

Tenancy Strategy and Tenancy Policy



Introduction

As a tenancy strategy this document sets out the key principles which providers of social housing must have regard to when setting their own tenancy policies on the granting and issuing of social tenancies across Wolverhampton.

As a Tenancy Policy this document sets out the Council's approach to the tenancies that can be granted on Council owned housing.

This position has been developed with the boroughs of Dudley, Sandwell and Walsall to ensure a consistent approach across the Black Country and in consultation with locally operating registered providers, and while the following approach relates specifically to Wolverhampton City Council it is fully underpinned by the principles throughout the Black Country Tenancy Strategy.

Please refer to the Black Country Tenancy Strategy for more detailed information.

Tenancy Strategy – Guidance for Registered Providers

Where Registered Providers decide to issue fixed term tenancies:

- tenancies should be offered for a minimum of five years plus any introductory/probationary or starter period
- a longer minimum fixed term be considered for those vulnerable tenants that may benefit from an additional period of stability, for example occupants of some supported housing schemes or households containing children of school age
- shorter fixed term tenancies should only be issued in exceptional circumstances, as part of a range of tenancy options available
- when the tenancy is due for renewal there will be a presumption that the tenancy will be extended unless the size or needs of the household are such that the property is unsuitable to continue to be occupied.

Where Registered Providers decide to use affordable rents:

- they will consult with the Council at an early stage on proposals for affordable rent levels on new properties and conversion from social to affordable rent
- they will ensure that any Affordable Rents set are genuinely affordable for local tenants
- they will offer prospective tenants the opportunity to discuss and evaluate if a tenancy at an Affordable Rent level is a sustainable housing option for them
- where tenants are struggling to meet rent levels on affordability grounds in a property with a converted rent, consideration be given to de-converting Affordable Rents in these tenancies.

Tenancy Policy – Guidance for council owned housing

Wolverhampton City Council will continue to offer all new tenants of the Council introductory tenancies for the first twelve months of their tenancy. This will not apply to current Council tenants transferring or to new tenants who were previously secure tenants of another authority or an assured tenant of a Registered Social Landlord (Housing Association). Where an introductory tenancy is not extended or terminated tenants will then become secure tenants.

Further consideration will need to be given where new council homes have been built. The nature of these tenancies may be dictated by how these new properties are funded and whether they are held within the Housing Revenue Account.

This will help to balance the requirement to make the best use of housing stock so that the housing needs of residents are met both now and in the future, while encouraging and maintaining thriving sustainable communities.

Review

The Tenancy Strategy will be reviewed on annual basis in line with the review of the Black Country Tenancy Strategy, which will be based on an assessment of data submitted by Registered Providers on how the strategy is being implemented.

Contact us

For further information on this or the Black Country Tenancy Strategy please contact Wolverhampton City Council:

www.wolverhampton.gov.uk/housing/strategy_performance/default.htm

or Housing.Strategy@wolverhampton.gov.uk