

Our Ref      Your Ref      Please ask for      Direct Dial

**IMPORTANT – DO NOT IGNORE  
THIS AFFECTS YOUR TENANCY**

Dear

**Re: Demotion Order made at Stourbridge County Court on  
in respect of your secure tenancy at**

I refer to the above which takes effect today.

Pursuant to Section 82A(5) of the Housing Act 1985, you should note that the terms of your demoted tenancy that remain the same as when you were a secure tenant are the following:

- (a) The parties to the tenancy;
- (b) The period of the tenancy (ie. weekly periodic tenancy);
- (c) The amount of rent;
- (d) The dates on which the rent is payable (i.e. Monday of each week).

In addition to the above, please find enclosed your Statement of Express Terms. Pursuant to Section 82A(7) of the Housing Act 1985, as amended, these now become the terms of your demoted tenancy.

Notwithstanding the enclosed Statement of Express Terms, please note that during the period that your tenancy is demoted, you lose your right to security of tenure. Among other things, this means that **it will be easier for the Council to obtain possession of your property in the event that there are further incidents of nuisance by you and/or your visitors, or in the event of some other breach of your tenancy** (for example, you fall into rent arrears). In addition, during the period of your demoted tenancy, please note the following:

continued / ...

**HAND DELIVERED**

(Name)  
(Address)  
(Address)  
(Address)  
(Address)

- (a) You cannot exercise the right to buy and you lose any existing preserved right to buy, during the demoted tenancy period.
- (b) Any period during which the tenancy is demoted cannot count as a qualifying period for the right to buy (if and once your tenancy reverts to a secure tenancy) and nor can it count towards calculating any discount to be allowed on that right to buy.
- (c) The tenancy cannot in law be assigned during the period that it is a demoted tenancy except in certain situations.
- (e) There are certain rights of succession which apply to demoted tenancies.

You are advised to seek independent legal advice about the effect and consequences of being made subject to a Demotion Order.

Yours sincerely