

Tenure Policy

1. Summary

- 1.1 The Tenancy Standard of the regulatory framework (April 2016) requires Registered Providers (RPs) to offer tenancies or terms of occupation which are compatible with the purpose of the accommodation, the needs of individual households, the sustainability of the community, and the efficient use of their housing stock.
- 1.2 This Policy sets out our approach and information on our tenancies for renting SHAL homes.
- 1.3 This Policy applies to all customers who hold a tenancy agreement with SHAL and is designed to offer security to our tenants that is consistent with these aims, while reserving our right to offer tenancy agreements that allow us to make the best use of our housing stock in the context of the housing market in a specific locality.
- 1.4 The Policy will show how SHAL issues tenancies in accordance with the Tenancy Standard and the housing and tenure strategies of the local authority areas in which we operate.
- 1.5 Owners of properties managed by SHAL will usually have their own tenure policies, but where they do not, this procedure may be appropriate.

2. Objectives

- 2.1 To advise on the different tenancies SHAL will offer
- 2.2 Who these tenancies will be offered to and in what circumstances
- 2.3 Explain the process of ending a tenancy

3. Details

3.1 Starter Tenancies

- 3.1.1 Starter tenancies are assured short-hold tenancies which are given to new social housing tenants for a period of 12 months. If there is a need to transfer within the first 12 months of a Starter Tenancy, then a new 12-month Starter Tenancy will be issued. After 12 months if

the tenancy has been conducted satisfactorily, it will convert to an assured tenancy. If a starter tenancy is not conducted satisfactorily, it may be extended for six months or terminated.

3.1.2 Starter tenancies can be ended by:

- a Tenant serving SHAL with a Tenant's Notice to Quit in writing giving at least at least 28 days' notice
- b By a court order for possession following OH serving formal notice under section 21 of the Housing Act 1988 (notice period of 2 calendar month).
- c By a court order for possession on one of the grounds listed in schedule 2 of the Housing Act 1988.

3.2 Assured Tenancies

3.2.1 Assured tenancies are used to offer a home for life. They are weekly periodic tenancies and, providing the tenant does not breach the tenancy conditions, they will usually be able to stay in their home for the rest of their life. Assured tenancies will be offered to:

- a New tenants who have successfully completed a starter tenancy
- b Existing SHAL tenants and those of other Registered Providers who transfer/mutual exchange from an existing assured tenancy

3.2.2 Assured Tenancies may be ended by:

- a The tenant serving SHAL with a Tenant's Notice to Quit in writing giving at least at least 28 days' notice
- b By a court order for possession on one of the grounds listed in schedule 2 of the Housing Act 1988.

4. Outcomes

4.1 Tenants will enjoy the benefit of the most appropriate tenancy for their circumstances. In most cases this will be a lifetime tenancy.

4.2 SHAL will make the best use of its housing by ensuring tenants have the correct form of tenancy.

5. Consultation

- 5.1 A draft copy of this policy will be available on our website to allow members of the public an opportunity to comment on its contents prior to being submitted for approval by SHAL's board.
- 5.2 All tenants will be contacted by text to let them know of its availability online and also a draft copy will also be made available on request.
- 5.3 SHAL's tenant scrutiny panel will also be invited to review the policy and suggest any comments and amendments prior to the policy being approved by the board.

6. Equality and Diversity

- 6.1 SHAL celebrates diversity and recognises the needs of a diverse population. This policy will be applied in a way which complies with our own Equality and Diversity Policy, which states that we will not discriminate on grounds of age, disability, gender reassignment, sexual orientation, marriage and civil partnership, pregnancy and maternity, race, religion and belief and gender.
- 6.2 The policy will also comply with the Human Rights Act 1998, and Equalities Act 2010.
- 6.3 SHAL works closely with its partners and other agencies to ensure it has a clear understanding of its resident community with clear regularly updated service user profiles.

7. Value for Money

- 7.1 SHAL is committed to delivering excellent services which offer value for money. This policy will achieve value for money by ensuring tenants are offered tenancies appropriate to their needs and which will help SHAL make best use of its homes.

8. Owner

8.1 Housing Manager

9. Version and Revisions

9.1 This policy will be reviewed every 5 year(s)

9.2 Revisions

New version	Date	Revision details