



a guide to
your rights



As a tenant you are entitled to certain rights which are shown below:

The right to the succession of your tenancy

(Limited for starter tenants)

When a tenant dies, certain people who lived with them may have the right to become the new tenant of the property with all the rights and obligations of the deceased tenant.

This will depend upon:

- The length of time the person(s) has lived in the property;
- Their relationship with the previous tenant;
- Whether the tenancy has already been succeeded to (passed on).

If the person left in the property does not have the automatic right to take over the tenancy, we will consider their circumstances and might offer them a tenancy in another home more suited to their needs. For further information please contact your Estate Services Officer.



The Right to Exchange your Tenancy

(Not relevant to starter tenants)

Assured tenants can apply to exchange (swap) their tenancy with tenants of any other council or housing association. We must give permission before you can exchange. We will need to inspect your home before we consider your application.

The Right to Assign your Tenancy

(Not relevant to starter tenants)

An assignment means the right to give away your tenancy to someone else, or swap your tenancy (by exchange as shown above) with another tenant. There are three different types of assignment that are allowed by the Housing Act 1985, and also restrictions on who can and cannot assign a tenancy.

For example, you may assign your tenancy to somebody else in certain circumstances:

- If you find another tenant to swap (exchange) with;
- If a Court Order is made for you to do so;
- If someone were entitled to succeed your tenancy.
You must not assign your tenancy without first getting our permission.



The Right to take in Lodgers or Sub Let

(Not relevant to starter tenants)

Assured tenants have the right to take in lodgers or sub-let part of their home. You do not need our permission to take in a lodger, however, you must ensure it does not cause the property to become overcrowded and you should let the housing benefit team know at Chester-le-Street District Council immediately. If you do intend to take in a lodger, you can contact your Estate Services Officer for more advice.

If you decide to sub-let part of your home, you do need our permission. Please note this only applies to part of your home – you cannot sub-let your entire home.

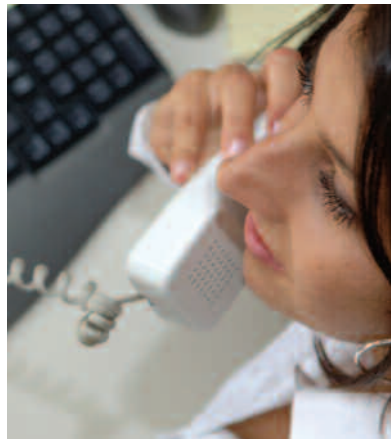
The Right to Repair

(Not relevant to starter tenants)

The right to repair scheme gives you the right to carry out certain repairs to your home and reclaim the cost from us providing you follow a set of rules. It makes sure that certain small urgent repairs which might affect your health, safety or security are done quickly and easily. The right to repair does not apply to all repairs and you must give us an opportunity to carry out the repairs first.

The Right to Information

This applies to all tenancies. It gives you the right to see personal information we hold about you under the Access to Personal Files Act 1987. In some cases, we can refuse to provide personal information (for example, if this will reveal sensitive information about someone else).





The Right to Consultation

This applies to all tenancies. All tenants have the right to be consulted before we make changes to your home, your rent, your tenancy agreement, the housing service or the local area.

The Preserved Right to Buy

Only those protected Assured tenants (who transferred from Chester-le-Street District Council) can buy their homes under the Right to Buy scheme. If you have been a tenant for more than two years, you may have the right to buy your home so long as you fulfil certain eligibility rules. If you live in a bungalow, or a sheltered unit, you may not be able to purchase the property if you are a pensioner and the property has always been occupied by people of pensionable age. (You cannot exercise the Right to Buy and the Right to Acquire at the same time).



The Right to Acquire

(Not relevant to starter tenants)

The scheme is based on a grant rather than a discount scheme like to Right to Buy. If you live in a bungalow, or a sheltered unit you may not be eligible for this scheme if you are a pensioner and the property has always been occupied by people of pensionable age. (You cannot exercise the Right to Buy and the Right to Acquire at the same time).

The Right to Improve your Home

(Not relevant to starter tenants)

You have the right to improve your home, so long as you hold an Assured tenancy. You can carry out alterations to your home, but you must have our written permission. In some circumstances permission can be refused where the work is deemed unsafe or unsuitable.





The Right to Compensation for Improvements made to your Home

(Not relevant to starter tenants)

If you are an Assured tenant, you have the right to compensation for improvements you have carried out to your home. The right to compensation only applies to certain improvements and to work that was started on or after 1st April 1994. Examples of types of improvement include new bathroom fittings, insulation works, window replacements, re-wiring and security measures. Interior decoration of any kind does not qualify for compensation.

Once you end your tenancy, you have 14 days in which to make a claim which will involve you supplying receipts for labour and materials. The compensation you will be given will depend upon a number of factors – such as how old the improvement is and the current condition of the improvement.





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