

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

TENANCY POLICY

INTRODUCTION

The Localism Act 2011 has introduced new options for landlords when considering the types of tenancies on offer to applicants for housing. In response to these new options, all Registered Providers, including stock holding Local Authorities, have to implement a Tenancy Policy to let its customers know what type of tenancy they will be granted and the conditions relating to the operation of that tenancy.

The Tenancy Policy has to have regard to the Tenancy Strategy, which is published by every Local Authority. The Tenancy Strategy for Hinckley and Bosworth Borough Council is being published at the same time as this Tenancy Policy, and the Tenancy Policy is in conformity with the guidance in the Tenancy Strategy.

TENANCY TYPES

Prior to the implementation of the Localism Act, Council tenants could be offered two tenancy types: Introductory tenancies, and, if the introductory period is completed satisfactorily, granting of a secure tenancy.

Another option is now available in the granting of a flexible tenancy. This allows Registered Providers, including Local Authorities, to offer tenancies for shorter periods, usually for 5 years.

The Council will not offer flexible tenancies to any of its tenants, and will continue its policy to offer introductory tenancies to new tenants, converting to a secure tenancy on satisfactory conduct of the introductory period.

RENT

Historically, social housing rents have been set with a formula set by Government. However, from 2011 Registered Providers who have signed a development contract with the Homes and Communities Agency for the 2011-15 programme, can charge affordable rent. Affordable rent is set at up to 80% of the private rent levels charged in local housing markets. New housing provided with funding from the Homes and Communities Agency has to be set at affordable rent levels. Older properties which become available for relet, can be converted to affordable rent.

Hinckley and Bosworth Borough Council does not currently have a contract with the Homes and Communities Agency. Should this position change, the Council will only charge affordable rent where it is a condition of receiving grant from the Homes and Communities Agency to do so. The Council will not convert any of its existing stock to affordable rent.

POLICY REVIEW

The Tenancy Policy will be reviewed annually. Where changes are required, approval will be sought from the Council before the changes will be implemented.