

List of Variations / Reasons & Effects of Change

	Section / Page	Variation	Reason / Effect
1.	Contents of the Tenancy Agreement (Page 1)	Re-structured and adapted the contents.	This will make your tenancy agreement easier to navigate and to ensure the terms and conditions can be readily understood and accessed.
2.	The Agreement (Page 2)	Removal of reference to 'flexible secure' tenancies	'Flexible secure' tenancies are no longer offered.
3.	The Agreement – Payments (Page 3 & 4)	Clarity added to payments table, "total weekly rent" (net rent and service charge) and then "total weekly charge" (including ancillary charges).	This will clearly breakdown the net rent, service charges, other charges and the total charge.
4.	The Agreement – Point 8 (Page 5)	Additional explanation of the relationship between STAR as an Arm's Length Management Organisation and Shropshire Council.	This provides further clarity and information.
5.	Section 1: General (Page 7)	New terms which set out the definition of the 'home' and service of notices.	This will provide both clarity and compliance with relevant legislation.
6.	Section 2: Rent (Page 7 & 8)	Removed terms, included new terms and rephrased some of the language regarding the payment of rent, service charges and other charges.	This will provide clarity for payment of rent. Also, will provide clarity on service and other charges and explain process should any changes be required in the future.

7.	Section 3: Your Rights: Right to Occupy (Page 9 & 10)	Inclusion of terms relating to the right to occupy and loss of security of tenure. Also included a section on Succession.	This will provide both clarity and compliance with relevant legislation.
8.	Section 3: Your Rights: Right to Occupy (Page 9 & 10)	Removal of reference to 'flexible secure' tenancies	'Flexible secure' tenancies are no longer offered.
9.	Section 3: Your Rights: Improvements and Alterations (Page 10)	Removal of terms relating to claiming of compensation for certain improvements made to a property at end of the tenancy.	To keep the agreement consistent and current. Tenants will still have the rights under housing law, but the tenancy agreement will not create extra compensation duties.
10.	Section 3: Your Rights: Improvements and Alterations (Page 10)	Removal of terms relating to the right to ask for use of an alternative contractor.	To ensure repairs and maintenance are managed fairly, consistently and cost-effectively across all properties. Repairs will be carried out by approved contractors only.
11.	Section 4: Your Duties and Responsibilities: Repairs, Maintenance and Alterations (Page 12, 13 & 14)	New terms which include tenant responsibilities and activities in relation to repairs, maintenance and property alterations. NB: Proposing to amend slightly following the outcome of the consultation to remove tenant responsibility for certain items such as changing tap washers etc.	Provides clarity as to which day to day repairs or activities tenants must handle themselves, allowing for the landlord to focus on our obligations in relation to repairs. This will ensure properties remain safe and in good condition.
12.	Section 4: Your Duties and Responsibilities: Telling Us About Repairs and Damage (Page 14)	New terms regarding the reporting of repairs and damage to property.	This clarifies the tenant's duty to report issues promptly and responsibility for damage caused by them, their household or visitors. This will help us to act sooner to remedy issues, which will reduce cost and further damage.

13.	Section 4: Your Duties and Responsibilities: Anti-Social Behaviour and Violence/Drugs (Page 15, 16 & 17)	New terms regarding the Anti-Social Behaviour, specifically relating to Violence and Drugs.	Violence or threats of violence, storage or dealing of illegal drugs in or around the property are not tolerated and serious breaches can result in tenancy action.
14.	Section 4: Your Duties and Responsibilities: Pets and Animals (Page 17)	New terms regarding Pets and Animals.	To balance tenants' enjoyment of pets with the need to prevent nuisance or damage. To also comply with the legislation and ensure tenants, wider community and staff safety.
15.	Section 4: Your Duties and Responsibilities: Shared Areas (Page 18)	New terms regarding Shared Areas.	This will provide both clarity and compliance with relevant legislation.
16.	Section 4: Your Duties and Responsibilities: Refuse and Dangerous Materials (Page 18 & 19)	New terms regarding Refuse and Dangerous Materials.	This will provide both clarity and compliance with relevant legislation and prevent health hazards, pests and fire risks.
17.	Section 4: Your Duties and Responsibilities: Parking (Page 19 & 20)	New terms regarding Parking.	This provides further clarity and information.
18.	Section 6: Ending The Tenancy: Termination of the Tenancy by You (Page 22)	Rephrased some of the language regarding removal of furniture, furnishings, clothing, and rubbish.	This provides further clarity and information.
19.	Section 6: Ending The Tenancy: Termination of the Tenancy by You (Page 22 & 23)	New terms regarding outgoings relating to your home and removal of reference to 'flexible secure' tenancies.	This provides clarity in respect of tenants' liabilities during your tenancy.

20.	Section 7: Miscellaneous: Complaints (Page 24)	New term regarding Complaints	Provides tenants with a clear route to raise concerns and ensure issues are dealt with fairly. Tenants can make complaints through the complaints procedure. This does not affect your legal rights to escalate to the Housing Ombudsman if unhappy with the outcome.
21.	Service Charge Schedule (Page 25 & 26)	Addition of a service charge schedule	To provide clarity and a breakdown of all potential service charges.