

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

YOUR* CHANGE OF CIRCUMSTANCE	LANDLORD ACTION
<i>Your income (including your partner/spouse where applicable) significantly exceeds the income criteria for eligibility for public sector housing. This is where your income is now £60,000 or above.</i>	A new tenancy will not be offered on expiry and the you will be expected to leave the property
<i>You applied as a single person and now have a spouse/partner and your combined income significantly exceeds the income criteria for eligibility for public sector housing. This is where your income is now £60,000 or above.</i>	A new tenancy will not be offered on expiry and the you will be expected to leave the property
<i>You (or your spouse/partner where applicable) have assets which would allow you to meet your own housing need e.g. you have inherited a property or substantial sum of money etc.</i>	A new tenancy will not be offered on expiry and the you will be expected to leave the property
<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>	A new tenancy will not be offered on expiry; and you will be expected to leave the property; or, in exceptional circumstances 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.
<i>Your income (including your partner/spouse where applicable) exceeds the income criteria for eligibility for public sector housing but is below £60,000</i>	You may be offered a new tenancy but the rent will be set at a higher level than the public sector rent. This is referred to as mid rent
<i>You applied as a single person and you now have a spouse/partner and your combined income exceeds the income criteria for eligibility for public sector housing but is below £60,000</i>	You may be offered a new tenancy but the rent will be set at a higher level than the public sector rent. This is referred to as mid rent
<i>The size of your household has changed</i>	Subject to your level of income, as above, you may be offered a new tenancy for a more suitable property e.g. you may be required to downsize. <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>