

NOTICE OF CHANGES TO YOUR TENANCY RIGHTS

10 October 2018

Dear Tenant

Your Scottish secure tenancy rights introduced by the Housing (Scotland) Act 2014

You have a Scottish secure tenancy agreement with us. The Housing (Scotland) Act 2014 will make changes to Scottish secure tenancy rights. Some come into effect on 1 May 2019 and others from 1 November 2019.

This letter highlights these changes and a full description is included in the enclosed leaflet. You should keep this letter and leaflet in a safe place along with your tenancy agreement in case you need it in the future.

Your household details

To ensure that your tenancy rights are protected it is very important to ensure that we have accurate information about who is living in your house and that you tell us about any changes to your household.

If you do not tell us in writing that someone is in your property they will not be eligible to become a joint tenant, you will not be able to seek permission to transfer your tenancy to them (assign the tenancy), and they will not be entitled to take over the tenancy if you die (succeed).

Enclosed with this letter is a household details form. This shows the information we currently have about who lives with you. **If any of the details are incorrect, please change and sign the form and return it to us in the pre-paid envelope provided.** If you do not send the form to us, we will assume that the details we hold are correct.

Once your details have been updated, it is extremely important that you let us know immediately in writing if there are any changes in the future. You can do this by:

- Writing to us at 680 King Street, Aberdeen, AB24 1SL
- Emailing us at info@langstane-ha.co.uk
- Updating your tenancy information on our website at www.langstane-ha.co.uk.

If you would like this document sent to you in large print, please contact Support Services on 01224 423000

Changes to your tenancy rights

From 1 May 2019

There are additional new grounds for how a Scottish Secure Tenancy can be ended or changed if there has been serious anti-social behaviour or criminal offence in or around your property.

We will be entitled to seek a court order to end a tenancy of an adapted property that is not being occupied by anyone who needs the adaptation.

In these circumstances we will offer you suitable alternative accommodation and you would have the right to challenge the decision.

From 1 November 2019

Significant changes will be introduced to the rules which govern the following situations:

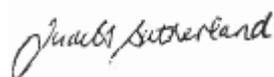
- adding someone to your tenancy (joint tenant)
- transferring your tenancy to someone else (assign your tenancy)
- subletting your property
- who can take over your tenancy after you die (succession)

Members of your household (including children and carers) will be subject to a new 12-month qualifying period in connection with these changes. The qualifying period will only begin once we have received notification from you in writing that they are living there.

It is important that you let us know in writing by no later than **1 November 2018** of changes that have already happened so that when the law changes on 1 November 2019, you are still able to make the changes to your tenancy listed above. **This is particularly important if someone has given up their own home to move in with you to care for you.**

If you need more information on how these changes affect you, please contact us. Independent advice about changes to your Scottish secure tenancy is available from a range of organisations. Information is also available on the Association's website or by contacting your housing officer.

Yours sincerely



Judith Sutherland

Director of Housing and Social Justice

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