

TENANCY STRATEGY 2012-2016

SUMMARY

Strategy Issue	Strategic Considerations	Strategic Position
Flexible/Fixed Term Tenancies	<ul style="list-style-type: none"> • Demand for social housing exceeds supply – need to make best use of available stock and target it at those most in need • Increased frequency of re-lets with associated costs including void rent loss • Increased administration relating to tenancy reviews and associated resource implications • Increased turnover may have negative impact on community stability and contribute to a residualisation of estates 	<ul style="list-style-type: none"> • Introductory/starter tenancies encouraged • Flexible/fixed term tenancies to be used for majority of general needs tenants with minimum term of 5 years being the norm. • 2 year tenancies used in very exceptional circumstances • Lifetime tenancies offered to older people moving into sheltered housing, people with enduring long term medical conditions (unless accommodation has been significantly adapted) and former members of the armed forces • Expectation that tenancies will be renewed unless: <ul style="list-style-type: none"> - the property is under occupied - there has been a significant change in income and tenant can afford an alternative housing option - the property has been significantly adapted and no members of the household require the adaptations • Registered providers to provide information to enable review of strategy to consider community impact
Affordable Rent	<ul style="list-style-type: none"> • Need for additional, new affordable housing and development funding • Impact on affordability and potential differential impact re location and property type • Potential benefit trap and disincentive to work • Impact of welfare reforms • Registered providers already tied into HCA development agreements 	<ul style="list-style-type: none"> • Acceptance that affordable homes developed under current programme will be let at affordable rent • Affordable rents not to exceed LHA rate • 4 bed homes not to be converted • Registered providers to take pro active approach to assisting under occupiers to downsize • Registered providers to take a proactive approach to assisting tenants access employment
Homelessness	<ul style="list-style-type: none"> • Shortage of accommodation for those in most urgent need • Limited temporary accommodation • Unsuitability of B&B • Need to contain cost of temporary accommodation 	<ul style="list-style-type: none"> • Pro active use to be made of the private sector where housing is of an acceptable standard.