

Orbit Housing



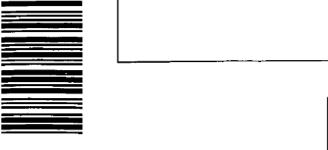
Tenancy Reference: 1934502



Section: Tenancy

Name: Address: Postcode: No of Files: Batch No: File Location:

1032887 Bex20







PARTICULARS OF TENANCY

Tenancy Agreement for Secure Tenants of the Council transferring to Orbit Bexley Housing Association Limited

	THIS TENANCY AGREEMENT IS NO AND IS BETWEEN:	OT AN ASSURED SHORTHOLD TENANCY		
Name of Association:	ORBIT BEXLEY HOUSING ASSOCIATION LIMITED ("the Association") which is registered with the Housing Corporation under Section 3 of the Housing Act 1996			
Address of Association:	44/45 Queens Road, Coventry, CV1 3EH which is also the address for service of notices (including notices of legal proceedings) on the Association. This Clause constitutes notice to you for the purpose of Section 48(1) Landlord and Tenant Act 1987 AND			
Name of Tenant(s):	("you") (in the case of joint tenants, the term "you" applies to each of you and the names of all joint tenants should be written above. Each of you individually has the full responsibilities and rights set out in this Agreement)			
Address:	in respect of			
	("the premises")			
Description of Premises:	which comprisesI_Bed_Flat			
	In these conditions "Premises" means the dwelling including fixtures and fittings and any garden, paths, hedges and/or fences, garages and outbuildings owned by the Association, which are the subject of this Tenancy,			
Date of Start of Tenancy:	The Tenancy begins on 9th February 1998 and is an assured weekly Tenancy within the meaning of the Housing Act 1988 the terms of which are set out in this Agreement.			
Payments for the Premises:	Weekly Rent	£(£34.20)		
	Service Charge Items* Water Charge# Heating Charge [Garage] [Insurance]	£(£2.56) £(£0.00) £(£0.00) £(£1.56)		
	Total Weekly Payment	£38.32		

^{*} Service Charge Items charged in addition to the Weekly Rent to be listed here and to be deleted if not applicable.

[#] The Association will collect charges until further notice. This does not affect your responsibility for payment (see clause 3.23.1)

Services to be provided by the Association:	Costs to be included in the Weekly Rent			
-	[]	£()	
	[.]	£()	
	I/We have read, understood and acce tenancy agreement which include the			
Signed on behalf of the Association:	K Ruligs.	Dated	9 February 1998	
	In the case of a Joint Tenancy each of you must sign			
Signed by the tenant		Dated	11/3/98	
Signed by the tenant		Dated.	·	
Signed by the tenant		Dated.		

PLEASE NOTE: It is a term of this Tenancy that you (or anyone acting for you) have not induced the Association to grant you this Tenancy by knowingly or recklessly making a false statement either to the Association or (if applicable to Bexley London Borough Council (called "the Council" in this Tenancy Agreement).

The Association operates a formal complaints procedure which is outlined in the Tenants Handbook. If you feel that the Association has broken this Agreement or not performed any obligation contained in it, you should first complain to the Association in writing giving details of the breach or non-performance. If the Association fails to deal with the complaint, or, in your view, continues not to comply with the Agreement you can obtain advice and information about your remedies at law from a local Citizen's Advice Bureau or law centre or from a solicitor. You can also complain to The Housing Corporation and/or the Housing Association Tenants' Ombudsman Service (HATOS).

The Association is subject to any guidance on housing management practice issued by The Housing Corporation with the approval of the Secretary of State and this Tenancy is one to which the Tenants' Guarantee applies.