



A Guide to Introductory Tenancies



Vale of Glamorgan Council

Housing & Community
Safety Division
Public Sector Housing
2 – 8 Holton Road
Barry
Vale of Glamorgan
CF63 4HD
Phone: 01446-709500

Right	Introductory Tenant	Secure Tenant
Right to succession of spouse or family member	✓	✓
Right to repair	✓	✓
Right to consultation about Housing Management Issues	✓	✓
Right to assign	✓	✓
Right to take in lodgers	✗	✓
Right to Sublet	✗	✓
Right to improve	✗	✓
Right to exchange with other Social Housing Tenants	✗	✓
Right to vote prior to transfer to new Landlord	✗	✓

In addition Introductory tenants have the right to improve their properties however, if they choose to do this then they are not eligible for compensation under the statutory compensation for improvements scheme

What does an introductory tenancy mean?

An Introductory Tenancy was established by the Government in 1996 to allow Councils to more effectively manage their accommodation and to be able to take action more quickly and easily against tenants who do not keep to the terms of their tenancy. The Introductory part of the tenancy lasts for a period of 1 year.

Why is this different to a Secure tenancy?

There are certain rights which secure tenants have that you will not have unless you successfully complete the Introductory Part of your tenancy. The Table overleaf illustrates the difference between the types of tenancy.

Does this mean that I can be made to leave if anyone makes any complaints about my behaviour?

The council will investigate any complaints just as it does with any other tenant and, action will be taken under the same circumstances as it normally would be. We will not treat Introductory Tenants any more harshly than we would any other tenant.

Can the Local Authority just change the locks on my property without any notice?

No, the Council has to serve a Notice of Possession Proceedings on you giving you the reasons why you are being asked to leave. By this stage it is likely that we will have written to you and you should already be

Independent Advice Agencies

Citizens Advice Bureau

119 Broad Street

Barry

☎ 01446 733310



Shelter Cymru

PO Box 5002

Cardiff

CF5 3YY

☎ 029 20556124



Age Concern

☎ 0800 009966



National Debtline

☎ 0808 8084000



issued.

Do I have the right to appeal?

The Notice that you receive will give you more information regarding this, but, you do have the right to request an appeal providing that you do so within 14 days of receiving the Notice. The Council must then arrange a hearing within a further 14 days, where you will have an opportunity to discuss the issues and provide any information that you feel is relevant to your case. The Hearing is held in front of two Senior Officers who have no connection with your case. The Council must write to you following the hearing giving you the result of the hearing.

What if my appeal is turned down?

The Council must go to Court and must demonstrate it has followed its procedures correctly. If the Court agrees that the procedure has been followed correctly then, they Court must award possession to the Council. If you do not leave voluntarily the Courts will instruct a Bailiff to carry out an eviction at your property.

What happens when the Introductory part of my tenancy comes to an end?

If the Council has not commenced any action to end your tenancy then it will automatically become a secure tenancy and your rights will automatically be extended.