

RIGHT TO BUY

This does not apply to Langstone tenants, as the Association is a charity, nor does it apply to tenants of the Soroptomists Society.

If you are an Assured Tenant, who already has a preserved right to buy, you will retain it on exactly the same terms when you become a Scottish Secure Tenant. However, if you move to another property after 30 September 2002, your rights will be significantly affected.



CONSULTATION

We want to encourage as many tenants as possible to consult with us on various issues. We will be organising open meetings throughout the area and will be asking tenants to join Tenant's Panels, either to represent an area of interest or their housing development.

If you are interested in joining the process, please contact Jennifer Clyne of the Planning Team. Her direct dial telephone number is (01224) 423044.



Linda Cargill
Director of Housing
May 2002

If you, or anyone you know, would like the information contained in this Newsletter on tape, large type or in a language other than English, please contact Jennifer Clyne.

The Housing (Scotland) Act 2001

INTRODUCTION

This Newsletter is to bring to your notice, some important information that will affect your tenancy. The law has changed and from September 2002, all tenants will become Scottish Secure Tenants or Short Scottish Secure Tenants. The new tenancy will apply to ALL our tenants, including tenants of Kincardine Co-operative Limited and the Soroptomists Society.

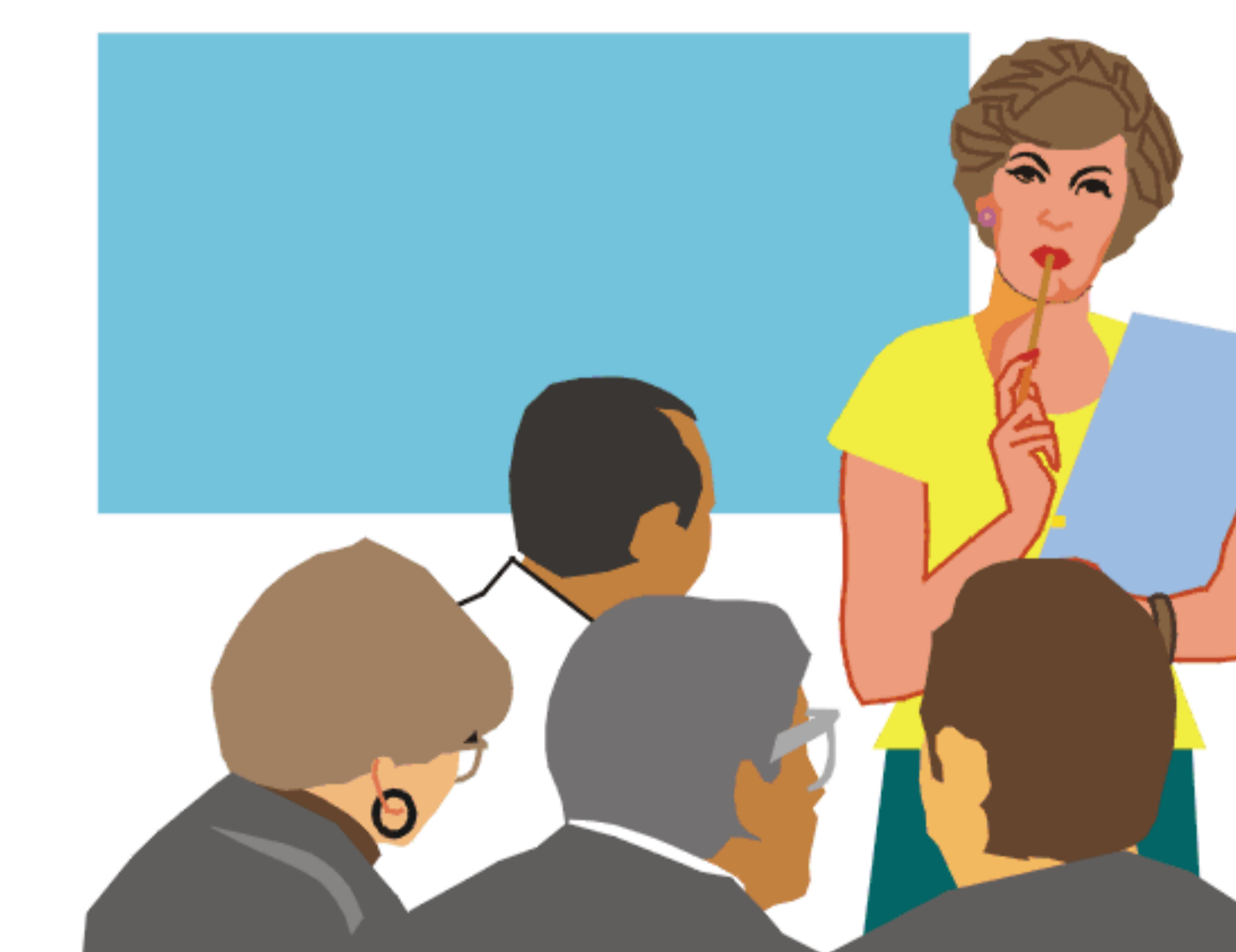
The new Act is not just about a tenancy agreement. There are rights for tenants, and the Association, as your Landlord or Management Agent, wants to give you as much information as possible about all these new issues.

There will be more Newsletters, public meetings and other forms of consultation, which we will be discussing with you in due course.



PLANNING TEAM

Within the Association, there is a small team responsible for implementing the new Act and they will be supported by other professional colleagues, who will offer their expertise on particular issues. If you want further information regarding the new Housing Act or if you wish clarification on this Newsletter, please contact Jennifer Clyne on direct dial (01224) 423044. You can also ask your Area Housing Officer.



SECURITY OF TENURE

The new Scottish Secure Tenancy and the Short Scottish Secure Tenancy will give you continued security of tenure and some additional rights. You can only be evicted by a Court Order issued by a Sheriff, if he thinks that it is reasonable to do so.

Where the property is being recovered, any other occupiers, who are not tenants, have the right to be heard in court so that their views can be taken into consideration.

If you abandon your property, the landlord can take it back.



THE RIGHT TO A JOINT TENANCY



There is now a right to ask for a joint tenancy and the landlord must agree to this, unless there are reasonable grounds for not doing so. A joint tenant can terminate his or her interest in the tenancy by giving notice to the landlord and other joint tenants. The landlord can also terminate one of the joint tenant's tenancy if there are reasonable grounds for believing that the tenant is no longer occupying the property.

SUCCESSION RIGHTS

You may have the right to succeed to a Scottish Secure Tenancy. This includes family members, co-habiting couples and carers.

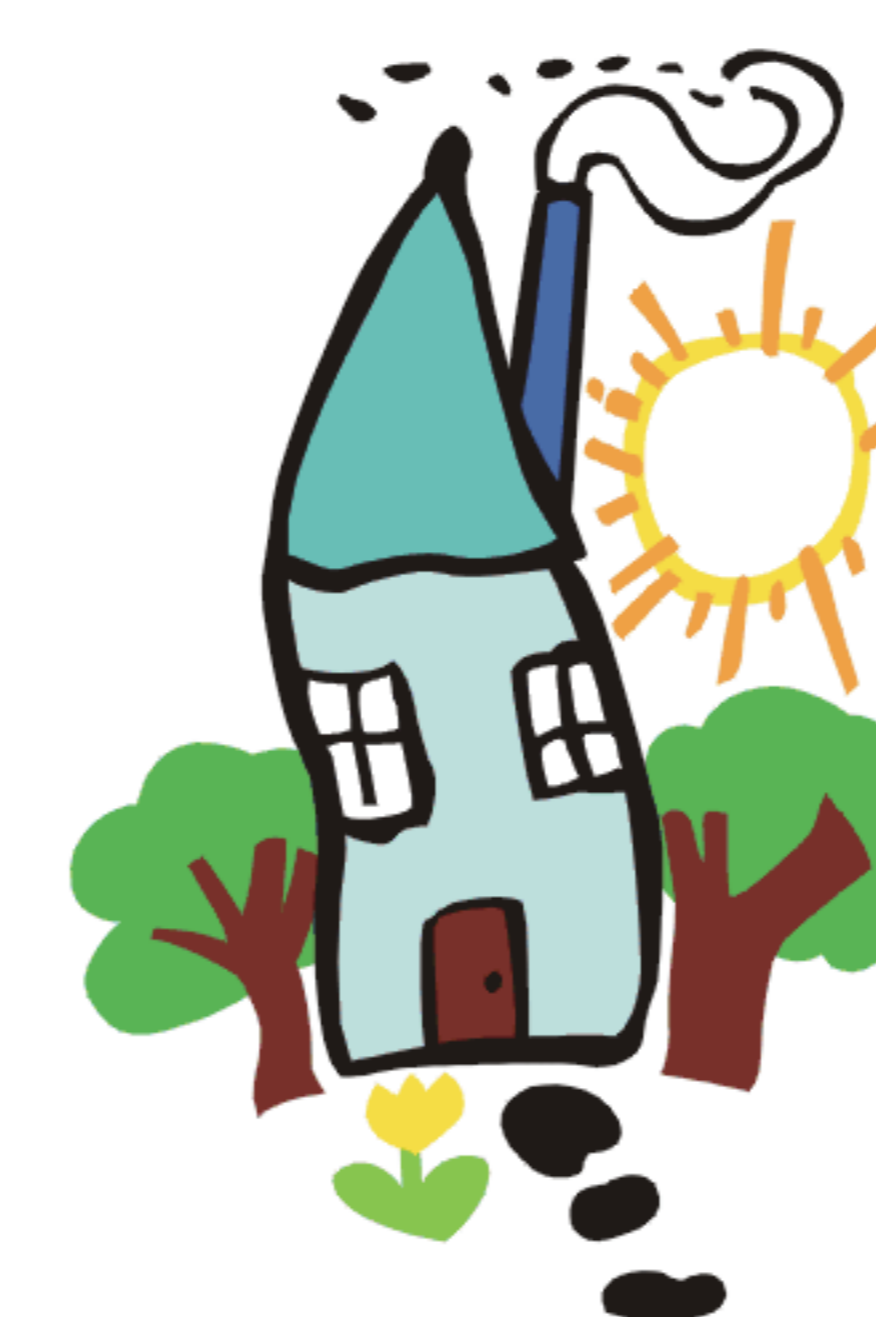


COMPENSATION FOR IMPROVEMENTS

Tenants have the right to compensation at the end of their tenancy for certain types of improvements that they have made.



USE OF THE PROPERTY



It is now a statutory duty to use the property as the only or principal home. Tenants can assign, sub-let and exchange their tenancies, as long as their landlords give their consent. Consent can only be refused if there are reasonable grounds.

CONSULTATION ON RENT INCREASES



Landlords must consult tenants whenever a rent or service charge increase is to be proposed. If your rent is determined by the Rent Officer, you will be able to keep this right when you become a Scottish Secure Tenant.

COMPLAINTS PROCEDURE

Landlords must provide all tenants with information about the Complaints Procedure and must, on request, provide the tenant with information on a range of policies.

