



THE LANTERN COMMUNITY

"living, learning and working together"

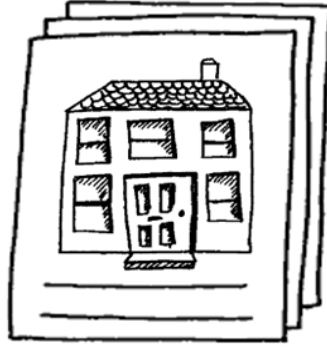
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YOUR LICENCE AGREEMENT

An easy to read guide to your
tenancy agreement

YOUR LICENCE AGREEMENT

Your licence agreement is a written agreement about your housing.



It explains:

- What you pay to live in your home
- How to look after your home
- The rules for living in your home

Your licence agreement begins on

WHO IS YOUR LANDLORD?

THE LANTERN COMMUNITY



is the organisation that owns your home.
The Lantern Community is your landlord.



East Boro Housing Trust helps to manage
your licence.

WHO IS THE AGREEMENT BETWEEN?

The agreement is between:

THE LANTERN COMMUNITY



and

you, the tenant

RENT

You must pay money to live in your home.
This money is called rent.



The core rent is:

£ per week



The service charge is:

£ per week



The **total rent** (core rent +
charge for services) is:

£ per week

RENT

At the moment, you are entitled to housing benefit. You receive this from East Dorset District Council and the money is paid directly to the landlord for your rent.



In the future, if your housing benefit does not cover the cost of your rent or your housing benefit stops, you will still need to pay towards your rent.



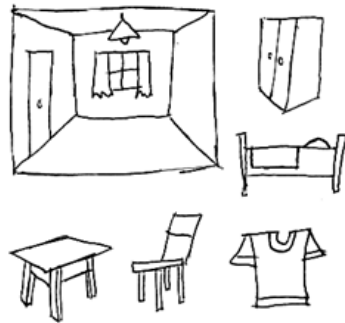
Date _____	
Pay _____	£ _____
_____	_____

The core rent and service charge (ineligible cost) stays the same for one year. After one year the core rent or service charge might change. We will tell you if the rent is going to change.

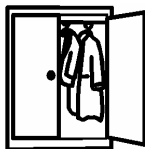
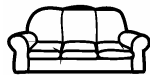


WHAT ARE YOU RENTING?

You are renting a bedroom in a house with a kitchen, sitting room, and bathroom that you share with other people.



There is a list of the furniture in shared spaces you can use in the agreement.



SERVICES

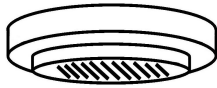
We will make sure you get these services:



Lighting



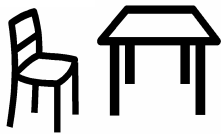
Heating



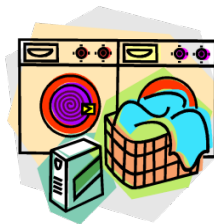
Alarm system



Fire safety equipment



Furniture in shared rooms



Laundry facilities



Water

SERVICES

We will make sure you get these services:

Gardening

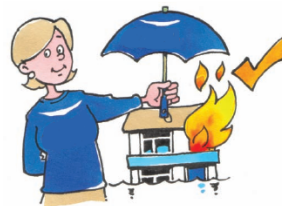


Cleaning in shared areas and taking away rubbish



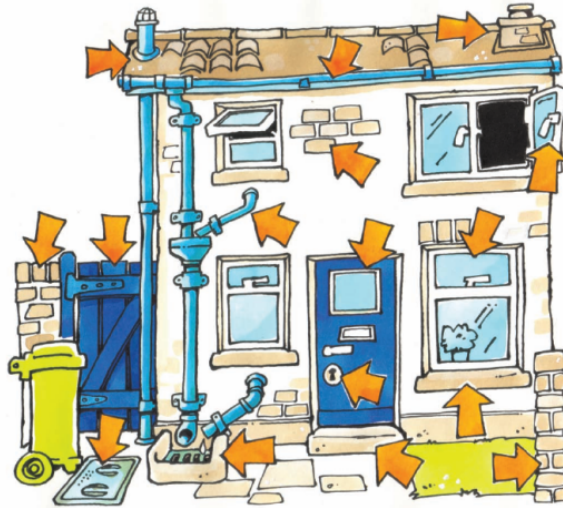
Insurance for your house and the furniture we provide (so if something goes wrong with your house or the things inside, we will pay you the money

to put things right)

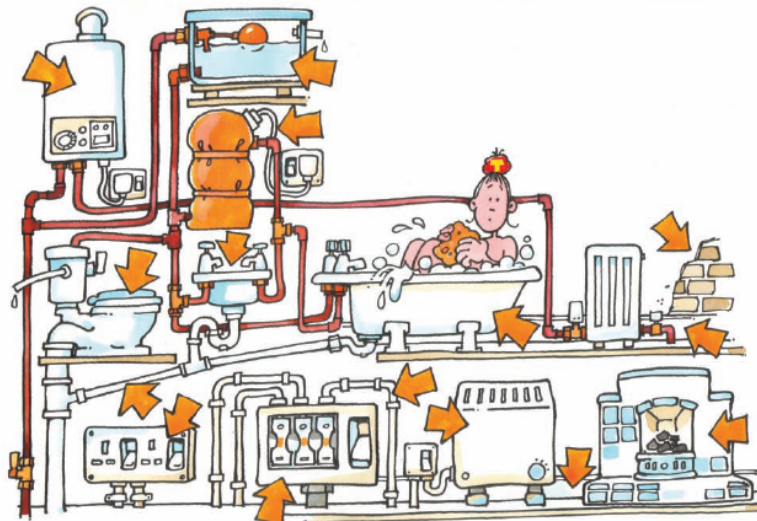


REPAIRS

We will repair the outside of your home - this includes making sure the drains, the roof and the walls are in good condition.

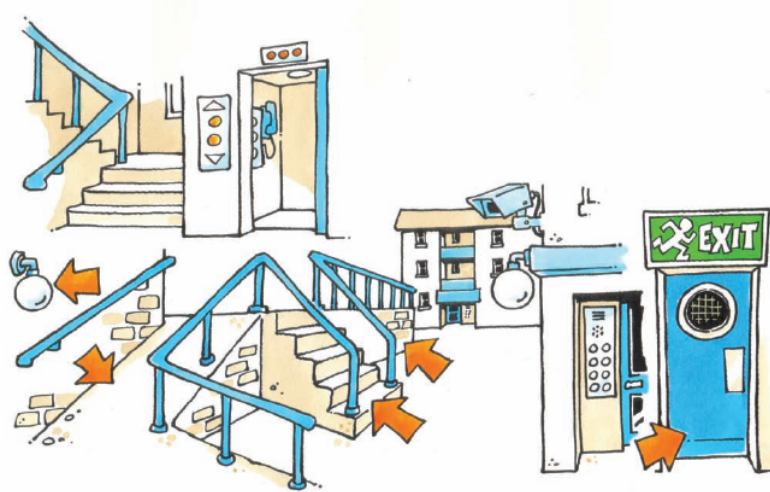


We will repair the inside of your home - this includes making sure the heating, plumbing and lighting work all the time.



REPAIRS

We will repair the shared areas of your home - this includes making sure the entrance, halls and stairways are in good condition.



If something needs to be repaired, we will tell you:

- what sort of repair work we are going to do
- when we will do the repair work

COMPLAINTS

If you are not happy about something you can complain.



WHAT YOU MUST DO

You must live in your home - it must be your only home or the home you usually live in



You must keep your home clean and tidy



You must put your rubbish in the bins and not leave your rubbish lying around



WHAT YOU MUST DO

You must tell us if something is broken or needs repairing



You must let us into your home to carry out repairs, to check your home or do any work on your home



If you, or a friend who visits you, damages or breaks part of the house or something in your home, you must pay for it

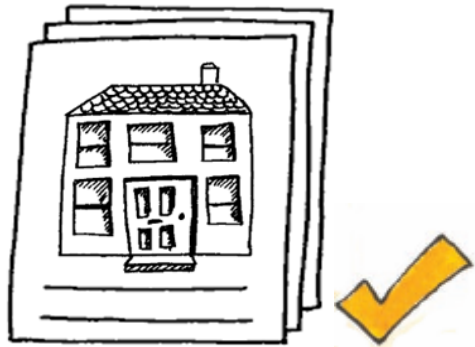


WHAT YOU MUST DO

You must ask if you want to keep any pets

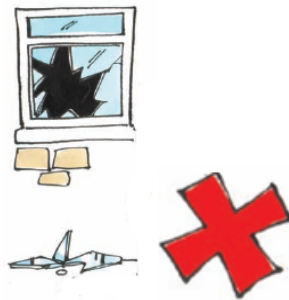


You must keep to any other house rules that go with this agreement, especially any rules about health, fire or safety that are given to you



WHAT YOU MUST NOT DO

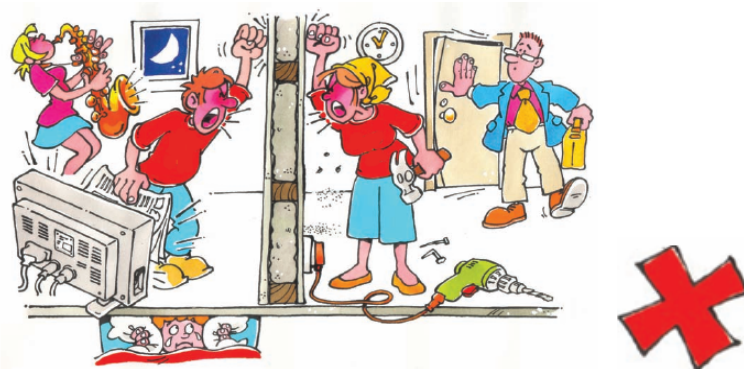
You must not damage your home, furniture or fittings



You must not annoy the other people you live with or your neighbours in any way

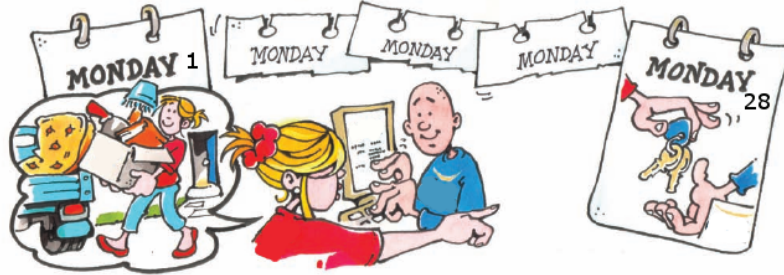


You must not be noisy



MOVING OUT

You must tell us if you are going to be away from home for more than 28 days.

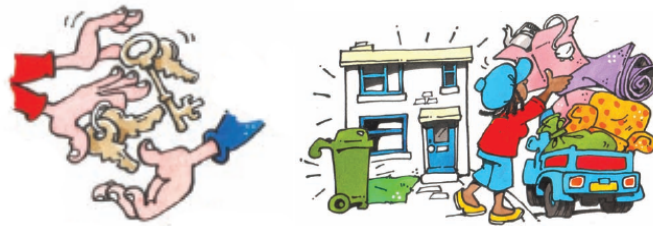


You must send us a letter if you want to leave your home for good. You must send the letter at least one month before you want to go.



If you are leaving the house you must:

- return the keys
- remove all your belongings and rubbish
- leave everything clean and tidy



BEING ASKED TO LEAVE

If you badly break the rules in the agreement you might be asked to leave. There should be a meeting about it before anything can happen though.



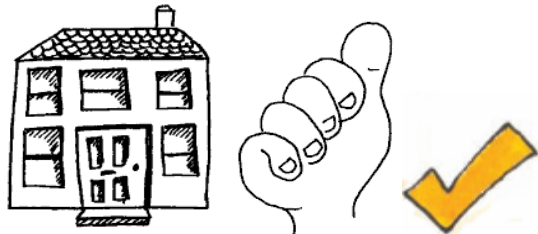
LIVING IN YOUR HOME

Your licence agreement allows you to live in your home as long as you do these things:

you pay the rent



you look after your house



you keep to the rules in the agreement

