English	**Tigrinya**
Page 1	
Other formats available	ብኻልእ ቅድታት ይርከብ'ዩ
Introductory Tenancy Scheme	**መደብ መባእታዊ ስምምዕ-ኽራይ**
A guide for new tenants and for people seeking a home with Kirklees Neighbourhood Housing	*ንሓደስቲ ተኻረይትን ነቶም ኣብ ኣባይቲ ኸባቢ ኪርክሊስ (Kirklees Neighbourhood Housing) ገዛ ንኽረኽቡ ዝደልዩ ዘለው ሰባትን ዚኸውን መምርሒ*
Revised August 09	*ነሓሰ 09 ተመሓይሹ*
Page 2	
Rights and responsibilities	**መሰላትን ግቡኣትን**
Renting a home from Kirklees Neighbourhood Housing brings with it rights and responsibilities for you as the tenant. As your landlord we have rights and responsibilities too. This is set out in your Tenancy Agreement.	ካብ ኣባይቲ ኸባቢ ኪርክሊስ ገዛ ምክራይ፥ ከም ተኻራያይ መጠን፥ መሰላትን ግቡኣትን ይህልወኩም። ከም ንዓኹም ዘካሪ ኣካል ድማ መሰላትን ግቡኣትን ኣሎና። እዚ ድማ ኣብቲ እትኣትውዎ ስምምዕ ክራይ ተዘርዚሩ ኣሎ።
As your landlord we have to make sure everyone meets these responsibilities. We want everyone to enjoy the benefits of their tenancy and to live in peace in their homes. We know that the majority of our current tenants want this too.	ከም ንዓኹም ዘካሪ ኣካል፥ ኩሉ ሰብ ነዞም ግቡኣት'ዚኦም የተግብር ከምዘሎ ከነረጋግጽ ኣለና። ኩሉ ሰብ፥ ረብሓታት ናይቲ ዝኣተኽምዎ ስምምዕ-ክራይ ንኽረክብን ኣብ ገገዝኡ ድማ ብሰላም ንኽነብርን ንደሊ። መብዛሕቶም እቶም ዘለዉና ተኻረይቲ ድማ ከምኡ ይደልዩ ምኟኖም ንፈልጥ ኢና።
We are determined to do all we can to protect our tenants and the wider community from the distress and anxiety that anti-social behaviour and harassment can cause.	ንተኻረይትናን ንሰፊሕ ህዝቢ ማሕበረ-ኮምን ካብቲ ብሰንኪ ኣንጻር-ማሕበራዊ ተግባራትን ዓመጽን ኪመጽእ ዚኽእል ጸቕጥን ጭንቀትን ሓለዋ ኽንገብረሎም መታን ኽንክእል ኩሉ ነገር ኽንገብር ንጽዕር ኢና።

In order to do this, we give all new tenants a trial period of 12 months to show that they can keep to their tenancy agreement, look after their homes and garden areas, and do not cause a nuisance in their neighbourhoods.	ነዚ ንኽነተግብር ድማ ሓደስቲ ተኻረይቲ ነቲ ዝኣተውዎ ስምምዕ-ክራይ ኽሕልዉን ንገዝኦምን ቦታታት ጀርዲንን ኽከታተሉን ዝኽእሉ እንተኾይኖም ከምኡውን ንጐሮባብቶም ረበሻ ከምዘይገብሩ ንምርኣይ ን12 ኣዋርሕ ዚጸንሕ ናይ ፈተነ ግዜ ንህብ።
This trial period is called an introductory tenancy.	**እዚ ፈተነ-ግዜ፡ መባእታዊ ስምምዕ-ክራይ ተባሂሉ ይጽዋዕ።¡**
An introductory tenancy	**መባእታዊ ስምምዕ-ክራይ**
As a new tenant you will have to sign an introductory tenancy agreement before you move into your new home. This lasts for 12 months. If you complete your introductory tenancy satisfactorily, then you will automatically become a secure tenant.	ከም ሓድሽ ተኻራያይ መጠን፡ ቅድሚ ናብ ሓድሽ ገዛ ምግዓዝኩም ኣብ መባእታዊ ስምምዕ-ክራይ ኽትፍርሙ ኣለኩም። እዚ፡ ን12 ኣዋርሕ ዚጸንሕ እዩ። ነቲ ዝኣተኽሙዎ ስምምዕ-ክራይ ብኣዕጋቢ መንገዲ እንተወዲእክምዎ፡ ብቐጥታ ውሑስ ተኻራያይ ኽትኮኑ ኢኹም።
Rights of introductory tenants	**መሰላት መባእታዊ ተኻረይቲ**
Introductory tenants are not secure tenants. You will not have the same statutory rights as existing secure tenants.	መባእታዊ ተኻረይቲ፡ ውሑሳት ተኻረይቲ ስለዘይኮኑ፡ ልክዕ ኸምቶም ውሑሳት ተኻረይቲ፡ ሕጋዊ መሰላት ኣይክህልወኩምን እዩ።
As an introductory tenant you will have the following restricted rights: - • right to be consulted • right to have repairs carried out • right to succession.	ከም መባእታዊ ተኻራያይ መጠን፡ እዞም ዝስዕቡ ውሱናት መሰላት ክህልውኹም እዮም፥ • ሓበሬታ ናይ ምርካብ መሰል • ጽገናታት ንዘድልዮም ነገራት ናይ ምጽጋን መሰል • መሰል ውርሻ (ምትካእ ብኻልእ ሰብ)
But you will not have the right to: - • buy your home • assign or transfer your tenancy to someone else • take in lodgers or sublet your home • carry out improvements • mutually exchange your home with another tenant • transfer to another property (unless a serious housing need exsists)	እዞም ዝስዕቡ ነገራት ንኽትረኽቡ ግን መሰል የብልኩምን፥ • ንገዛኹም ምግዛእ • ንዘለኩም ስምምዕ-ክራይ ንኻልእ ሰብ ምሃብ ወይ ምትሕልላፍ • ንኻልኦት ተኻረይቲ ምእታው ወይ ገዛኹም ንኻልእ ሰብ ምክራይ • ምምሕያሻት ምክያድ • ንገዛኹም ምስ ካልእ ተኻራያይ ምልውዋጥ • ናብ ካልእ ገዛ ምትሕልላፍ (ከቢድ ሽግር ገዛ እንተዘየልዩ)
During your introductory tenancy	**ኣብ ግዜ መባእታዊ ስምምዕ-ክራይኩም**
Our neighbourhood estate teams will closely monitor your introductory tenancy in its early stages. If minor nuisance or breaches of your tenancy come to our attention, we will offer you advice and give you the opportunity to change your behaviour.	እቶም ዘለዉና ጉጅለታት ገዛውቲ-ክራይ ኸባቢ (neighbourhood estate teams)፡ ነቲ ዘለኩም መባእታዊ ስምምዕ ክራይ ኣብቲ ናይ ፈለማ ግዚኡ ብቐረባ ኽከታተሉ እዮም። ንኡስ ረበሻ ከምዚተፈጸመ ወይ እቲ ዝኣተኽምዎ ስምምዕ-ክራይ ከምዝተጣሕሰ እንተፈሊጥና፡ ምኽሪ ብምሃብ፡ ነቲ ባህሪኹም ንኽትቕይሩ ዕድል ክንህበኩም ኢና።

Such minor nuisances or breaches might include: - • occasional noise • failure to look after your gardens to a satisfactory standard • minor damage to your property • nuisance caused by pets.	ከምዚኦም ዝበሉ ንኡሳን ረበሻታት ወይ ምጥሓሳት፡ ነዞም ስዒቦም ዘለዉ የጠቓልሉ፥ • ሳሕቲ ዘጋጥም ጫውጫውታ • ንጀርዲንኩም ክሳዕ እቲ ዘዕግብ ደረጃ ዘይምክትታል • ኣብ ገዛኹም ዘጋጥም ንኡስ ዕንወት/ብልሽት • ብፍትዋት እንሳሳን ዚመጽእ ረበሻ
Page 4	
However, if we come across serious breaches of your tenancy or if you won't work with us to find a solution, we will take legal action to re-possess your home.	እንተኾነ ግን፡ ኣብ ዝኣተኽምዎ ስምምዕ ክራይ ከቢድ ምጥሓሳት ከምዝተፈጸመ እንተፈሊጥና ወይ መፍትሒ ንምርካብ ምሳና እንተዘይሰርሒኩም፡ ገዛኹም ንኽነሕድግ ሕጋዊ ስጉምቲ ኽንወስድ ኢና።
Serious breaches that will cause us to take such action include:- • harassment that has a major impact on victims or members of their family • violence or threats of violence • using the property for illegal or immoral purposes, for example drug dealing • escalating rent arrears with little or no intention of paying • continuation of a substantial number of minor incidents, despite warnings.	ከምዚ ዚበለ ስጉምቲ ንኽንወስድ ዝገብሩና ከበድቲ ምጥሓሳት ነዚኦም የጠቓልሉ፥ • ኣብ ግዳያት ወይ ኣባላት ቤተሰቦም ዓቢ ጽልዋ ዝገብሩ መጥቃዕቲ • ዓመጽ ወይ ምፍርራህ ዓመጽ • ከም ንግዲ ድራግ ኣብ ዝኣመሰሉ ዘይሕጋዊ ወይ ዘይሞራላዊ ዕላማታት ንገዛኹም ምጥቃም • ውሑድ ወይ ምንም ናይ ምኽፋል መደብ ስለዘይብልኩም፡ ውንዙፍ ዕዳታት ከምዝውሰኽ ምግባር • መጠንቀቕታታት ተዋሂቡ ኽነሱ ብዙሕ ዝቑጽሩ ንኡሳን ፍጻሜታት ብቐጻሊ ምግጣም
It is important to remember that you are not just responsible for your own behaviour.	**ነቲ እትፍጽምዎ ተግባር ጥራይ ብሓላፍነት እትስከሙ ከምዘይምዃንኩም ኽትዝክሩ ኣገዳሲ እዩ።**
We will take action against you if the person causing anti-social behaviour is someone living with you or is a visitor to your home. It doesn't matter where the nuisance happens - in your home, outside or anywhere in the neighbourhood.	እቲ ኣንጻር-ማሕበራዊ ተግባር ዚፍጽም ሰብ ምሳኹም ዚነብር ወይ ኣብ ገዛኹም ዚመጸ ጋሻ እንተኾይኑ፡ ኣንጻርኩም ስጉምቲ ኽንወስድ ኢና። እቲ ዘጋጠመ ረበሻ - ኣብ ገዛኹም፣ ደገ ወይ ኣብ ዚኾነ ቦታ'ቲ ኸባቢ ይኹን - ዘግድስ ኣይኮነን።
Right of review	**መርመራ ናይ ምክያድ መሰል**
If notice is served on you for repossession of your home, you will be able to ask for a review of the decision. The review will be carried out by a manager or managers who have had no involvement in your case.	ገዛኹም ንኽትሕደጉ ኣብ ልዕሊኹም ትእዛዝ እንተድኣ ተዋሂቡ፡ እቲ ውሳኔ ደጊምካ ንኽርአ (ንኽምርመር) ኽትሓቱ ትኽእሉ ኢኹም። እዚ መርመራ'ዚ፡ ብሓላፊ ወይ ኣብ ጉዳይኩም ምትእስሳር ብዘይብሎም ሓለፍቲ ኽካየድ እዩ።
Page 5	
The role of the courts	**ተራ ኣብያተ-ፍርዲ**
Unless an introductory tenant has successfully appealed against the decision to repossess, the application will then proceed to	ኣንጻር እቲ ገዛ ንኽውሰድ ዚተዋህበ ውሳኔ፡ ይግባይ ሓቲትኩም ዕዉታት ዝኾንኩም መባእታዊ ተኻራያይ እንተዘይኴንኩም፡ እቲ መመልከቲ ናብ ቤት

Court.	ፍርዲ ኽመሓላለፍ እዩ።
Provided that the Court is satisfied that the notice and review procedures have been followed correctly, possession must be granted to the landlord. Eviction from your home will follow.	እቲ መስርሓት መጠንቀቕታን መርመራን (notice and review Procedures) ከምዚግባእ ዚተኸተለ ምዃኑ ቤት ፍርዲ እንተዓጊብሉ፡ እቲ ገዛ ናብ ኣካራዪ ንኽምለስ ናይ ግድን ይኸውን። ድሕሪ'ዚ ድማ ካብ ገዛኽም ከምእትወጹ ይግበር።
Getting a secure tenancy	**ምርካብ ውሑስ ስምምዕ-ክራይ**
One you have completed your introductory tenancy without any serious breaches, your tenancy will automatically change to a secure one with full statutory rights.	ዝኾነ ከበድ ምጥሓሳት ኸይፈጸምኩም ንዘለኩም መባእታዊ ስምምዕ-ክራይ ኣብ ዝፈጸምክሙሉ ግዜ፡ እቲ ስምምዕ-ክራይኩም፡ ምሉእ ሕጋዊ መሰላት ብምሃብ ብቐጥታ ናብ ውሑስ ስምምዕ-ክራይ ኽቕየር እዩ።
You will then also become a member of KNH Excel. This is our reward and recognition scheme for loyal tenants. Benefits of the scheme include: - • a discount card offering you substantial savings at over 200 local shops and businesses • entry into competitions and prize draws through Door to Door, our tenants magazine • access to community grants and good neighbour awards.	ኣባል KNH Excel ድማ ኽትኮኑ ኢኹም። እዚ ድማ ነቶም እሙናት ተኻረይቲ እንህቦ ሞሳን መደብ ኣፍልጦን እዩ። ረባሕታት እዚ መደብ'ዚ ድማ ነዞም ዝስዕቡ የጠቓልሉ፥ • ኣብ ልዕሊ 200 ድኳናትን ዋኒን-ትካላትን እትጥቀምሉን ብዙሕ ገንዘብ እትቕጥብሉን ካርዲ ቅነሳ (discount card) • ኣብቲ ብመንገዲ ኣብቲ ዘለና መጽሔት ተኻረይቲ ዚርከብ ዶር ቱ ዶር (Door to Door) ዚካየድ ውድድራትን ሽልማትን ዘእትወኩም ዕድል • ንኾማዊ ምወላታትን ንብቑዕ ጐሮቤት ዚውሃብ ሽልማታትን እትረኽብሉ ዕድል
Questions?	**ሕቶታት?**
We want your tenancy to be a success. Help us to make sure you have a problem free introductory tenancy by getting in touch with your neighbourhood housing team if you have any concerns or questions.	እቲ ዝኣተኽምዎ ስምምዕ-ክራይ ዕዉት ንኽኸውን ንደሊ። ዝኾነ ስክፍትታት ወይ ሕቶታት ኣብ ዘለወኩም ግዜ፡ ምስ ጉጅለ ኣባይቲ ኸባቢ (neighbourhood housing team) ርክብ ብምግባር፡ ሽግር ዘይብሉ መባእታዊ ስምምዕ-ክራይ ከምዝህልወኩም ንኽንገብር ሓግዙና።

Ref: KNH 5/03/08 Printed on recycled paper. Kirklees Neighbourhood Housing is controlled by Kirklees Metropolitan Council under Part V of the Local Government and Housing Act 1989.	መወከሲ፥ KNH 5/03/08 ደጊሙ ኣብ ዚምስራሕ ወረቐት ተሓቲሙ። ኣባይቲ ኸባቢ ኪርክሊስ (Kirklees Neighbourhood Housing)፡ ብመሰረት Part V ኣዋጅ ዞባዊ ምምሕዳርን ኣባይትን 1989 (Local Government and Housing Act)፡ ቤት ምኽሪ ዞባ ኪርክሊስ (Kirklees Metropolitan Council) ቁጽጽር ይግበረሉ።

Contact Details	**ዝርዝር መወከሲ**
Phone ahead for opening times, or vist the KNH website www.knh.org.uk	**ቅድሚ ዝኽፈተሉ ሰዓታት ደውሉ ወይ ንመርበብ-ሓበሬታ KNH** www.knh.org.uk **ኸፊትኩም ርኣዩ**

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If you need to write to us please use the following address: Perseverance House St Andrews Road Huddersfield HD1 6RZ	**ኽትጽሕፉልና ትደልዩ እንተኼንኩም፣ ብኽብረትኩም ነዛ እትስዕብ ኣድራሻ ተጠቐሙ፥** Perseverance House St Andrews Road Huddersfield HD1 6RZ
If English is not your first language call the number below 01484 226967	**እንግሊዝኛ፣ ቀንዲ ቛንቋኹም እንተዘይኮይኑ፣ ናብዛ ኣብ ታሕቲ ዘላ ቁጽሪ ተሌፎን ደውሉ** 01484 226967