

FACT SHEET

Fixed term tenancies

What is a fixed term tenancy?

A fixed term tenancy is an assured short hold tenancy which lasts for a set amount of time. We grant fixed term tenancies of five years, after successful completion of a one year probationary period. So in total, your tenancy could be six years.

Who will be offered a fixed term tenancy?

All new residents will be given a fixed term tenancy. However if you already have an assured (lifetime) tenancy with us or another landlord, you will be given another assured tenancy.

Can fixed term tenants apply for a mutual exchange?

Yes. Fixed term tenants can apply for a mutual exchange. There are some rules:

- You'll need to make sure your rent account is up-to-date,
- The new property is suitable for you,
- Your current home is in good condition.

Can fixed term tenants transfer to another home?

Yes, fixed term tenants can apply to transfer to another Sovereign home or one belonging to another association. You can find more details on our website www.sovereign.org.uk.

Are there succession rights with a fixed term tenancy?

If a resident with a fixed term tenancy dies, the right to take on the remainder of the tenancy is restricted to the tenant's spouse, civil partner or partner. If you want more information, please speak with us.

Can a fixed term tenant become an assured (lifetime) tenant?

No. A fixed term tenant will only be granted another fixed term tenancy.

Can Sovereign end the tenancy before the end of the fixed term?

Yes. If you break any of the tenancy conditions we can apply for a possession order under the Housing Act 1988.

Can I end my tenancy before the end of the fixed term?

Yes. If you want to move out before the end of the fixed term, you'll need to give us at least four weeks' notice in writing (ending on a Sunday). Once we've contacted you and accepted your notice then the tenancy can end. If you're a joint tenant, both tenants should be in agreement and sign the notice to end the tenancy.

What happens at the end of the five year fixed term?

During the last year of your tenancy we'll arrange to visit you to discuss your tenancy. We'll look at:

- Your tenancy record,
- The size and needs of your household,
- Your income and savings,
- Any support needs,
- Education and work requirements,
- Any cultural and religious needs.

You'll receive written confirmation of the outcome of the review at least six months before the tenancy's due to end.

We're likely to offer one of the following options:

- Another five year fixed term tenancy at the same property.
- Another five year fixed term tenancy at a more suitable property.
- An option to 'pay to stay'.
- Shared ownership.
- Outright purchase.
- Ending the tenancy.

If we decide to end the tenancy, we'll give you advice on other housing options.

Can I appeal against a decision that says I can't stay in the property?

Yes. If you want to appeal, you'll need to raise an appeal within 21 days of being informed of our decision.

Our independent appeals panel will review your case in full. They won't have been involved in the original decision.

What happens if I'm granted another tenancy at the end of the fixed term?

If we decide that the same property is still right for your housing need, we'll offer you another fixed term tenancy. This will normally be for five years.