

## Appendix 1

### Differences between the regulations in the Council's standard lease and tenancy conditions for secure, introductory and demoted tenants

<b>Tenancy conditions</b>	<b>Lease</b>
Plain English approved by the Word Centre	Written in traditional style
Includes advice & information	No advice or information
A lot of examples of ASB spelt out	Fewer more general clauses
Both have similar general clauses about nuisance and similar clauses about noise (including no noise should be heard outside the property 11pm-8am)	
<b>Animals</b>	
Tenants do not need permission but there 2 pages of regulations limiting the number of pets & covering different types of nuisance. Individual tenants can be banned from keeping an animal.	Leaseholders must ask for permission to keep an animal or insect. This can be withdrawn. No other clauses about animals.
Dogs must be on a lead and with a responsible person on council land	Leaseholders do not have this clause
Tenants must clear up their dog mess	Leaseholders do not have this clause
<b>Common parts</b>	
Tenants do not have this clause	Leaseholders mustn't overload the lifts
Tenants must keep common areas tidy and free of clutter	Leaseholders must not leave anything in the common areas
Tenants don't have these clauses	Children mustn't play in the common parts and no-one should be allowed to loiter
Tenants must not interfere with security or safety equipment, let strangers into the block or jam open doors.	Leaseholders do not have these clauses
Tenants must not leave rubbish anywhere other than the designated area & it must not be put out earlier than the evening before collection.	Leaseholders have the right to place rubbish in the designated area.
Tenants must get permission before gardening communal areas	Leaseholders do not have this clause
<b>Appearance of their home</b>	
Tenants do not have these clauses	Leaseholders must have net curtains and clean the windows inside and out at least once a month.
Tenants do not have this clause	Leaseholders mustn't put posters or signs in their windows or advertising boards up outside. [3.18]

<b>Inside the home</b>	
Tenants must put down carpets with good underlay, or other floor coverings with similar noise reducing qualities, if the Council ask them to because of a noise problem	Leaseholders must have carpets everywhere except the kitchen and bathroom [3.20]
Tenants do not have this clause	Leaseholders must decorate at least once every five years [3.9]
Tenants do not have this clause	Leaseholders mustn't do anything that may cause a fire [3.14]
Tenants do not have this clause	Leaseholders must not block pipes
Tenants do not have this clause	Leaseholders must not waste water
Tenants must not keep firearms unless legally entitled to.	Leaseholders do not have this clause
Tenants must not overcrowd their homes	Leaseholders not have this clause
Tenants must not offer gifts to council officers	Leaseholders do not have this clause
<b>Changing and adding new regulations</b>	
To have a clause like this in the tenancy conditions would be contrary to the provisions of the HA 1985	The lease says the Council can change the regulations and add new ones