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In this table we have listed the changes so you can easily compare your tenancy agreement to the Varied Terms and Conditions. A lot of the changes relate to formatting, and we have removed some general information and added it to our website. No tenancy rights are lost.

<i>Current tenancy agreement section</i>	<i>Varied terms and conditions</i>
Index	We have amended the order of contents and reduced the word count. We have split the document into several sections and organised most of the clauses into 5 main sections “Starting your tenancy”, “Your home - Your responsibilities”, “Maintaining your tenancy”, “Health, safety and Hygiene” and “Ending your tenancy”.
Additional Section Added	We have added a section; section 1 “About the Varied Terms and Conditions”.
Additional Section Added	We have added a section; section 2 “bpha’s responsibilities” and added some new responsibilities to bring the Agreement up to date with current legislation and our policies.
Rent	We have added a section; section 4 “Starting your tenancy” (Your rent payments) and have given you more flexibility so you can choose to pay your rent weekly or monthly in advance.
Service Charges	We have moved this clause to section 4 “Starting your tenancy” (Service Charges) and have updated the wording slightly.
Changing Your Rent	We have moved this clause to section 4 “Starting your tenancy” (Changes to your rent).
Rent and Improvements	We have moved this into section 4 “Starting your tenancy” which sets out information relating to your rent payments and service charges.
Varying the Terms of the Agreement	We have moved this clause into section 1. “About the Varied Terms and Conditions”.
Support Service and Charges	We have absorbed this into the “Starting your tenancy” section and removed some of the unnecessary wording to make it simpler to understand.
Guarantors	We have removed this section as all the information is covered in associated guarantor paperwork.
Access	There is no change to this, we will still make sure the home you rent from us is empty and in a reasonable state of repair at the start of your tenancy.
Being Absent From Your Home	This has moved and been expanded into section 5 “Tenancy Absences and Fraud”.
Data Protection	This has been moved into section 1 “About the Varied Terms and Conditions” and we have slightly formatted the wording and added additional wording.
Consultation	This has been moved to section 3 “Your Rights” (Right of Consultation) and we have also clarified in Section 4 “Starting your Tenancy” (Service Charges) that we will consult with you where we are proposing a significant change.
Complaints	This has moved to section 11. “Complaints”. We have removed out of date information such as referring you the Residents Handbook and we have updated information on how you can complain if

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	you feel we are not maintaining our obligations.
The Landlord Tenant Partnership	We have removed this section as it does not need to form part of the Agreement.
Former Tenant Arrears	We have moved this into section 4. "Starting your tenancy" (Your rent payments). We have added a clause to explain that if you do not keep up with the agreed schedule of repayment of debt from a previous tenancy, we will consider this a breach of your current tenancy.
Legal References	We have moved this to section 1 "About the Varied Terms and Conditions".
Adapted Properties	We have moved this into 6 "Maintaining your Tenancy".
Covenants	We have moved this into section 6 "Maintaining your Tenancy".
Insurance	We have moved this to Section 5. "Your Home - Your responsibilities" (Insurance). We have removed information about fixing doors and windows as this information can be found on our website.
Our Responsibilities	We have moved this to a new section; Section 2 "bpha's responsibilities" and added some new responsibilities to bring the Agreement up to date with current legislation and our policies.
Your Responsibilities	This section was very long and contained a lot of general information with several sub headings. We have split it into new sections "Starting your tenancy", "Maintaining your tenancy" "Your home – your responsibilities" and "Ending your tenancy". We have updated the wording and moved the clauses into the most appropriate section to make it easier for you to locate the information you need quickly.
Paying your Rent	We have moved this into section 4 "Starting your tenancy". In order to align ourselves with benefit changes, including Universal Credit, and ensure our processes are flexible and compatible with your circumstances, we have made a number of changes. We have added in more flexibility for rent payments so you can pay monthly in advance. This is to assist you with budgeting if you receive Universal Credit or a monthly salary. We have added a clause about paying us by direct debit unless we agree otherwise and we have made reference to the fact that we reserve the right to change your rental period from weekly to monthly. We have added a clause about deduction of your rent arrears from your monthly salary if you are a bpha tenant and employee.
Housing Benefit	This section contained generic information relating to the benefits system. We have removed all of it except the clause that requires you to inform the benefit authority and us if you have a change in your circumstances which may affect your entitlement to benefits. We have moved that clause to section 4 "Starting your tenancy" (Your rent payments).
Council Tax	We have moved this to section 4 "Starting your tenancy" (Council Tax) and added a reminder that it is your responsibility to pay council tax whether you are residing at the property or not.
Utilities	We have moved this into section 4. "Starting your tenancy" (Utilities) and have updated the wording to clarify your responsibility to pay even if you are not living at the property. We have also clarified that

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	we reserve the right to notify relevant utility companies that you are the tenant or if you move out.
Joint Tenancies	We have moved this to section 4” Starting your tenancy” (Joint tenancies). We have shortened the section and moved some of the generic information onto our website.
Using your Home	This section contained several sub headings. We have split it into new sections “Starting your tenancy”, “Maintaining your tenancy”, “Your home – your responsibilities” and “Ending your tenancy” to make it easier for you to locate the information you need quickly.
Additional Clause Added	We have added a clause in section 5 “Your home – Your responsibilities” which requires you to let us know if the people living in the property change, called “Occupants and Overcrowding”. This ensures we know who is living in our properties and helps us to keep our communities safe. We have also clarified that we can refuse <i>or</i> withdraw permission for household members in extra-care or sheltered housing.
Sub-Tenants and Lodgers	We have changed the heading of this section to “Subletting and lodgers” and moved it to section 5. “Your Home – Your responsibilities”. We have clarified that you can ask permission for a lodger but you cannot sub-let the whole or any part of your property.
Additional Clause Added	We have added a new clause in section 5 “Your Home – Your responsibilities” called “Tenancy Absences and Fraud”.
Business Use	We have moved this to section 5 “Your Home – Your responsibilities” (Business Use). The wording has slightly changed to enable us to withdraw permission for business use if you break any of the requirements we have specified to you.
Notices and Signs	We have moved this to section 5 “Your Home – Your responsibilities” (Business Use). We have added “External Decoration” to this clause.
Damage	We have moved this into section 6 “Maintaining your tenancy”
Property Inspections	We have removed this heading and absorbed the content into Section 6. “Maintaining your tenancy” (Access, Reporting Repairs).
Illegal Uses	We have removed this heading and moved some of the information within it to our website and some into section 5 “Your Home – Your responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse).
Nuisance, Anti-Social Behaviour, Harassment And Domestic Violence	This section contained several sub headings. We have removed the heading and some of the sub headings. We have moved some of the generic information to our website and moved some into section 5 “Your Home – Your responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse) to make it easier for you to locate the information you need quickly.
Community Responsibilities	We have removed this heading and re-worded this section to simplify it and to update the clause to reference Emotional Abuse and use of Social Media. This is to reflect changes to legislation and

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	modernise the terms.
Examples Of Anti-Social Behaviour (ASB)	We have removed this heading and absorbed some of the wording into section 5 “Your Home – Your responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse). Some of the information contained in this section about what ASB is has been moved to our website.
Gang Related Anti-Social Behaviour	We have moved this clause to section 5 “Your Home – Your responsibilities” (Gang related Anti-social Behaviour) and removed the definition of a gang.
Harassment	We have removed this heading and reworded the text into section 5 “Your Home – Your responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse) and have removed the definitions of discrimination and acts of harassment as these were for information only and can be found on our website.
Domestic Violence	We have removed this heading and reworded the text to form part of section 5 “Your Home – Your responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse). We now refer to domestic violence as domestic abuse and have made reference to emotional abuse.
Arrests and Convictions	We have removed this heading and reworded the content into section 5 “Your Home – Your responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse).
Drugs	We have removed this section and included drugs as a form of anti-social behaviour against which we may take tenancy action as described in section 5 “Your Home – Your Responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse).
Action against Anti-social Behaviour	We have removed this section and added new wording to section 5 “Your Home – Your Responsibilities” (Anti-social Behaviour, Nuisance and Domestic Abuse).
Repairs and Maintenance	We have removed this heading. This section contained several sub headings. We have removed some of the headings and moved the order of clauses into new sections to make it easier for you to locate the information you need quickly.
Internal Decoration	We have removed this heading and replaced it with “Internal Decoration and Minor Repairs” which can be found in section 6. (Maintaining your tenancy). We have moved some of the generic information to the website and have updated the wording to be clearer.
Minor Repairs	We have removed this section as it has been absorbed as above.
Reporting Repairs	We have moved this section to section 6. “Maintaining your tenancy”. We have updated the wording to reflect our current policy and we have moved some of the general information to our website.
Additional Clauses Added	We have added a new clause “Balconies and Windows” in section 7 “Health, Safety and Hygiene”.
Shared Areas	We have moved this heading to section 7. “Health Safety and Hygiene” (Shared Areas) and added three additional clauses about keeping shared areas and washing and drying areas clear and not allowing your

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	pet to foul in any communal area. This means we can more easily take action against tenants who do not respect the areas they share with others.
Alterations and Improvements	We have split this heading into two new headings "Alterations" and "Improvements and Fixtures" both of which can be found in section 6. "Maintaining your tenancy".
Laminate and Wooden Flooring	We have moved this section to section 6. "Maintaining your tenancy". We have altered the paragraph order and added a clause about applying for permission to install certain types of flooring in a house.
Additional Clause Added	We have added a clause "Lofts" in section 6 "Maintaining your tenancy".
Major Repairs	We have moved this to section 6. "Maintaining your tenancy" and added a clause about charges.
Improvements and Fixtures	We have moved this to section 6. "Maintaining your tenancy". We have added a clause about compensation for improvements and moved the clause about returning the property to its original condition to section 8. "Ending your tenancy". We have added clarity to how you should leave a property.
Allowing Access	We have moved this to section 6. "Maintaining your tenancy". We have added more information about emergency access.
Emergency Access	We have deleted this section heading, amended the wording slightly and absorbed it into "Allowing Access".
Health Safety and Hygiene	This section heading is now section 7.
Keeping the Property Clean	We have moved this into section 7 "Health, Safety and Hygiene". We have added a clause about legal action.
Minimising the Risk Of Fire	We have expanded the wording in this clause and added bullet points to make it easier to read.
Shared Areas	We have formatted this clause with additional information and bullet points to give greater clarity.
Disposal of Refuse	We have deleted this heading and combined it with "scrap metal" (below) into "Disposal of Rubbish and Scrap Metal" We have added more information about how to appropriately dispose of rubbish and added a clause about charges and legal action for rubbish clearance.
Scrap Metal	See above.
Heating your Home	We have deleted this section as it is not necessary.
Heaters and Fuel	We have deleted this section and amended and added the wording to section 7 "Minimising the Risk of Fire".
Communal Front Door	We have removed this section heading and added the clause into section 7 "Minimising the Risk of Fire".
Utility Meters	We have removed this section heading and added the clause into section 7 "Minimising the Risk of Fire".

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Keeping and Looking After Pets and Animals	We have renamed this section “Pets” and moved a lot of the wording into our pet policy, available on our website. You can now apply for permission to keep a pet in a flat, which may be granted in accordance with our pet policy. We have added a clause about legal action and costs if you do not adhere to our permission terms.
Gardens	We have expanded this section to make the clause clearer and added information about requesting permission for a shed or greenhouse. We have added a new clause about decking.
Upkeep of Garden	We have deleted this sub heading and absorbed the wording into section 7 “Gardens”.
Storing Rubbish, Appliances, Furniture, Etc	We have deleted this sub heading and absorbed the wording into section 7 “Gardens”.
Rubbish Collection	We have deleted this sub heading and modified and absorbed the wording into section 7 “Disposal of rubbish and scrap metal”.
Planting Trees and Shrubs	We have deleted this sub heading and removed some information about tree types. We have absorbed the wording into section 7 “Gardens”.
Trimming Hedges and Trees	We have deleted this sub heading and absorbed the wording into section 7 “Gardens”.
Vehicles and Parking	This heading has been moved to section 6. “Maintaining your Tenancy”.
Important Parking Information	We have removed this sub heading, shortened this clause and moved some of the information to our website.
Parking your Car	We have removed this sub heading and text and moved some of the content to our website.
Abandoned Motor Vehicles	We have removed this sub heading and absorbed the clause into section 6 “Vehicles and Parking”.
Permissions	We have removed this heading.
Getting Permission	We have removed this section as it is repeating information already included in other clauses.
Ending your Tenancy	This is now section 8.
How to End your Tenancy	We have changed the formatting of this section into bullet points, added some wording about joint tenants, about leaving items belonging to us behind when you move out, termination periods and about final charges.
Furniture/Belongings Left Behind at the End of the Tenancy	We have slightly amended the wording and added a clause about selling goods to offset costs.
Your Rights	This section has been moved to the front of the document, section 3.
The Right to Live in your Home	This sub heading has been changed to “Right to Occupy”. The wording has been amended slightly but no rights lost.
Assignment	We have moved this clause to section 5 “Tenancy Absences and Fraud”.
Exchange	We have updated this clause to reflect legislative changes relating to fixed term tenancies.
Succession	We have simplified and updated this clause to reflect legislative changes relating to succession rights

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	and removed some of the explanatory information, which can be found on our website.
Additional Right Added	We have added a sub heading “Right to Consultation”.
Right To Acquire	There is no change to this clause.
Information	We have changed this sub heading to “Right to Information” and shortened the clause slightly. No rights are lost.
Preserved Rights	No change to these rights for Protected Assured Tenancy holders.
Notices	This section is now section 9. The wording has slightly changed.
Grounds for Possession	This section is now section 10. We have shortened the whole section considerably to summarise how we would seek possession as per legislation. More information is available on our website.
Seeking Possession	We have deleted this section as the information contained in it is not necessary.
Explaining the Grounds for Possession	We have deleted this section as the information contained in it is not necessary.
Definition of Terms	We have deleted this section, if you require any assistance to understand the terms, please contact us or any legal advisor.
Additional Clause Added	We have added a new section; section 11 “Complaints”.
Additional Clause Added	We have added a new section; section 12 “Other”, which explains how we are governed.