



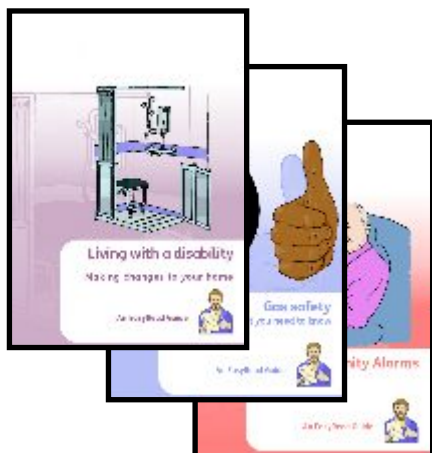
Renting your home

Your rights and
things you need to do

An EasyRead Guide



About us and these booklets



This booklet

This EasyRead booklet is part of the EasyDocs series of booklets about your housing. We hope you find them useful.

There is more information about the other EasyDocs booklets and how to get them on the back page.

About us



Independent Housing (UK) Ltd. Is a registered Housing Charity and was established in 2007.



Your local office is Poynton Head Office.

It is open from 9am to 5pm,
Monday to Friday



Please get in touch with us if you have any questions or need any more information.

Details about how to get in touch with us are at the back of this booklet.



Your rights and things you have to do

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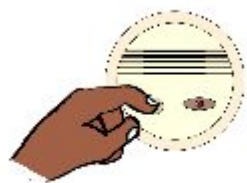
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Your rights and things you have to do



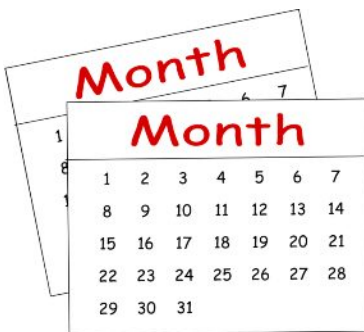
This leaflet tells you all you need to know about renting your home. This is called being a **tenant**.

Your agreement



People who rent their homes are asked to sign an agreement.

It is about your rights and the things you have to do.



It means that you can keep your home for as long as you want to, if you live there most of the time.



We will not stop you living there or disturb you unless there is a good reason.

The words in the agreement



The tenant

This is you.



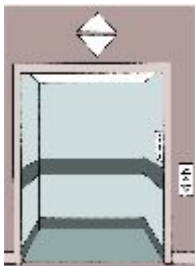
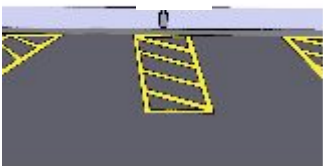
The premises

Your home. This means the house or flat that you are renting from us.



Communal areas

These are shared areas like stairs, lifts, landings, halls, gardens, yards, and parking spaces.



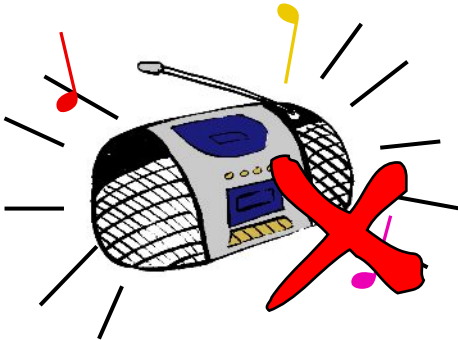
Things you have to do



As a tenant, you have to take charge of others living in or visiting your home.



You could lose your home if you annoy, disturb, harass, or bully other people.



Examples of things you should not do are:

- play loud music



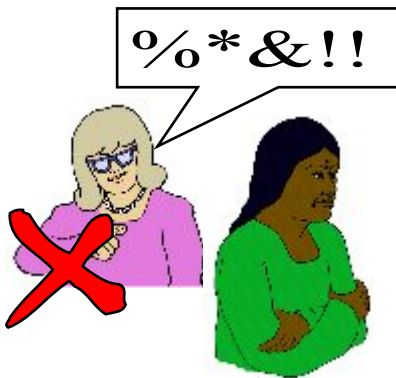
- let dogs bark or make a mess in public places



- be drunk or cause a nuisance
- sell drugs



- dump rubbish



- use any words that insult someone else because of their race, religion, beliefs, age, sex, disability, or because they are gay, lesbian, or transgender



- make threats or attack people

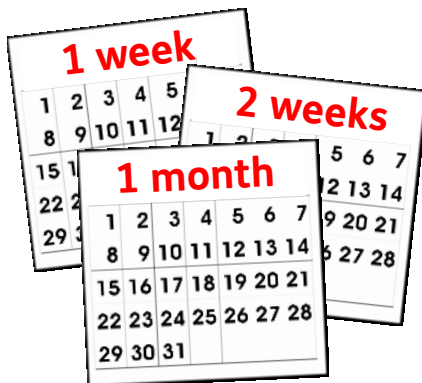


- write insulting words on other people's property or in shared areas.

Your rent



You need to pay your rent on time.



This could be every week, every 2 weeks, or every month.



If you get housing benefit you have to make sure that it is paid to us.



If you need help to claim housing benefit, then get in touch. We can also help you with other benefits you might be able to get.



Remember, if you do not pay your rent you could lose your home.



If you are finding it hard to pay your rent then get in touch and we will try to help you.



If there are other people living with you, it is still the tenant who has to make sure that all of the rent is paid on time.

If one person leaves then the others must pay the full amount of rent that is still owed.



If we change how much rent you need to pay we will write to you. We will do this at least 4 weeks before the changes are made.



You can ask us at any time how much rent you have paid. We can send you letters about this during the year if you would like us to.

Making your home accessible



If you need changes made to your home because you have a disability we will try to support you.

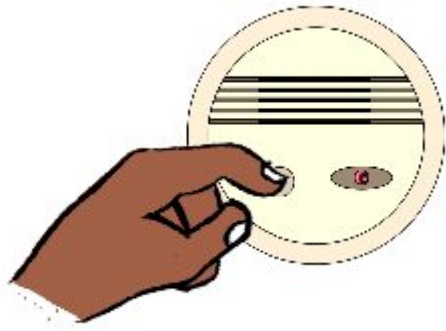


There is a separate leaflet about this, called “Living with a Disability”.



You can get this leaflet by getting in touch with us on:

Safety



You need to test smoke detectors to make sure they work.



You must look after anything you pay to have put in yourself like cookers and gas fires.



Your things must meet any rules for health and safety.



Please see the separate leaflet called **Gas Safety**.

Lodgers



A **lodger** is someone who lives with you and shares your house.



Your rights

You can take in lodgers if you have a spare room.

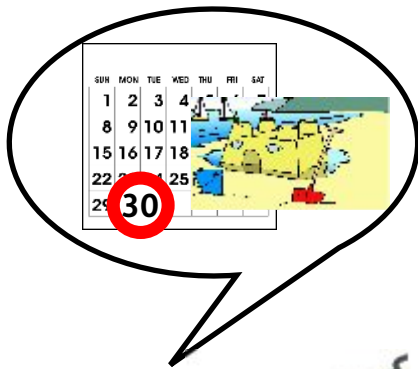


Before you have a lodger you must ask us first and we will write an agreement.

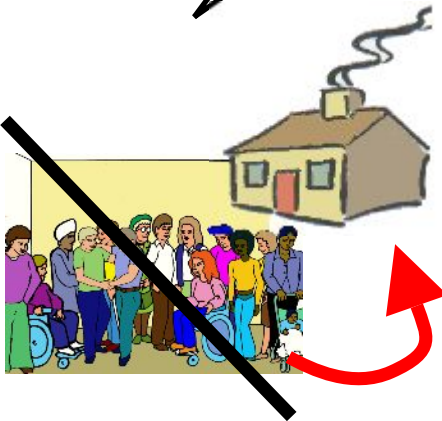


If you get housing benefit you must tell the council as well.

Things you can and cannot do



This home must be your only or main home. You must tell us if you will be away for more than 30 days.



You cannot have more people living in your home than we allow.



You cannot keep mopeds or motorbikes inside your home or in shared areas.



If you have a wheelchair we will try to help you find a safe place to keep it.

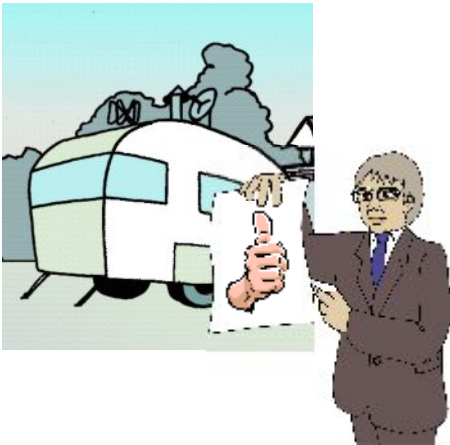


You must not run a business from your home unless you ask us first and we write to say it is okay.



You cannot do big car repairs on the land around your home, on the road or in a shared area.

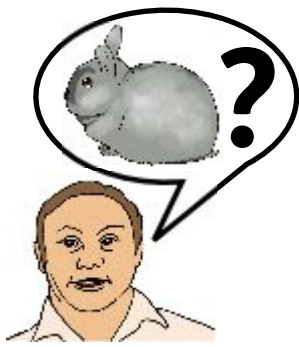
You can park only on a drive or a paved area. You must not keep things like car engines or wheels in your home.



You cannot keep a caravan, motor home, boat or trailer on the land around your home unless you ask us first and we have written to say you can.



You must not keep anything that could catch fire in your home or any shared area.



If you want a pet you must ask us first.

We will always allow you to keep a guide dog or assistance dog.



If you have a dangerous dog you must follow the law.

Your pets should not annoy or scare anyone.



Dogs must be kept on a lead at all times.



You must not let your dog make a mess in shared areas and public places.



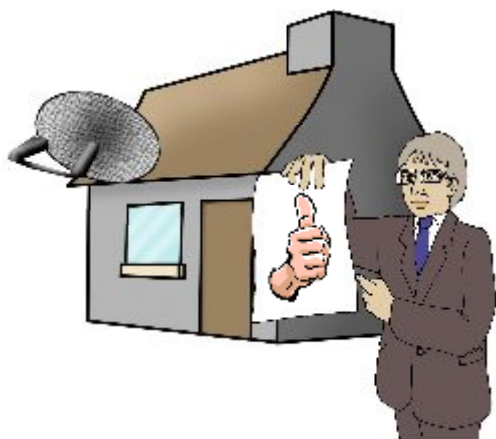
All these dogs must have a tag with the owner's name and address on it.



You must keep your garden tidy by cutting the grass and the hedges.



You must keep your home clean and decorate the inside. We might be able to help you if you are an older person or have a disability.



You cannot make big changes or put up things like satellite dishes unless you ask us and we write to say you can.



If we say no and you make the changes anyway, you might have to put things back the way they were before.

How to get in touch with us



You can call our Head Office at any time of the day or night. If no one is there leave a message and we will get back to you.



Telephone:

01625 877 522



If English is not your first language we can make sure that there is someone to help with translation.

Standards

This document has been designed and produced independently by the EasyRead service at Inspired Services Publishing Ltd.

It meets:

- the Government's new EasyRead guidance

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- the European EasyRead standard
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This EasyDoc has been checked for accessibility by the Making It Easier Group of adults with learning disabilities.

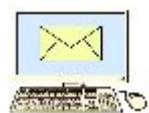


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