

St Albans City and District Council Tenancy Agreement Consultation

What is a tenancy agreement?

A tenancy agreement is a legally binding written document that explains the rules and responsibilities between you and your landlord (St Albans City and District Council). It says what you need to do as a tenant like paying the rent on time and what you landlord will do, such as keeping your home in good condition. It helps make sure everyone understands what to expect during your time living in your property.

Why is the tenancy agreement changing?

The tenancy agreement was last updated in 2013/14. From time to time, we need to make changes to the tenancy agreement. We are making changes now to make the agreement clearer, more up to date, and to ensure it reflects current policies and legislation. We also need to make sure the terms and conditions allow us to manage our tenancy and estates effectively and to a standard we would all like to see.

Who is affected?

Everyone who lives in or visits the property is affected. The tenant or (where there are two joint tenants), the tenants, are responsible for making sure all terms and conditions are kept to. The tenant is responsible for everyone who lives in the property and for the actions of any visitors to the property.

For secure tenants, the new agreement will automatically replace your current one on 2 November 2026. For introductory tenancies, you will move onto the new secure agreement after your introductory period ends.

How does this affect me?

The tenancy agreement review proposes changes to some of the terms and conditions of your existing tenancy agreement. The consultation gives you the opportunity to share your views before anything is decided. These proposed changes do not change your rent, tenancy length or security of tenure.

What is actually changing?

The proposed changes include

- Clearer more accessible wording
- An improved layout and structure
- New clauses added/updated to reflect legislation and good practice

You can find more detail on the proposed changes by reading our 'Summary of Proposed Changes' document here at <https://www.stalbans.gov.uk/tenancy-agreement-consultation>

Will I need to sign another tenancy agreement?

No, you will not be required to sign anything. We will send you your new Tenancy Agreement once the consultation is complete.

Why have two letters been sent to my address?

For those people with a joint tenancy, we are writing to each tenant separately. This is because we want to let every tenant know about the proposed changes so that all tenants have the opportunity to hear about them and give their view.

How can I give feedback?

The summary document, which sets out the proposed changes, and a draft of the new Tenancy Agreement are available online at <https://www.stalbans.gov.uk/tenancy-agreement-consultation>

If you wish to make comments, please submit these via our survey from 15th June to 13th July 2026 at <https://tinyurl.com/SADC-Tenant-Survey>, or scan the QR code below.



If you would like a paper copy of the draft tenancy agreement and proposed changes, please call 01727 866100 or e-mail residentengagement@stalbands.gov.uk.

If you are unable to provide your feedback in the ways listed above, please contact us by phone 01727 866100 or e-mail residentengagement@stalbands.gov.uk

Large print translated and alternative formats can be provided on request.

What happens next?

After the consultation closes:

- All the feedback will be reviewed and a final draft completed.
- The updated Tenancy Agreement will be considered for approval by the Council's Housing and Inclusion Committee on 15 September 2026.
- We will send you a formal letter to let you know about the changes along with a copy of your new Tenancy Agreement.

When will the changes come into effect?

The amended Tenancy Agreement will come into effect from 2 November 2026. Until then your existing Tenancy Agreement will remain in effect.