

Name
Address 1
Address 2
Address 3

SECTION 103 HOUSING ACT 1985 - PRELIMINARY NOTICE CHANGES TO YOUR TENANCY AGREEMENT

This preliminary notice of variation sets out changes Kirklees Council intends to make to its tenancy agreement. The reasons for making the proposed changes are:

- The current tenancy agreement was last updated in 2022 when a variation was made for rent payments to be made weekly in advance rather than monthly.
- The other terms and conditions of the tenancy agreement have remained unchanged for a number of years, and we need to update it. The way that the council manage tenancies needs updating in order that we can offer an effective and efficient service to tenants.
- There have also been changes in the law which we need to include.
- To allow the council to apply a service charge to cover reasonable block and estate costs, such as communal grounds maintenance in addition to the separate charge for rent.
- To include a new section on dealing with tenancy fraud

The change would apply to all council tenants including those properties managed by Pinnacle PSG.

What is the change?

The changes can be found in the enclosed document and are available online at www.kirklees.gov.uk

What will this change mean for you?

Generally, the areas of the tenancy agreement that are changing will not impact on those tenants who abide by their tenancies now, taking good care of their home and community. The changes do bring clarity around areas of the current tenancy that are overly complicated or act as a barrier for us to take enforcement action. We believe that through these changes we will be able to more effectively manage tenancy breaches ensuring that tenants can have enjoyment of their home and the area in which they live.

What next?

By law we are required to consult you on the proposed new tenancy agreement since once the consultation has been completed this will become your new tenancy agreement, subject to any further changes we make as a result of consulting you.

Please do not sign and return the enclosed draft new tenancy agreement. This preliminary notice of variation and draft tenancy agreement are served in accordance with section 103 of the Housing Act 1985 because the council intends to serve a notice of variation to change the terms of your tenancy agreement. This notice of variation will be served after the consultation period.

How to respond to this preliminary notice of variation:

We welcome any comments you may have on this intended change to the terms of your tenancy agreement. Homes and Neighbourhoods will be collating any comments. If you would like to comment, please contact them in one of the following ways:

- By completing the online form at: www.kirklees.gov.uk.
- You can email us housing@kirklees.gov.uk. Please put 'tenancy agreement' in the subject line.
- You can write to us: Homes and Neighbourhoods, PO Box 1720 Huddersfield, HD1 9EL.
- Call us on 01484 414886
- By providing comments to your Housing Management Officer or at a retirement living scheme through your Independent Living Officer.

To help you provide your response to the preliminary notice you can complete the enclosed form which can be found at the end of this letter.

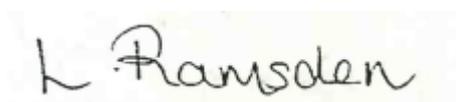
Proposed timetable for change

We are inviting comments on the proposed new tenancy agreement by 5.00pm Friday 9th May 2025. Following the consultation, we will consider all the comments we receive and may make changes to the draft tenancy agreement.

Once the council has finalised the Tenancy Agreement, we will contact you again and give four weeks' notice before any change is made to your tenancy agreement.

End of Preliminary Notice of Variation

Signed on behalf of the Council

A handwritten signature in black ink that reads "L. Ramsden". The signature is written in a cursive style and is positioned on a light-colored rectangular background.

**LISA RAMSDEN
HEAD OF HOUSING MANAGEMENT AND PARTNERSHIPS
KIRKLEES COUNCIL**

