

East Riding of Yorkshire Council



## Tenancy Strategy

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2019



*"Fairer Housing  
Future Homes"*



EAST RIDING  
OF YORKSHIRE COUNCIL



## 2019 East Riding of Yorkshire Tenancy Strategy

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## 1. Introduction

- 1.1 The Tenancy Strategy is a high level framework of shared objectives and principles relating to tenancy issues which will provide guidance for the Council and other partners who manage social homes across the East Riding.
- 1.2 It is sufficiently adaptable to enable partners to respond to local variations across the different Housing Market Areas within the East Riding, and sets out East Riding of Yorkshire Council's position on the use and management of flexible fixed term tenancies.
- 1.3 Need and demand for affordable housing in the East Riding of Yorkshire far outstrips supply. It is therefore important that Registered Providers (RPs)<sup>1</sup>, including the Council, work in partnership to meet housing need and make the best use of stock, ensuring it is affordable for local people and promotes sustainable communities.

## 2. Statutory and Regulatory Requirements

- 2.1 The Localism Act 2011 requires local housing authorities in England to prepare and publish a Tenancy Strategy, "*setting out the matters to which the Registered Providers for its district are to have regard in formulating policies relating to:*
  - (a) *the kinds of tenancies they grant;*
  - (b) *the circumstances in which they will grant a tenancy of a particular kind;*
  - (c) *where they grant tenancies for a term certain, the lengths of the terms; and*
  - (d) *the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy*".
- 2.2 The Act states that a local housing authority must have regard to its Tenancy Strategy in exercising its housing management functions.
- 2.3 In addition, the Act also states that the local housing authority must, in preparing or modifying a Tenancy Strategy, have regard to its current allocation scheme under section 166A of the Housing Act 1996 and its current Homelessness Strategy under Section 1 of the Homelessness Act 2002.
- 2.4 The Housing and Planning Act 2016 contained provisions which would have limited the ability of local authorities to offer longer-term tenancies in certain circumstances. However, in the Social Housing Green Paper 2018 the government has advised that these provisions will not be implemented 'at this time.'
- 2.5 From January 2018, the regulation of social housing providers in England is the function of the Regulator of Social Housing (RSH). The RSH is a 'stand-alone' agency, which fulfils one part of the role of the former Homes and Communities Agency (HCA)<sup>2</sup>. All social housing providers are required to be registered with the regulator, including local authorities, housing associations, housing co-operatives, profit making organisations and any other form of housing provider.

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<sup>1</sup> Housing associations and other organisations who provide social housing and are registered with Homes England

<sup>2</sup> Now Homes England

- 2.6 As part of the framework for the regulation of social housing providers, the regulator of social housing sets standards which RPs of social housing have to meet. These include a Tenancy Standard which requires RPs to have a clear tenancy policy setting out the purpose of the accommodation, the needs of individual households, the sustainability of the community, and the efficient use of housing stock.
- 2.7 This Tenancy Strategy seeks to provide strategic direction as to the content of each RPs Tenancy Policy and provides a link to the relevant areas of their websites.
- 2.8 The East Riding of Yorkshire Tenancy Strategy was first published in 2012 and, in accordance with normal convention, a refresh has been undertaken (i.e. this version of the strategy). No significant alterations are introduced through this iteration of the strategy although it has provided a useful opportunity to reflect on national and local policy context, best practice elsewhere and to simplify the content of the document.

### **3. Housing in the East Riding of Yorkshire**

- 3.1 Social housing makes up 9.1% of stock in the East Riding with the Council being the largest social landlord owning and managing over 11,300 homes.
- 3.2 Almost 30 other social housing providers own and/or manage a further 2,400 homes, bringing the total social housing stock in the East Riding to around 13,700 homes for social<sup>3</sup> or affordable<sup>4</sup> rent.

### **4. Objectives**

- 4.1 The objectives of the Tenancy Strategy are to:
- Assist social housing providers in meeting housing need; and
  - Make the best use of social housing stock across all providers.

### **5. Length of Tenancy**

- 5.1 The Council realises that RPs may wish to introduce fixed term secure tenancies for new tenants<sup>5</sup>. In order to ensure lettings remain sustainable and support households with families it is proposed that five year tenancies should be the minimum, with two year fixed term tenancies being offered in exceptional circumstances. All RPs operating in the East Riding will continue to give lifetime tenancies to occupants aged 60 years or over and to tenants of permanent supported accommodation.

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<sup>3</sup> Social rent is set in accordance with the national rent regime

<sup>4</sup> Affordable rent is set at up to 80% of gross open market rent including service charge

<sup>5</sup> Which would be in addition to starter tenancies which Registered Providers may offer to new tenants

## **6. Grant of a further Tenancy at the end of the Fixed Term**

- 6.1 Towards the end of the fixed term, it is the Council's expectation that RPs will review the household in accordance with their own Tenancy Policy to establish whether a new tenancy should be offered.
- 6.2 When renewing a tenancy the presumption should be that a further fixed term tenancy is offered unless there is good reason not to do so. This decision must be made in accordance with the provisions of the individual landlord's Tenancy Policy.
- 6.3 Reasons for non-renewal could include under-occupancy where a vacancy could be created for a larger household on the waiting list. Generally it should not include non-renewal for reasons of rent arrears or anti-social behaviour, which should be dealt with through normal housing management processes.
- 6.4 Where it is not appropriate for a further tenancy to be offered to the existing household, the Council requests that RPs who serve notice on their tenants make a referral to the Council at the earliest opportunity so that homelessness prevention work can be commenced at an early stage.

## **7. Succession Rights**

- 7.1 The RP's Tenancy Policy must also set out their policy on granting discretionary succession rights.

## **8. Registered Provider Policies**

- 8.1 RPs are asked to have regard to the policy framework established in this Strategy in reviewing their own Tenancy Policies. In addition, the Council requests that it is consulted on regarding the development of Tenancy Policies which guide social lettings in the East Riding of Yorkshire.
- 8.2 The Council requests that RPs publish their latest Tenancy Policy on their webpages in order to ensure that the links at the back of this document are up to date.
- 8.3 Links to the Council's Tenancy Policy and those of RPs partners can be found at Appendix I.

## **9. Strategy Review**

- 9.1 The Tenancy Strategy will be monitored annually and reviewed on a five year cycle unless monitoring demonstrates the need for an earlier review and/or other matters (such as a shift in national policy) necessitate an earlier change.

## Appendix A How to access East Riding of Yorkshire Council and Registered Provider Tenancy Policies

### **Abbeyfield**

<https://www.abbeyfield.com/>

### **Accent Group**

<http://www.accentgroup.org/>

### **Anchor (2018 Anchor merger with Hanover)**

A copy can be obtained by writing to:

Anchor  
Heals Building  
Suites A&B  
3<sup>rd</sup> Floor  
22-24 Torrington Place  
London  
WC1E 7HJ

### **Beverley Consolidated Charity**

<http://beverleyconsolidatedcharity.org.uk>

### **Beyond Housing**

(2018 merger of Coast & Country Housing and Yorkshire Coast Homes)

<https://beyondhousing.co.uk/>

### **Broadacres**

<https://www.broadacres.org.uk/>

### **East Riding of Yorkshire Council**

<http://www2.eastriding.gov.uk/housing/council-tenants/your-tenancy/conditions-tenancy/>

### **East Yorkshire Housing Association (EYHA)**

#### **Home Group**

<https://www.homegroup.org.uk/About-Us/Openness-and-transparency/Policies>

Policy is called Tenure Policy

### **Housing & Care 21**

<https://www.housingandcare21.co.uk/>

### **Hull Churches Housing Association**

<https://hullchurcheshousing.org.uk/>

**Joseph Rowntree Housing Trust (JRHT)**

<https://www.jrht.org.uk/>

**Pickering and Ferens Homes**

<https://www.pfh.org.uk/>

**Places for People**

<https://www.placesforpeople.co.uk/>

**Railway Housing Association**

<https://www.railwayha.co.uk/>

**Riverside Group**

<https://www.riverside.org.uk/find-a-home/rent-a-home/our-standards/rent-policy-summary/>

**Sanctuary Housing**

<https://www.sanctuary-housing.co.uk/>

**St Andrew Housing Co-operative**

<https://www.uk.coop/directory/location/st-andrew-housing-co-operative-limited-r004842>

**Together Housing**



Tenancy Policy V3 April 17 05042017.pdf

**Wakefield and District Housing (WDH)**

<https://www.wdh.co.uk/>

**YMCA (Goole)**

<https://www.ymca.org.uk/location/goole-ymca>

**York Housing Association**

<http://www.yorkha.org.uk/>

**Yorkshire Housing**

<https://www.yorkshirehousing.co.uk/your-home/being-yorkshire-housing-tenant/>

**Your Housing Group (including Headrow)**

<https://www.yourhousinggroup.co.uk/>