



Tenancy Strategy and Tenancy Policy

Cabinet Housing Panel

11 June 2024

Tenancy Strategy and Tenancy Policy

- Revision of existing Strategy and Policy
- Came to CHP in January to approve public consultation
- Sets out the Council's commitment, as a provider of social housing, to provision of high-quality housing, thriving neighbourhoods and sustainable communities and expected approach towards tenancies
- We are required to consult with Registered Providers (Housing Associations) – as they are required in law to have regard to it

Tenancy Strategy and Tenancy Policy

- Public consultation took place from 2 February 2024 for 4 weeks and included private landlords and agents via PAL scheme
- 7 responses from 19 registered providers:
 - Supportive of our move to end fixed term flexible tenancies
 - All providers issue assured (lifetime) tenancies
 - 86% use introductory tenancies (we do not)
 - 43% issue flexible fixed terms tenancies but half propose to cease using these in the next 5 years

Tenancy Strategy

- The strategy covers:
 - The kinds of tenancies they grant
 - The circumstances in which they will grant tenancies of a particular type
 - Where they grant tenancies for a fixed term, the length of those terms
 - The circumstances in which a tenancy may or may not be reissued at the end of the fixed term, in the same property or in a different property.
- The 4 key objectives of the Tenancy Strategy are:
 - **Secure life-time tenancies are our preferred approach**
 - Tenants have a clear understanding of their tenancy
 - Enable tenants to keep their tenancy for as long as they need them
 - If a tenancy ends or is under threat of ending, tenants are assisted to prevent homelessness

Tenancy Policy

- Council's preference is for lifetime secure tenancies
- The Tenancy Policy sets out in the council's approach to tenancy management
- Also identifies how the council will support tenancy sustainment, tackle tenancy fraud, and manage discretionary succession rights.
- In particular, the policy sets out more detail regarding the following:
 - The granting of Secure Council tenancies
 - Legal Assignment and Succession and demotions
 - Mutual Exchange
 - Fixed term Tenancies
 - This policy also explains the type of tenancy we will offer to new and existing tenants of WHBC