

Summary of circumstances where the Public Sector Housing Landlord would not grant a new tenancy or would offer a new tenancy on different terms.

<i>YOUR* CHANGE OF CIRCUMSTANCE</i>	LANDLORD ACTION
<p><i>Your income and financial assets (including your partner/spouse where applicable) exceeds the income criteria for eligibility for your household type but is less than £67K</i></p>	<p>You may be offered a new tenancy but the rent will be set at a higher level than the public sector rent and in accordance with your household income threshold</p> <p>E.g. if your income exceeds the threshold for your household category by 20%, you will pay an additional 20% on your rent amount (excluding rates and other costs that may apply).</p>
<p><i>Your income and financial assets (including your partner/spouse where applicable) <u>significantly exceeds</u> the income criteria for eligibility for public sector housing. This is where your income is now £67,000 or above.</i></p>	<p>A new tenancy will not be offered on expiry and you will be expected to leave the property and will be given notice to look for alternative accommodation unless there are particular circumstances which may warrant you retaining the tenancy but this will be subject to 100% increase in your rent.</p>
<p><i>You applied as a single person and you now have a spouse/partner and your combined income and financial assets exceeds the income criteria for eligibility for public sector housing but is less than £67K.</i></p>	<p>You may be offered a new tenancy but the rent will be set at a higher level than the public sector rent and in accordance with your household income threshold</p> <p>E.g. if your income exceeds the threshold for your household category by 20%, you will pay an additional 20% on your rent amount (excluding rates and other costs that may apply).</p>
<p><i>You applied as a single person and now have a spouse/partner and your combined income and financial assets <u>significantly exceeds</u> the income criteria for eligibility for public sector housing. This is where your income is now £67,000 or above.</i></p>	<p>A new tenancy will not be offered on expiry and you will be expected to leave the property and will be given notice to look for alternative accommodation unless there are particular circumstances which may warrant you retaining the tenancy but this will be subject to 100% increase in your rent.</p>
<p><i>You (or your spouse/partner where applicable) have assets which would allow you to meet your own housing need e.g. you</i></p>	<p>You may be offered a new tenancy but the rent will be set at a higher level in accordance with your household income taking account of some of your assets.</p>

<p><i>have inherited a property or substantial sum of money etc.</i></p>	<p>E.g. if you received a lump sum of money, some of this income will be considered as part of your household income and assessed accordingly. *please refer to financial income thresholds</p>
<p><i>The size of your household has changed</i></p>	<p>Subject to your level of income, you may be offered a new tenancy for a more suitable property e.g. you may be required to downsize.</p> <p><i>If the size of your household has changed and the Landlord requires you to downsize but a suitable property is not available at that time, you may be offered a temporary 'licence to occupy' agreement for 6 to 12 months until a suitable property is identified.</i></p>
<p><i>You have a regular history during your previous two year tenancy of non-payment of rent or other serious tenancy breach such as anti-social behaviour</i></p>	<p>A new tenancy will not be offered on expiry; and you will be expected to leave the property; or, <u>in exceptional circumstances</u> you may be offered a temporary 6 to 12 month 'licence to occupy' to allow you additional time to demonstrate that you can be a responsible tenant.</p>