



Tenancy Strategy 2027-2032

DRAFT

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Foreword

As a Council, we recognise the vital role that social housing plays in supporting residents through life's challenges, enabling independence, and encouraging opportunity.

This Tenancy Strategy sets out our vision for how tenancies within the district should be managed, ensuring fairness, stability and flexibility for those who need it most. It reflects our commitment to making the best use of our housing stock, supporting vulnerable households and promoting sustainable communities.

The Strategy also provides clear guidance to Registered Providers of Social Housing operating locally, outlines the types of tenancies we expect to be offered and the principles that should underpin them. It also ensures that tenancy policies align with our wider housing, homelessness and regeneration goals.

We believe that tenancies should offer more than just a roof over someone's head, they should provide a platform for security, growth and dignity. Whether it is helping families settle, supporting older residents to remain in their homes, or enabling young people to take their first steps into independent living, this strategy is about putting people at the heart of housing.

We are grateful to all those who have contributed to the development of this Strategy, including tenants who were consulted. Together, we will continue to build a housing environment in the district that is responsive, inclusive and resilient.

Councillor Pamela Brivio

Portfolio Holder for Housing

1.0 Introduction

- 1.1 This Tenancy Strategy (“the Strategy”) sets out Dover District Council’s (“the Council”) approach to ensuring that social housing tenancies within the district are fair, sustainable and responsive to the evolving needs of our communities.
- 1.2 The Strategy sets out the Council’s expectations of registered providers of social housing (‘social landlords’) operating in the district, to ensure that tenancy policies promote stability, fairness and flexibility. It supports the delivery of the Council’s Corporate Plan, by promoting safe, secure and sustainable housing outcomes for residents, and helping to tackle and prevent homelessness.
- 1.3 By aligning tenancy practices with the Council’s corporate priorities of improving housing, growing the economy and supporting communities, the Strategy seeks to make the best use of available housing stock while ensuring that those in greatest housing need have access to secure and suitable homes.

2.0 Consultation

- 2.1 The Localism Act 2011 requires the Council to:
 - Send a copy of the draft Strategy, or proposed modification, to every social landlord operating in the district.
 - Give social landlords a reasonable opportunity to comment on those proposals.
 - Consult such other persons as the Secretary of State may prescribe via regulations.
 - The Council must, in preparing or modifying a tenancy strategy, have regard to its (a) current allocation scheme under section 166A of the Housing Act 1996, and (b) its current homelessness strategy under section 1 of the Homelessness Act 2002.
- 2.2 The development of this Tenancy Strategy has been informed by a comprehensive consultation process designed to ensure that the views of key stakeholders were fully considered. Our aim is to produce a Strategy that reflects local priorities, supports sustainable communities, complies with legislation and regulations, and aligns with the Council’s strategic outlook.
- 2.3 Feedback from the consultation was reviewed and, where necessary, used to inform changes to the final version of the Tenancy Strategy.

3.0 Legislative and Regulatory Framework

- 3.1 This Tenancy Strategy is informed by a range of legislation and regulatory requirements that govern how social housing tenancies are granted, managed, and ended. The key frameworks are summarised below.
- 3.2 Section 150 of the **Localism Act 2011** places a duty on every local housing authority to publish a Tenancy Strategy, setting out the types of tenancies granted, the circumstances in which each type should be used, the length of any fixed-term tenancies, and the circumstances in which further tenancies will be granted at the end of the fixed term. All

social landlords operating in the district must have regard to this Strategy when developing their own tenancy policies.

- 3.3 The **Housing Act 1985** governs Secure (Lifetime) Tenancies, the main form of long-term tenancy granted by Local Authorities Registered Providers (LARPs). It sets out: tenants' rights (e.g., succession, assignment, repairs); the statutory grounds for possession; and the requirement for a court order to end the tenancy.
- 3.4 The **Housing Act 1988** governs tenancies granted by Private Registered Providers (PRPs) including, Assured Tenancies, which offer long-term security and Assured Shorthold Tenancies, including fixed term tenancies and Starter Tenancies. It also sets out the statutory grounds on which possession might be sought.
- 3.5 The **Housing Act 1996** introduced Introductory Tenancies for Local Authorities. It defines when an Introductory Tenancy must be used; the 12-month probationary period; the power to extend the period by up to 6 months, and the statutory review process for possession decisions.
- 3.6 The **Homelessness Reduction Act 2017** places duties on Local Authorities to prevent and relieve homelessness, including for individuals at risk of homelessness as a result of domestic abuse. Tenancy decisions by all social landlords should support these duties by promoting tenancy sustainment and avoiding preventable homelessness.
- 3.7 The **Social Housing (Regulation) Act 2023** introduced significant reforms to the regulation of social housing, strengthening the focus on consumer standards and tenant outcomes. It established a proactive regulatory framework that enables the Regulator of Social Housing to monitor performance, undertake inspections and intervene where landlords fail to meet required standards. The legislation also places greater emphasis on tenant safety, transparency, accountability and ensuring tenants have a stronger voice in the services they receive.
- 3.8 All social housing landlords must comply with the Regulator of Social Housing's **Consumer Standards**, including the **Tenancy Standard**, which sets expectations around allocations, tenancy management, tenancy sustainment and the provision of fair and transparent services. It requires social landlords to:
 - Let homes in a fair, transparent and efficient way
 - Publish clear tenancy policies
 - Use tenancy types appropriately and consistently
 - Support tenants to maintain their tenancy and avoid unnecessary eviction
- 3.9 The **Equality Act 2010** provides the legal framework for preventing discrimination and promoting fairness in the delivery of public functions, such as the allocation and management of social housing.
- 3.10 The **Domestic Abuse Act 2021** strengthens protections for victims of domestic abuse within social housing. In particular, it requires Local Authorities in England to grant a secure lifetime tenancy to an existing lifetime social tenant who is required to move and is granted a new tenancy for reasons connected to domestic abuse. Social landlords should ensure that tenancy policies and management practices support

victims of domestic abuse, promote tenancy sustainment where safe and appropriate, and take account of relevant statutory duties and guidance.

- 3.11 The **Renters' Rights Act 2025** introduces significant reforms to assured tenancies in England, including the abolition of Assured Shorthold Tenancies and Section 21 “no fault” evictions, and a move towards a simpler system of periodic assured tenancies. While many of the reforms primarily affect private rented housing and assured tenancies granted by Private Registered Providers, the legislation reinforced the wider principles of tenancy security, fairness, transparency and tenancy sustainment. Social landlords should have regard to these reforms when developing tenancy policies and managing tenancies, ensuring that tenancy decisions support stable communities to help prevent avoidable homelessness.

4.0 Strategic aims

- 4.1 The aim of this Strategy is to set out our expectations of social landlords operating in the district. In particular:
- The types of tenancies they will grant
 - The circumstances under which different types of tenancies will be granted
 - Where they grant tenancies for a certain term, the length of time a tenancy will be granted
 - How tenancies will be managed towards the end including the offer of a new tenancy
- 4.2 It also sets out our expectations on mutual exchanges, succession, domestic abuse, tenancy sustainment, tenancy fraud and homelessness prevention.

5.0 Local context

General

- 5.1 Data from the 2021 Census indicates that social housing accounts for 13.9% of the total housing stock in the district. This marks a gradual decline over the past two decades – down by 0.3% since 2011 and 1.5% since 2001. The downward trend reflects broader national patterns, influenced by:
- Right to Buy policies, which have reduced the number of publicly owned homes.
 - Limited new social housing development over long periods, particularly in rural and coastal areas.
 - Growth in private rental and owner-occupation sectors, which has shifted the overall housing composition.

Despite the decline, social housing remains a critical component of the district's housing provision, offering affordable accommodation to residents in need.

- 5.2 Currently, 14 PRPs operate within the district, working alongside the Council to deliver and manage social housing. Appendix 1 provides a snapshot of the total social housing stock owned, let and managed by the Council and PRPs. Key insights show:

- Approximately 91% of social housing in the district is let at traditional social rents, offering lower-cost accommodation to those in greatest need.
- Approximately 8% of social housing is let at 'Affordable Rent' with rents of up to 80% of market rent.
- Most (including the Council) do not offer fixed-term tenancies, instead favouring lifetime tenancies, which provide greater stability for tenants.

Housing needs

5.3 We receive many enquiries and applications from residents wanting to join the housing waiting list and rent a social home each year. As of 10 February 2026, there were 1,969 active applicants registered on the housing waiting list. The oversight of the housing waiting list is managed by the registrations and allocations team, who receive around 200 new applications every month.

5.4 The table below illustrates the average waiting time and bids per property type:

Property type and size	No. of lets	Shortest wait (days)*	Longest wait (days)*	Average wait (days)*
Sheltered accommodation	33	20	4401	495
Studio general needs	2	185	936	560
1-bed general needs	61	11	1695	461
1-bed bungalow	14	165	4099	966
1-bed house	1	6	6	6
2-bed house	39	14	1209	457
2-bed bungalow	18	88	2987	569
2-bed flat or maisonette	82	14	1735	404
3-bed house	48	0	2476	773
3-bed flat or maisonette	2	1165	1304	1234
4-bed house	4	24	478	204
5-bed house	1	1235	1235	1235
Averages		264	1722	624

Data taken from Huume between 1 April 2025 and 31 March 2026

** to the nearest whole day*

5.5 An assessment of the waiting list shows that most applicants were on Band C demonstrating that many applicants show a reasonable preference or above need for social housing:

Band	Number of applicants	
	Total	%
A – Urgent	96	4.9%
B – Serious	68	3.6%
C – Reasonable preference	1,047	53.2%
D – General	688	34.9%
E – General without priority	70	3.6%
Total	1,969	100.0%

Correct as of 10 February 2026

- 5.6 While there is demand for all sizes of accommodation, there is an increasing need for properties that meet the needs of single people and families. The type of households on the waiting list are:

Type of household	Number of applicants	
	Total	%
Single adult	817	41.5%
Couple	145	7.4%
Family	966	49.0%
Other	41	2.1%
Total	1,969	100.0%

Correct as of 10 February 2026

- 5.7 An assessment of the size of properties required to meet the need of households on the housing waiting list shows the following:

Size of property	Number of applicants	
	Total	%
1 bedroom	951	48.3%
2 bedrooms	523	26.6%
3 bedrooms	378	19.2%
4 bedrooms	100	5.0%
5 bedrooms	17	0.9%
Total	1,969	100.0%

Correct as of 10 February 2026

6.0 Guidance for Registered Providers of Social Housing

6.1 Our expectations

- 6.1.1 Social landlords operating within the Dover district are expected to have regard to this Tenancy Strategy when developing and applying their own tenancy policies. In granting tenancies, landlords should ensure their approach is transparent, fair and consistent with the Regulator of Social Housing's Tenancy Standard and all relevant legislation.
- 6.1.2 We expect social landlords to:
- Offer tenancies that provide appropriate security and stability, taking account of household needs, property type, the efficient use of housing stock and that the tenancy granted is compatible with the purpose of the accommodation.

- Clearly set out the type and length of tenancy offer, including the circumstances in which a fixed-term tenancy may be renewed or ended.
- Ensure that decisions on granting, renewing or ending tenancies are evidence-based, proportional and communicated to tenants in a clear and timely manner.
- Support tenants to sustain their tenancies, including providing advice, signposting, and early intervention where tenancy issues arise.
- Consider the needs of vulnerable households, including survivors of domestic abuse, care experienced young people, households with disabilities, and those at risk of homelessness.
- Promote efficient use of their homes, including tackling under-occupation and overcrowding in a fair and sensitive way, as well as tackling tenancy fraud.
- Work collaboratively with the Council to meet local housing needs, contribute to homelessness prevention, and support the delivery of wider strategic housing objectives.

6.1.3 We expect social landlords to publish clear and transparent tenancy policies and make them accessible to tenants and applicants. These should cover the following:

- The kinds of tenancies they will grant
- The length of the terms of tenancies where they are granted for a fixed term
- The circumstances under which tenancies of a particular type are granted
- The circumstances under which a tenancy may or may not be renewed at the end of a fixed term, in the same or different property
- The way in which a tenant or prospective tenant may appeal or complain about the length of a fixed term tenancy offered and the type of tenancy offer, and against a decision not to grant another tenancy on expiry of the fixed term
- Details about the landlord's approach and process on succession and assignment
- How they consider the needs of those who are vulnerable, by reason of age, disability or illness and households with children, including through tenancies which provide a reasonable degree of stability
- The advice and assistance given to tenants on finding alternative accommodation in the event they decide not to grant a further tenancy
- Their approach to tackling and investigating tenancy fraud

6.2 Types of tenancies

Granting of tenancies

6.2.1 All tenants need to be able to make informed choices about their housing options. We will work with social landlords to make the process of offering tenancies as clear and transparent as possible. It is essential that applicants understand what they are being offered. All social landlords understand the need to explain the rights and responsibilities in a pre-tenancy session, usually called a sign-up or tenancy determination.

6.2.2 The Council encourages landlords operating within the district to use Kent Homechoice, a choice-based lettings system when advertising and allocating homes.

When marketing properties, landlords should clearly state the type and duration of the tenancy being offered, as well as the rent level that will apply. Social landlords should also provide clear information on how applicants can access their published tenancy policy, ensuring full transparency for prospective tenants.

Introductory or Starter Tenancy

- 6.2.3 Introductory or Starter tenancies are usually offered to someone who has never held a social tenancy before or someone who requires support during the initial period of their tenancy.
- 6.2.4 The social landlord must hold regular reviews with the tenant and provide them with every assistance and support to sustain the tenancy, including signposting them to external agencies where necessary.
- 6.2.5 The initial period is for 12 months, after which it will convert to the social landlord's substantive tenancy type, unless the relevant notices have been served to extend the introductory / starter period for a further 6 months, or to end the tenancy where there are breaches of the tenancy conditions or other tenancy management concerns. Any decision to extend or end the tenancy must be accompanied by adequate notice and made in accordance with all applicable statutory review and appeal requirements.
- 6.2.6 Where a decision has been made to extend the initial 12-month period or to commence possession proceedings, the tenant has a statutory right of appeal, and the social landlord must invest the resources necessary to ensure these processes are undertaken effectively.
- 6.2.7 Upon successful completion of the introductory / starter tenancy, tenants should progress to the tenancy type specified within the social landlord's tenancy policy. The Council's preference is that tenants are granted the most secure form of tenancy appropriate to their circumstances, providing long-term stability and security of tenure wherever possible.

Lifetime tenancies

- 6.2.8 Local Authority Registered Providers offer 'secure (lifetime) tenancies' which can only be ended if the tenant breaches their tenancy conditions during the tenant's lifetime, or one of the other statutory grounds for possession applies. Private Registered Providers (Housing Associations) can also offer lifetime tenancies through an assured tenancy without a fixed term. These are similar to secure (lifetime) tenancies offered by Local Authority Registered Providers.
- 6.2.9 The Council considers lifetime tenancies to be the preferred form of tenancy for most general needs social housing due to the stability and security they provide. We encourage social landlords to provide the maximum security of tenure available through the provision of either 'Secure (Lifetime) Tenancies' (defined under Part 4 of the Housing Act 1985) and Assured Tenancies (as defined by the Housing Act 1988) without a fixed term.

6.2.10 Where a social housing tenant whose lifetime tenancy was granted on or after 1 April 2012 exchanges their home with a tenant who holds a fixed-term tenancy, the exchange may result in the loss of their lifetime security of tenure. This will be subject to any applicable statutory protections, including those relating to victims of domestic abuse. Social landlords should also consider whether it is appropriate to offer equivalent security of tenure in accordance with applicable legislation, statutory or regulatory guidance, and their tenancy policies.

Flexible Tenancies

6.2.11 From 1 April 2012, landlords have been permitted to grant fixed-term tenancies. Flexible tenancies are a form of fixed-term secure tenancy introduced under this framework. They are normally issued from a minimum term of five years, although in certain circumstances a shorter term of between two and five years may be appropriate. While flexible tenancies do not provide security of tenure, tenants retain most of the rights and protections associated with traditional secure or assured tenancies.

6.2.12 At the end of the fixed term, the landlord must carry out a review and decide whether to:

- Grant a further fixed-term secure tenancy
- Convert the tenancy to a periodic secure tenancy
- Not grant a further tenancy

If the landlord decides not to renew the tenancy, they must:

- Provide a clear explanation of the reasons for the decision
- Comply with all applicable statutory notices
- Give the tenant an opportunity to challenge or appeal the decision
- Ensure the tenant receives appropriate advice and support regarding their housing options.

Our approach and expectation of the use of flexible tenancies

6.2.13 In 2021, with the adoption of the Council's Tenancy Strategy 2021-2026, the Council ceased granting flexible tenancies and returned to granting secure lifetime tenancies following the successful completion of an Introductory Tenancy. This decision reflected both local experience and national evidence showing that flexible tenancies were no longer delivering the intended benefits, particularly in relation to mobility, stock management and tenancy sustainment.

- Most households' circumstances did not change significantly over a five-year period, meaning reviews rarely resulted in a different housing outcome.
- The administrative and financial burden of conducting end-of-term reviews was disproportionate to the limited number of cases where non-renewal was appropriate.

- Flexible tenancies were found to create unnecessary uncertainty for tenants, particularly families, and could undermine community stability and long-term investment in neighbourhoods.

National policy has also shifted towards strengthening security of tenure, and the Council considered returning to lifetime secure tenancies better supports tenant wellbeing, community cohesion and efficient use of resources.

6.2.14 Our preference is for lifetime tenancies to be offered in most circumstances. However, we recognise that some landlords may still wish to offer flexible tenancies to make best use of their homes and reduce under-occupation, particularly when letting properties at Affordable Rent. We also consider it more appropriate to offer flexible tenancies to those needing move-on or short term supported housing.

6.2.15 Our expectation is that fixed-term tenancies should be granted for a minimum of 5 years, with consideration given for longer periods in specific circumstances. Shorter term tenancies of less than 5 years should only be used in exceptional circumstances for example:

- For designated short-term, supported move-on accommodation, where it is anticipated that the tenant will be able to live independently after a short period.
- Where the home is in a regeneration area and has been identified as having a limited lifespan.

We expect landlords to outline their justification for granting shorter fixed-term tenancies in their published tenancy policy.

6.2.16 Fixed term tenants should normally be offered a further tenancy at the end of the fixed term unless exceptional circumstances justify a decision not to do so. Exceptional circumstances where a further tenancy is not offered may include:

- Where a tenant wishes to end their own tenancy
- Where the home is now larger than needed
- Where the home has been adapted but those adaptations are no longer required, and the home would meet the needs of another household on the housing register.
- Where the tenant is living in designated move-on accommodation and is ready to live independently in more permanent accommodation
- Where the behaviour of the tenant is prohibitive, and the landlord has exhausted all measures to provide tenancy support.

6.2.17 A formal review process must begin well in advance of the tenancy end date to ensure tenants receive timely and transparent information about their future housing position. We expect landlords to provide clear explanations of their review process for flexible tenancies, detailing how frequently a fixed term tenancy will be reviewed and what factors will be considered as part of that review. Landlords should complete a review at least 9 months prior to the end of the tenancy.

6.2.18 In situations where a landlord intends to end a fixed term tenancy without there being a breach of tenancy conditions, we would expect:

- Reasonable efforts made to offer suitable alternative accommodation and consideration given to extending the tenancy until alternative suitable accommodation can be made available.
- At least 6 months written notice is given to the tenant if the tenancy is not being renewed. This notification must:
 - Set out the reasons for non-renewal in plain, accessible language
 - Explain the evidence relied upon for this decision
 - Provide a personalised alternative housing plan
- The social landlord must inform the Council's Housing Options Team when a decision has been made to end a tenancy and the reasons for ending the tenancy.
- Decisions to end a fixed term tenancy by accelerated possession proceedings should be proportionate and tenants should be provided with clear, accessible guidance on the RPSH internal process.

6.2.19 Flexible tenancies should not be used as a means to deal with issues that could otherwise be resolved by good housing management. Any decision to terminate a tenancy should not be taken lightly and should be considered in the same way decisions are made during probationary tenancies.

Demoted tenancies

6.2.20 Sections 14–20 of the Anti-social Behaviour Act 2003 introduced powers enabling social landlords to apply to the court for a demotion order in cases involving anti-social behaviour. A secure or assured tenancy (including flexible and fixed-term tenancies) may be demoted where the tenant, a member of their household, or a visitor has engaged in anti-social behaviour. A demoted tenancy reduces the tenant's security of tenure and associated rights and enables the landlord to seek possession more easily where tenancy breaches persist.

6.2.21 The Council supports the use of demoted tenancies as a proportionate tool for managing persistent anti-social behaviour and expects social landlords to have robust procedures in place governing their use.

6.2.22 Demoted tenancies should only be used where they are appropriate and proportionate to the circumstances and where other reasonable interventions have been considered or attempted without success. Before applying for a demotion order, social landlords should ensure that they have effective systems and processes in place to address tenancy management issues and that all suitable alternative remedies have been explored.

6.3 Mutual exchanges

6.3.1 The Council supports opportunities for tenants to move within the social housing sector through mutual exchange arrangements where these are appropriate. We expect social landlords to maintain clear policies and processes that support eligible tenants to exercise their right to exchange homes.

- 6.3.2 We encourage social landlords to grant security of tenure equal to that which is being given up, even if they are not obliged to do so, to ensure that mutual exchange remains an effective tool to manage housing stock. Social landlords should ensure that tenants who are mutually exchanging are aware of the implications to their tenancy, including:
- Any changes to their secure or assured status
 - Any change in rent level between social rent and affordable rent
 - Any gain or loss of Right to Buy
- 6.3.3 The Council's own tenancy management policies and procedures promote and support mutual exchange as a means of meeting tenants' housing needs, improving mobility and making effective use of social housing stock.

6.4 Successions

- 6.4.1 The Council recognises the importance of succession in providing stability for households following the death of a tenant. We expect social landlords to have clear and accessible policies, setting out any statutory or discretionary succession rights and ensuring decisions are made fairly, consistently and in accordance with relevant legislation.
- 6.4.2 Where a successor is under-occupying a property, social landlords should work with the household to identify suitable alternative accommodation where appropriate. Any such decisions should take account of the needs and wellbeing of those affected and seek to avoid any unnecessary hardships or homelessness.

6.5 Domestic abuse

- 6.5.1 The Council is committed to ensuring that victims and survivors of domestic abuse do not lose the security of their tenancy when seeking safety. We expect social landlords to comply with the Secure Tenancies (Victims of Domestic Abuse) Act 2018 and have regard to the Domestic Abuse Act 2021. Where an existing secure or assured tenant is rehoused due to domestic abuse, security of tenure should be protected in accordance with the relevant legislation.
- 6.5.2 Social landlords should work with the Council and relevant agencies to support victims and survivors, prevent homelessness and promote safe and stable housing outcomes.

6.6 Tenancy sustainment

- 6.6.1 We are committed to helping tenants to maintain their tenancy. The Council's Tenancy & Neighbourhood Management Policy outlines our role in tenancy sustainment. We collaborate with agencies, third sector and voluntary organisations, the NHS, the Police and independent commissioning boards to enhance our tenants' ability to sustain their tenancies.

- 6.6.2 We expect landlords to offer consistent support, advice and guidance to tenants throughout the duration of their tenancy. This commitment should be clearly set in their published tenancy policies, including how tenants can access assistance at every stage of their housing journey.

6.7 Tenancy fraud

- 6.7.1 We recognise that social housing is a limited resource, and therefore we expect social landlords to place great importance on tackling social housing fraud of any kind.
- 6.7.2 Tenancy fraud occurs when a person(s) obtains or occupies social housing through dishonest means. This includes, but is not limited to:
- Subletting a social housing property without permission
 - Providing false information on housing applications
 - Failing to disclose relevant information (for example, changes in household composition or income) where there is a duty to do so.
 - Abandoning the property while continuing to claim tenancy
 - Succession fraud, where someone falsely claims the right to succeed to a tenancy
- 6.7.3 Tenancy fraud undermines the integrity of the social housing system and deprives those in genuine need of secure and affordable homes. Detecting and addressing tenancy fraud is essential for several reasons:
- Social housing is a limited and valuable public asset. Fraudulent occupation prevents fair access for households in genuine need.
 - Fraud distorts housing demand figures, making it hard to plan effectively and allocate resources.
 - Fraudulent tenancies can result in significant financial loss through unpaid rent, legal costs, and misuse of public funds.
 - Tackling fraud reinforces public confidence in the housing system and ensures that rules are applied consistently.
- 6.7.4 The Council and social landlords have a duty to prevent, detect, investigate and act against tenancy fraud under the Prevention of Social Housing Fraud Act 2013. As part of this Tenancy Strategy, we are committed to:
- Strengthening fraud detection systems and data-sharing protocols
 - Promoting a culture of transparency and accountability
 - Encouraging tenants, staff and the public to report suspected fraud confidentially
 - Working in partnership with enforcement agencies to investigate and prosecute cases where appropriate
- 6.7.5 Our approach to handling incidents of tenancy fraud is set out in our Tenancy and Neighbourhood Management Policy. We expect social landlords to also have clear policies and procedures in place to detect and investigate tenancy fraud or corrupt actions by tenants and staff.

6.8 Homelessness prevention

- 6.8.1 The Homelessness Reduction Act 2017 significantly reshaped homelessness legislation, introducing earlier intervention, relief, and prevention duties for Local Authorities, along with a duty to refer from designated public bodies. This is particularly aimed at assisting individuals at risk of homelessness within 56 days, before they become homeless. In the Dover District, the Housing Options team delivers our homelessness prevention, relief and housing advice service.
- 6.8.2 In 2024, the Council approved its Homelessness and Rough Sleeping Strategy 2025-2030, which sets out how we, along with our partners, will prevent and relieve homelessness. The Strategy has 5 key priorities:
- Early intervention and homeless prevention
 - Improve advice, information and options for homeless households
 - Increase available affordable housing and reduce our reliance on private sector temporary accommodation
 - Use available resources more effectively
 - Reduce and work towards ending rough sleeping
- 6.8.3 Social landlords are expected to work proactively with the Council to achieve the aims of the Homelessness and Rough Sleeping Strategy and to help prevent homelessness. We encourage social landlords to notify the Council at the earliest possible stage where a tenancy is at risk of failure, enabling preventative interventions, tenancy sustainment measures and housing support options to be explored before possession action is considered.

7.0 Implementation, monitoring and review

- 7.1 In accordance with Section 150 of the Localism Act 2011, the Council will keep this Tenancy Strategy under continuous review and may modify or replace it at any time in response to legislative, policy or operational changes. However, the Strategy will be formally reviewed and updated at least every 5 years.
- 7.2 To support any review process, the Council may request information from social landlords operating within the district, including details of tenancy types, tenancy sustainment outcomes, homelessness prevention activity, tenancy fraud and other matters relevant to the aims of this Strategy.
- 7.3 Before adopting any significant change or replacement of this Strategy, the Council will undertake consultation in accordance with the requirements of the Localism Act 2011.
- 7.4 A copy of the Strategy will be published in accessible formats and made available to tenants, residents, social landlords and other interested stakeholders.

8.0 Equality, diversity and inclusion

- 8.1 The Council and social landlords should have due regard to the Public Sector Equality Duty when making tenancy-related decisions.

- 8.2 The Council is committed to promoting equality of opportunity and to eliminating unlawful discrimination on grounds of race, age, disability, gender, sexual orientation, religion or belief, financial status and any other differences that can lead to discrimination or unfair treatment considering the principles of the Equality Act 2010. Please see our Equality Policy for more details.
- 8.3 An Equality Impact Assessment (EIA) was conducted for this Strategy in accordance with our Public Sector Equality Duty (PSED) when carrying out our public duties (s149 of the Equality Act 2010). Mitigations have been identified to address where there are potential negative impacts to individuals with protected characteristics as a result of this Strategy's implementation.
- 8.4 The Council will keep the EIA under continuous review and may modify or replace it at any time in response to legislative, policy or operational changes, where new disproportionate impacts are identified.

9.0 Version control

Approval date	<i><date that cabinet approved the policy></i>
Approved by	Cabinet
Policy owner	Housing Services
Scheduled review	<i><the month and year the policy should be reviewed></i>

Policy controls sheet		
Date	Summary of change	Author and approver
		Author: Approver(s):

Appendix 1 – Social housing homes in the district (DRAFT)

Landlord	Total social housing stock in the district	% share of social housing stock in the district	% of properties on social rent	% of properties on affordable rent	Are flexible or fixed-term tenancies granted?	Number of flexible or fixed-term tenancies
Dover District Council	4,469	64.6%	98%	2%	No	0
Anchor	95	1.4%	100%	0%	No	0
English Rural Housing Association	29	0.4%	44.8%	55.2%	Yes	16
Home Group	32	0.5%	100%	0%	No	0
Housing21	NO RESPONSE RECEIVED					
Moat Homes	NO RESPONSE RECEIVED					
Orbit	228	3.3%	68%	32%	Unknown	Unknown
Places for People	206	3.0%	58%	17%	No	0
Riverside Housing	43	0.7%	88%	12%	No	0
Sage Housing	NO RESPONSE RECEIVED					
Sanctuary Housing	270	3.9%	78%	22%	No	0
Southern Housing Group	736	10.6%	100%	0%	Yes	26
Town & Country Housing	638	9.2%	84%	16%	No	Unknown
West Kent Housing Association	169	2.4%	8%	40%	Yes	34
Total	6,806	100%	91.6%	6.4%		76