean and safe and what the council can recharge for</p> <p>Makes clear it is tenant's responsibility to insure the property</p>
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8	Your rights summarised	2	Your Rights	
	8.1 Right to occupy		n/a	New section explaining tenant's right to occupy
	8.2 Tenure 8.3 End of secure tenancy	4	Ending Your Tenancy	8.2 and 8.3 set out what WHBC must do to end a tenancy
	8.4 Right to exchange	3	Your obligations and duties to us 3.26 Exchanging your home	Updates wording
	8.5 Right to take in lodgers		3.23 Lodgers	Updates wording
	8.6 Sub-letting		3.22 Sub-letting your home	Now states you cannot sub-let all of your property
	8.7 Right to make improvements		3.6 Alterations and improvements	Makes clear action WHBC can take for unauthorised improvements
	8.8 Right to buy your home		n/a	New section
	8.9 Right to repair	1	Our obligations and duties to you 1.2 Repairs	Focuses on WHBC's obligations to the tenant
	8.10 Right to consultation			New section explaining when WHBC will consult with tenants
	8.11 Right to information	2	Your Rights	Focuses on right to information about tenancy, repairs, consultation, allocation and landlord performance.
	8.12 Complaints		n/a	Gives details of the Housing Ombudsman

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9	Independent advice	7	Independent advice	No change
10	Definitions	Page 3	Definitions	Updates the list of definitions of words/phrases used in the agreement