

Summary of Changes to your Rights under your Tenancy Agreement

Topic	When it comes into effect	Changes introduced	Current situation	Action required	What happens if you don't take action?
Conversion to SSST	1 May 2019	<p>Circumstances will include any situation where a tenant or someone living with the tenant has acted in an antisocial manner, or pursued a course of conduct amounting to harassment of another person. This conduct must have been in or around the house occupied by the tenant and it must also have happened in the 3 years before the notice is served.</p> <p>In cases where no antisocial behaviour order has been granted by the court, the landlord must include in the notice the actions of the person who has behaved in an antisocial manner, the landlord's reasons for converting the tenancy and details of the tenant's right of appeal to the court.</p>	N/A	None	N/A
Joint Tenancy	1 November 2019	The proposed joint tenant must have lived at the property as their only or principal home for the 12 months before you apply for them to become a joint tenant. 12 months only start when we have received written notification from you that they live there.	No qualifying period	Notify us in writing of who lives in your house	We will not be able to offer a joint tenancy
Subletting	1 November 2019	You must have been the tenant of the house throughout the 12 months immediately before you apply for written permission to sublet your home.	No qualifying period	None	N/A
Assignment	1 November 2019	<p>The house must have been your only or principal home during the 12 months immediately before you apply for written permission to pass your tenancy to someone else. The person you wish to pass your tenancy to must have lived at the property as their only or principal home for the 12 months before you apply.</p> <p>The 12-month period only starts when we have received written notification that the person living in the property as their only or principle home. We must have been told that by you, a joint tenant, or the person you now wish to pass the tenancy to.</p>	<p>No qualifying period for existing tenant.</p> <p>Six-month qualification period required for assignee.</p> <p>Written notification required</p>	Notify us in writing of who lives in your house	We will not be able to assign your tenancy

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Succession	1 November 2019	<p>The person who is not the lawful spouse or civil partner of the deceased tenant who wishes to succeed to the tenancy must have lived at the property as their only or principal home for 12 months at the time of the tenant's death.</p> <p>The 12-month period does not begin until we have been notified in writing that the person living in the property as their only or principal home. We must have been told that by you, a joint tenant, or the person you now wish to pass the tenancy to.</p>	<p>No qualifying period</p> <p>Written notification required</p>	<p>Notify us in writing of who lives in your house</p>	<p>The person will not be entitled to succeed to your tenancy. We will have no discretion to allow such succession.</p>
Ending SST by Court Order following a conviction for serious antisocial behaviour or criminal behaviour	1 May 2019	<p>Court does not have to consider whether it is reasonable to make an order for eviction where the landlord has grounds for recovery of possession under Schedule 2 paragraph 2 of the Housing (Scotland) Act 2001.</p>	<p>Courts need to consider if it is reasonable to evict after a conviction</p>	<p>N/A</p>	<p>N/A</p>
Recovering adapted properties	1 May 2019	<p>Court can be asked to end a tenancy of an adapted property that is not being occupied by anyone who needs the adaptations. This only applies where the landlord requires the property for someone who does need the adaptations. Notice would be required and suitable alternative accommodation would need to be offered.</p>	<p>Adapted properties cannot be recovered</p>	<p>N/A</p>	<p>N/A</p>