

## ***Transfer of Tenancy***

### ***Policy Statement as at 01.10.19***

It shall be the policy, in accordance with the conditions laid down by WVAA's Landlord, Nottingham City Council, to ensure persons on the waiting list are given priority when a plot becomes vacant.

In this document, the term 'termination' shall apply to the cessation of a Tenancy Agreement in the following circumstances:

- Non-renewal of an agreement by a Tenant
- Revocation of an agreement for breach of condition or unacceptable behaviour
- Revocation of an agreement for non-payment of rent
- Death of a Tenant or Co-Tenant

In the event of death or termination of a Co-Tenant, the remaining Tenant may elect a new Co-Tenant suitable to themselves.

In the event of termination, 'helpers' listed on the agreement have no automatic right to enter a new Tenancy Agreement and must vacate the plot if requested.

No existing Tenant may apply for tenancy of an additional plot unless said plot has been offered to persons on the waiting list for a period of three months. Allocation of an additional plot shall remain at the discretion of the Committee.

At termination any structures, equipment or materials purchased or owned by the outgoing Tenant may be removed, or given or sold to the incoming Tenant, within 14 days. Any of said items 'inherited' at commencement of tenancy must remain. Items remaining after this time will become the property of the Committee to dispose of as they see fit.

Existing Tenants may transfer to a vacant plot provided the Committee are satisfied the original plot will be left in an acceptable and maintained condition. A period of grace to render the original plot ready for viewing by persons on the waiting list may be permissible at the Committee's discretion.

If a transfer is agreed, the agreement on the original plot will be terminated and said plot will be offered to the waiting list. The Tenant will enter into an agreement on the new plot which will be rent free until the start of the next rental year ( 1<sup>st</sup> October ).

Any structures, equipment or materials owned by the Tenant on the original plot may be transferred to the new plot, or given or sold to the incoming Tenant, within 30 days of termination. Items remaining after this time will become the property of the Committee to dispose of as they see fit.