

CITY OF
Lincoln
COUNCIL

Tenancy Strategy 2024

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1. Introduction

The Tenancy Strategy provides a framework for tenancies provided by the Council and guides the individual tenancy policies adopted by Registered Providers operating within the City of Lincoln.

City of Lincoln Council is a Local Housing Authority and in line with the Localism Act 2011 section 150, has a duty to produce a tenancy strategy.

The Localism Act 2011 introduced reform of social housing, which included:

- Registered Providers to be able to offer Fixed Term Tenancies
- Councils able to devise their own Allocations Policies to meet local needs
- The ability for Councils to place homeless households in suitable private rented accommodation
- New social housing developments to include Affordable Rent of up to 80% market rent
- Registered Providers being required to adopt and publish a Tenancy Policy
- Councils being required to consult on, adopt and publish a Tenancy Strategy
- The introduction of Affordable Rents and Fixed Term Tenancies has implications for tenants who wish to Mutual Exchange
- Changes to the rights of Succession limiting those able to succeed to a Tenancy on the death of the tenant.

This City of Lincoln Council Tenancy Strategy replaces the Central Lincolnshire Tenancy Strategy published in 2013. A review of the previous strategy has been completed and can be found in appendix 1.

This City of Lincoln Tenancy Strategy sits alongside the Housing Strategy, Homelessness Strategy, and the Lincs Homefinder Policy. In the context of meeting housing need, it sets out the matters to which the Council and Registered Providers will have regard to when preparing their policies relating to:

- The type of tenancies they grant.
- The circumstances in which they will grant different types of tenancy.
- The length of any fixed term tenancies.
- The circumstances in which a further tenancy may be granted at the end of a fixed term tenancy.

The Tenancy Strategy applies to Social and Affordable Rent housing and does not cover non-rental forms of affordable housing or homes in the private rented sector.

2. Aims and Objectives

The three main aims of the strategy are:

- To make the best use of the affordable housing stock
- To reduce under-occupancy
- To reduce overcrowding

The Tenancy Strategy is aimed at providing clarity on the Council's expectations when determining the types of tenancy offered by Registered Providers and in what circumstances particular tenancy options may be chosen.

The strategy provides Registered Providers with guidance to inform their policies and practices. It also contributes to meeting the identified housing need within the City. The key objective of the strategy is to ensure the social housing stock is used in the best possible way to provide homes for those households who are unable to secure or afford a home that meets their needs in the private sector.

Registered Providers in the past have been required to offer the most secure form of tenure to their tenants, with a variety of tenancies being used, none of which had a fixed term.

Under the government reform in 2011, it was recognised that these tenancies are not always appropriate as people's circumstances often change. This led to the introduction of flexible tenancies whereby a Registered Provider can determine the length of a tenancy given to a new tenant.

Registered Providers must have in place a tenancy policy which sets out what type of tenancies they will offer, how they will be managed and if they are offering fixed-term tenancies, how they will either be renewed or terminated at the end of the fixed term.

Each Registered Provider must have regard to this strategy when formulating and applying their own tenancy policies.

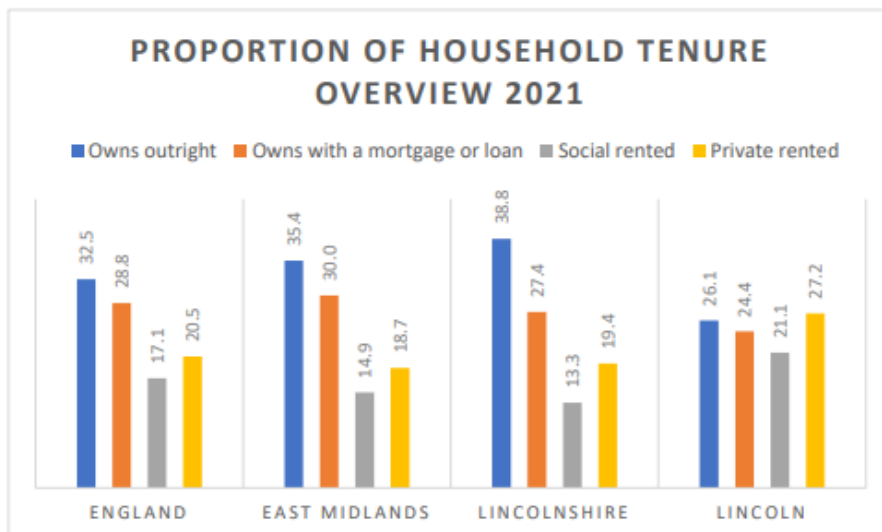
3. Why is it important to make best use of existing social housing stock?

Access to the private rented sector has become more restrictive for people on low incomes and benefits since changes to the Local Housing Allowance and wider welfare and policy reform. This has led to higher demand for social rented properties and in turn leads to the supply of affordable housing being limited. For this reason, it is important that the stock that is available is being used to its full potential in order to assist those people who are not able to afford to rent or buy in the private sector.

For example, if used effectively, flexible tenancies can give housing providers more scope to better manage under-occupancy within their stock. This can be achieved through supporting households to move to more appropriately sized accommodation if they are suitable to be moved.

4. City of Lincoln Council Environment - Local Context

In order to inform the tenancy strategy, how to implement the Localism Act 2011 within City of Lincoln, local context needs determining to ensure maximum impact can be achieved. The below table highlights the percentage of social housing available in City of Lincoln and assists in highlighting the importance of making the best use of the limited social housing stock available.



	Lincoln	CIPFA Mean
<i>Owns outright</i>	26.1	32.0
<i>Owns with a mortgage or loan</i>	24.4	27.5
<i>Social rented</i>	21.1	17.5
<i>Private rented</i>	27.2	22.2

City of Lincoln has 45,870 dwellings (2023 Valuation Office Agency) and 42,510 households (2021 census). Lincoln has a population of 103,813 people and its population has grown by 1% per annum since 2011, which is almost double than the national growth rate. With the increase in population, housing demand will continue to rise.

Lincoln also has a significantly higher proportion of social rented (second highest at 21.1%) and private rented (27.2%) households than the average of all CIPFA comparators (17.5% for social rented and 22.2% for private rented).

The Council has a total rented housing stock of 7,800 dwellings which is 17% of housing within the City. This makes the City of Lincoln Council the majority stock holder for social housing in the City. The remaining 4.1% social housing provision is provided by registered providers and whom play an important part in the supply and delivery of future affordable housing within the City.

Although City of Lincoln Council have a higher proportion of LA properties compared to nationally, we have a higher demand for people to access affordable and social housing due to lower wage, higher deprivation and limited access to purchasing own home. High levels of student accommodation increase the private rented level compared to nationally however, this often limits availability of private sector rents and pushes rent levels higher than other local districts and the LHA.

5. Overcrowding and Under-occupancy:

The Central Lincolnshire Housing Needs Assessment 2020 suggested only 2% of people across the Housing Market Area live in an overcrowded household. In contrast, 43% of people live in a home, which has an excess of two or more bedrooms.

Due to the Welfare Reform Act 2012, families are no longer supported with the rent due on accommodation larger than they require through housing benefit. However, as this does not apply to people of a pensionable age, it is assumed under occupancy in affordable housing is within the older age bracket.

Ensuring that people are suitably housed can free up larger family properties within the area and go some way to meeting the housing need. City Of Lincoln Council will be working with Registered Providers to encourage downsizing scheme opportunities.

6. Affordable housing need

The Housing Needs Assessment commissioned during 2023 identified there is a requirement for an additional 164 affordable homes each year across City of Lincoln. Tenure split of 80% rented and 20% affordable home ownership products including First Homes.

Tenure	CITY OF LINCOLN	Central	North	South
Social/Affordable rented	80.8%	78.7%	82.2%	81.0%
Affordable home ownership	19.2%	21.3%	17.8%	19.0%
Total	100.0%	100.0%	100.0%	100.0%
Annual net need	164	57	83	24

7. Consultation

The strategy has been prepared in line with Section 152 of the Localism Act in consultation with Registered Providers and other key stakeholders. Every Registered Provider has been sent a copy of the proposed strategy and given the opportunity to give their views for consideration before the Strategy was adopted. Appendix 2 provides details on the consultation response from registered providers.

The Strategy will be published on the Councils website for anyone wishing to view it.

8. Objectives of the Tenancy Strategy

This strategy will be delivered through City of Lincoln Council working together with Registered Providers and other stakeholders to ensure the key principles of the strategy are embedded in order to address the issues raised.

Registered providers must have in place a tenancy policy which sets out what type of tenancies they will offer, how they will be managed and if offering fixed-term tenancies, how they will either be renewed or terminated at the end of the fixed term.

There are a range of tenancy types available providing varying degrees of security for tenants whilst ensuring effective use of the social housing stock to meet local housing need. A summary of the differences between the various tenancy types is included at appendix 3. The main types of tenancies used by Registered providers in Lincoln include:

Fixed Term (Flexible) Tenancies

A flexible tenancy is a tenancy that has a fixed term. These will be longer than private rented tenancies offered to tenants who rent in the private sector but are different from lifetime tenancies, which were previously in place for tenants of social housing.

Tenants with a flexible tenancy will maintain the same rights as secure tenants including right to buy (following qualifying period, as with secure tenants) but gives opportunity to review tenancies to ensure the property is still meeting the tenants needs.

City of Lincoln Council supports the use of fixed term tenancies to ensure social housing stock is available for those who need it most should a households circumstances change.

Where Registered Providers decide to use fixed term tenancies the following should be taken into account.

- Fixed Term Tenancies should be for a minimum of 5 years, with consideration given for longer periods of time in specific circumstances. In particular, longer Fixed Term Tenancies should be considered for families with young children, older households and for vulnerable tenants who would benefit from the increased stability offered.
- Shorter Term Tenancies (2 years) should only be used in exceptional circumstances, for example; where the accommodation is only intended to be short term or where there have been significant previous tenancy breaches
- All prospective tenants should be given clear information on the type of tenancy that is being offered, the reasons for offering that type of tenancy and how the process for reviewing fixed term tenancies.

Reviewing Fixed Term Tenancies

If Registered providers are offering fixed term tenancies, their tenancy policies should include the process for reviewing a fixed term tenancy, detailing how frequently a fixed term tenancy will be reviewed and what factors will be considered as part of that review.

Reviews should include information on the tenants:

- Financial situation
- Conduct
- Employment
- Need for adaptations
- Type and suitability of property

- Over or under occupation.

Extensions to tenancies should be for at least 5 years. Where a review has taken place and the decision is taken for the tenancy to be terminated, the Registered Provider must:

- Give the tenants a minimum of 6 months' notice.
- Inform the tenants of the reasons why a new tenancy is not being granted.
- Inform the tenant of their right to a review of the decision.

Registered Providers are also expected to:

- Inform their housing team of the termination and work with them to put a move-on plan in place.
- Assist the household to find suitable alternative accommodation.
- If alternative accommodation cannot be sought, the RP must inform City of Lincoln Council Housing Solutions Team of the termination and this must be no less than 56 days before the termination.

Circumstances that would trigger an early Tenancy Review include:

- A change in the household that results in a person who is named on the tenancy no longer residing in the property. The review will need to assess the suitability of the property;
- If a request for an adaptation to the property is received. The review will highlight if the property is no longer suitable for the household and if finding alternative accommodation would be a better solution.
- A breach in the tenancy conditions by the tenant

Starter (Assured Shorthold – Housing Association) & Introductory (Local Authority) Tenancies

Introductory or starter tenancies should be provided to all new social housing tenants and should be for at least a 12 month period and for up to two years with a view to extending or reverting to an assured tenancy if there has been no tenancy breaches within that time period. This includes where the tenant has not held a tenancy with the Registered Provider before or it is deemed appropriate due to other reasons e.g. previous anti-social behaviour problems or rent arrears.

They should not be used where a tenant is transferring within RP stock or from RP to RP housing. The starter / introductory tenancies offer greater security of tenure than an assured shorthold tenancy, which are offered for 6 months as standard.

Assured Periodic Tenancies

Assured Periodic Tenancies which are offered by Registered Providers are like the secure tenancies offered by the Council in many respects. Assured periodic tenants do not have the same extent of rights enshrined in law that secure tenants do.

These are the equivalent of lifetime tenancies for other registered providers including a housing association and are given to most tenants at the end of their starter

tenancy. There are specific requirements to comply with if the Registered Provider wanted to recover possession of the home which they would only do for good reason. There are several mandatory and discretionary grounds for possession.

Assured tenancies should be provided for existing tenants of social housing (tenancies starting before 1 April 2012) when moving within the social sector.

Assured tenancies should also be provided for:

- Sheltered, warden assisted or Extra Care accommodation designated for older people;
- People who have reached state retirement age who occupy a general needs property;

Assured tenancies should be offered when the need of the tenant is seen as lifelong and no change would come from reviewing the tenancy at any point. If other tenancy types other than the above are to be offered, they must be explicitly listed within the Registered Provider tenancy policies and they should adhere to those policies at all times.

Secure 'lifetime' tenancies

Secure tenancies can only be offered by a Local Authority. Where the local authority has decided to introduce an introductory tenancy scheme the tenant must, (unless immediately prior to their new Council tenancy they were either a secure tenant with another council or an assured tenant of another social housing provider), complete an initial 12-month probationary tenancy satisfactorily, before being granted a secure tenancy.

Secure tenancies are the most common form of tenancies provided by Local Authorities. The definition of a secure tenancy and the rights of secure tenants is derived from Part 4 of the Housing Act 1985 (HA 1985)

Secure tenants have an extended range of rights which are enshrined in law and they can remain in their home for as long as they wish. The Council can only secure possession of the property on certain specific grounds for possession. The Council would need to prove the ground for possession and the Court would have to be satisfied on the balance of probabilities that the ground had been proven and, in most circumstances, that it was reasonable to grant a possession order. In some instances, the granting of a possession order would be subject to suitable alternative accommodation being made available.

Non -Secure Tenancies

The Council can create non-secure tenancies to deliver their homelessness duties under Part 7 of the Housing Act 1996 (paragraph 4, schedule 1, Housing Act 1985).

Non-secure tenancies are given by the Council when a homeless household is placed in temporary accommodation owned by the Council by virtue of Homelessness legislation.

Non-Secure tenancies do not have all the rights that secure tenants have including the Right to Buy, Right to Exchange, Right to Succession, Right to Take in Lodgers or to Sublet.

Licences

Registered Providers may grant licences for lettings where there is not exclusive possession of a dwelling or part of a dwelling and/or for temporary accommodation is required. They may also grant licences of properties into which an existing tenant moves temporarily because they cannot remain in their permanent home for reasons including:

- Planned major repairs/improvements.
- Fire, flood, natural disaster, or similar event.

This strategy supports the use of licences by registered providers when temporary or move on accommodation is required.

Family Intervention Tenancies

Family Intervention Tenancies may be granted in certain circumstances where the tenant requires behaviour support services. These are issued as part of a package of measures to prevent and tackle anti-social behaviour and promote community sustainability to families who would otherwise face eviction from their existing tenancies

Demoted tenancies

Demoted Tenancies were introduced in the Anti-Social Behaviour Act 2003, enabling housing providers to demote a tenancy to help manage and control the antisocial behaviour.

The creation of a demoted tenancy is an alternative to eviction and the Council and Registered Providers use demoted tenancies as a positive tool to deal effectively with incidents of anti-social behaviour in a targeted and supportive way.

The tenancy will normally remain demoted for a period of one year and will then revert to a periodic secure or assured tenancy. If there are any further breaches during the 12 months demotion, and the landlord issues possession proceedings, the tenancy will remain demoted until one of the events in subsection 143B (4) of the Anti-Social Behaviour Act 2003 occurs.

Domestic Abuse Act 2021

The Domestic Abuse Act 2021 places a duty on local housing authorities in England to offer secure tenancies to lifetime secure tenants who are changing tenancy for reasons connected to domestic abuse.

Registered Providers must have regard to this legislation when producing or reviewing their Tenancy Policies.

Tenancies and Minors

A person under the age of 18 years cannot hold a legal tenancy. In these circumstances where accommodation is essential, the Council and Registered Providers will need to make special arrangements depending upon the individuals concerned, their age and the circumstances they have.

Existing Social Housing Tenants

One of the main objectives of this strategy is to address under-occupancy in social housing by encouraging existing tenants to transfer and exchange, as appropriate. City of Lincoln already encourage people to move, such as incentive schemes and giving applicants who are under-occupying additional priority for rehousing. Mobility amongst tenants is also promoted where they need to move to give or receive support or to obtain employment. However, we do not want to deter people from obtaining a more suitable property due to the threat of a 'less secure tenancy.'

Existing social housing tenants should not be deterred from transferring to accommodation that is more suitable so existing tenants should be given the same security of tenure when transferring between properties.

Succession

The Localism Act gave Registered Providers increased discretion regarding the succession of tenancies. Previously, any family member living at the property for more than 12 months could succeed to the tenancy. However, tenancies created after the Localism Act came into force led to no family member right of succession unless expressly stated in the tenancy agreement.

City of Lincoln Council recommend one succession per tenancy for spouse or civil partner, or person living with them as their spouse or civil partner.

Should an RP wish to offer succession to others outside of the requirements set out in the act, this must be within their policies. Alongside that, it would also be recommended to RP's that exceptional circumstances can be accounted for to give flexibility if it is required and where there is a risk of homelessness should a succession not be granted.

Affordable Rent

Affordable rent was introduced as an alternative to social rent to help fund new development. Social rented housing has a rent level determined through the National Rent Regime. Affordable rented housing is not subject to the new National Rent Regime and rents can be set at a level of up to 80% of the market rent.

The concept of affordable rent was introduced as an alternative to social rent to help fund development of new affordable housing.

All Registered Providers who have entered into a contract with the Homes England will be able to charge affordable rents. City of Lincoln Council through the Central Lincolnshire Local Plan support the delivery of affordable rented properties on all new build affordable housing.

Alongside this, as Registered Providers can raise additional capital to invest in new affordable housing on units that are affordable rent, conversion of properties from social rent to affordable rent is also supported, as long as this does not breach existing S106 agreements already in place for specific developments.

Intermediate Rents

Where a Registered Provider wishes to charge an intermediate rent, it will be discussed and agreed as part of the negotiations for Section 106 obligations. Part of these negotiations will require the City of Lincoln Council to consider whether it is appropriate to charge this level of rent for the type of development and its location.

Tenancy Reviews

It is expected that where flexible tenancies are given the housing provider should expect to renew or extend the tenancy unless the household does not meet the criteria. It is not the intention of the local authority to increase the churn in the housing stock: it is more sustainable to keep households in a settled environment and allow them to engage and develop established communities.

Tenancies should only be ended if there has been a significant change in circumstances for the household or there has been a breach of the tenancy agreement whereby all other options for dealing with the breach have been exhausted. When a fixed-term tenancy is in place, we would expect a review to take place 12 months prior to the end of the tenancy. This review must include the following:

- Financial assessments of the household to decide if they would be able to afford housing the private sector. This assessment needs to ensure that it doesn't discourage the household from working.
- The conduct of the tenant, including if they have integrated into the community successfully, have they caused any anti-social behaviour? Do they have any rent arrears?
- Are there any children living in the property? Are these of school age? Do they attend the local school?
- The let ability of the property and if the house is in what is considered as a hard to let area.
- The current need of the household and if the property is still suitable for the household. Is the property now too big or too small for the household?
- The availability of housing in the appropriate area for the household.
- The consideration of any Section 106 agreements or local lettings policies directly related to their current dwelling or development.

If the review has highlighted that the household require an extension to the tenancy, we would recommend another five-year tenancy be put in place.

9. Monitoring and Review

To ensure the correct governance is in place, the strategy will be reviewed every three years with a new version adopted at review.

City of Lincoln Council will work in partnership with Registered Providers to ensure best use is made of housing stock, new affordable housing is developed and affordable housing options are available for residents of City of Lincoln.

10. Equality Impact Assessment

Equality and inclusion are at the heart of City of Lincoln Councils vision and core values. We recognise that inequality continues to affect different people and communities in different ways. We are committed to creating and sustaining a modern and supportive working environment for our tenants and employees

The Tenancy Strategy is supported by accompanying procedures including Lincs Homefinder which consider protected characteristics and equality of opportunity when assessing an applicant for housing.

11. Registered Providers Policies

The list below shows the registered housing providers operating within the City of Lincoln. They can be contacted for copies of their individual tenancy policies.

- Acis Group - www.acisgroup.co.uk
- Abbeyfield www.abbeyfield.com
- Bespoke Supportive Tenancies - [Bespoke Supportive Tenancies \(bestha.co.uk\)](http://Bespoke Supportive Tenancies (bestha.co.uk))
- Derwent Living - www.derwentliving.com
- City of Lincoln Council - www.lincoln.gov.uk
- Framework - [Framework Housing Association | For Your Future \(frameworkha.org\)](http://Framework Housing Association | For Your Future (frameworkha.org))
- Inclusion - [Home - Inclusion Housing \(inclusion-group.org.uk\)](http://Home - Inclusion Housing (inclusion-group.org.uk))
- Lace Housing - www.lacehousing.org.uk
- Leap - www.leap.uk.com
- Longhurst Group - www.longhurst-group.org.uk
- Ongo - www.ongo.co.uk
- Places for People - www.placesforpeople.co.uk
- Platform Housing Group - www.platformhg.com
- Progress - [Progress Housing Group | Progress Housing Group \(progressgroup.org.uk\)](http://Progress Housing Group | Progress Housing Group (progressgroup.org.uk))
- Sanctuary Housing - www.sanctuary-housing.co.uk
- Nacro – www.nacro.org.uk
- YMCA - www.lincsymca.co.uk

12. Risks

This section highlights possible risks that will arise from the implementation of this strategy and how we intend to manage those risks.

When a fixed term tenancy is being terminated and the tenants are given notice, there is a risk that a suitable property is not found. We have suggested a minimum 6 month period as this is seen as a long enough period to assist with finding a new home.

There is a risk that levels of homelessness would increase if reviews of tenancies are not done correctly. To ensure Registered Providers carry out reviews comprehensively and have procedures in place to maintain a constant approach to reviews.

Copies of all Registered Providers review procedures will be obtained. Good relationships with the City of Lincoln Council and communication throughout a review process is also essential.

13. Glossary

Term	Explanation
Affordable Housing	Housing options available to residents who cannot afford to rent or buy a home in the open market. Includes social rented housing, affordable rent housing and intermediate housing solutions, such as shared ownership. Affordable Rents offered by Registered Providers of social housing at up to 80% of the rent that would be charged if the property were let in the open market.
Affordable Housing Fixed-Term Tenancy	A tenancy with a fixed start and finish date.
Affordable Rent	Rents offered by Registered Providers of social housing at up to 80% of the rent that would be charged if the property were let in the open market.
Homes England	The national housing and regeneration agency for England, responsible for allocating funding for new affordable housing. Homes England is also the regulator of social housing providers.
Local Housing Allowance	The current form of housing benefit paid to people with low income who are renting in the private sector.
Local Housing Authority	The Council operating and providing housing with area i.e. City of Lincoln Council Housing Directorate.
Market Rent	The rental income that a property would command on the open market
Registered Providers	Organisations that provide affordable (of social housing) housing to those in need. Often these providers are housing associations.
Section 106 Agreement	Legal agreements made under Section 106 (S106) of the Town and Country Planning Act 1990. These agreements are used to enhance the quality of development, enabling proposals to go ahead where they might otherwise have been refused. They can include an obligation for a developer to deliver affordable housing.
Social Rent	Housing for which guideline target rents are determined through the National Rent Regime, aimed at helping people in housing need. Rents are usually significantly lower than market levels.
Strategic Housing Market Assessment	An assessment of how housing markets operate in defined areas, used to identify housing needs within that area.
Tenancy Policy	A Registered Provider's policy that defines how the provider will make decisions about the types of tenancy they will provide to tenants.

Appendix 1 – Review of previous Central Lincolnshire Strategy to inform CoLC Tenancy Strategy

Strategy Area	Included in RP Policies	To be included in new strategy Y/N	Rationale for Inclusion / removal
Flexible tenancies	Not all	Yes	Flexible tenancies are not included in all RP's policies. This is believed to be due to the amount of resource, management and reviews for these tenancies. CoLC support the use of these tenancies however allow RP's to determine the most appropriate mechanism for the control of flexible tenancies and reviews of those tenancies.
Starter / Introductory Tenancies	Yes	Yes	Starter tenancies are included in the majority of the RP policies. CoLC recognises the importance and need for these types of tenancies and supports the continued use.
Assured Tenancies	Yes	Yes	Assured tenancies are included in the majority of the RP policies. CoLC supports the continued use of these tenancies.
Existing Social Housing Tenants	Yes	Yes	Existing tenants have rights through the law if they remain in their properties. However, this strategy, reinforces the need to allow tenants to move to more suitable accommodation whilst maintaining security of tenure.
Succession	Yes	Yes	The right to succeed is included within the localism act. All RP's should include succession in their tenancy policies.
Affordable Rents	Yes	Yes	CoLC realise that affordable rents are more favourable to RP's due to the revenue it can bring in for maintenance and capital for future developments.

			Affordable rent is the most appropriate type of new affordable housing and the majority of RP's within in City of Lincoln will use this type of rent on all new build developments.
Adapted properties	No	No	RP's do not always hold a register and even though it would be preferred, it is understood this would be a huge task that may not hold as much value. When properties are relet homes should be reissued to make the best use out of adapted properties by incoming tenants. E.g. level access/wet rooms etc
Disposals	No	No	Not under the jurisdiction of CoLC to determine through this strategy and not required under the Localism Act. RP's would be recommended to hold a disposals policy and contact the LA first for any disposals for first consideration.
Discharging of homelessness duty	No	No	Legislation gives powers for this, no need to stipulate within this strategy.
Access to Housing Register	No	No	Captured within The Lincs Homefinder Policy
Intermediate Rents	No - Not Used by RP's	No	Intermediate rent is not acknowledged as a rent anymore within the new NPPF.

Appendix 2 - City of Lincoln Tenancy Strategy – Registered Provider Consultation responses:

<u>Registered Provider</u>	<u>Fixed Term Tenancies</u>	<u>Starter/Introductory Tenancies</u>	<u>Assured Tenancies</u>	<u>Secure Tenancies</u>	<u>Affordable Rent</u>	<u>Succession</u>	<u>Existing Social Housing Tenants</u>	<u>Other tenancies used/Comments</u>
Acis Group Limited	Acis no longer offer fixed term tenancies. A number of fixed term tenancies remain in place, upon expiry new tenancies will be offered in line with our Tenancy Management Policy	Acis offer starter tenancies where the existing customer does not have a current tenancy with us. These tenancies are for an initial 12 month period, with the option to extend for a further 6 months where appropriate	Acis offers Assured tenancies on new tenancies where the customer is an existing tenant with an Assured tenancy. Successful starter tenancies convert to assured	No	Yes	Yes	Acis offer the same tenure security to existing customers moving to another property. Starter tenancies are offered where the customer is not an existing AGL customer.	
City of Lincoln Council	Not offered	Offered on all new tenancies, and roles to a secure tenancy after 12 months in no enforcement action has been taken or extension to the Introductory Tenancy	No	Yes	Affordable rent is used on new build stock and Property acquisitions subject to grant terms	Yes	Security of tenure is offered for existing secure tenants and assured tenants moving to CoLC housing	Licences for temporary accommodation Non-secure tenancies Demoted tenancies Family Intervention Tenancies

<u>Registered Provider</u>	<u>Fixed Term Tenancies</u>	<u>Starter/Introductory Tenancies</u>	<u>Assured Tenancies</u>	<u>Secure Tenancies</u>	<u>Affordable Rent</u>	<u>Succession</u>	<u>Existing Social Housing Tenants</u>	<u>Other tenancies used/Comments</u>
Framework	Assured Shorthold Tenancies (for a fixed term of at least six months)	Not stated in policy	Where the stated aim of the scheme is to offer long-term housing, Framework reserves its discretion to grant an Assured Tenancy	No	Yes – where subject to grant terms	No	No	Licences
Inclusion Housing group	Assured Shorthold Tenancies (for a fixed term)	No	Yes	No	No	No	No	Supported provider
Lace Housing	Not Offered	Not Offered	Assured Shorthold Tenancies offered to all new tenants	No	Offered on all new properties on Assured Shorthold tenancies.	Yes – subject to tenancy and scheme details	Assured shorthold tenancies offered	Home ownership products offered in certain schemes with support if required.
LEAP	No	No	No	No	No			Excluded licences - LEAP considers excluded licence agreements as the preferred form of agreement as it gives the most flexible type of tenure allowing for a controlled move on from the service



<u>Registered Provider</u>	<u>Fixed Term Tenancies</u>	<u>Starter/Introductory Tenancies</u>	<u>Assured Tenancies</u>	<u>Secure Tenancies</u>	<u>Affordable Rent</u>	<u>Succession</u>	<u>Existing Social Housing Tenants</u>	<u>Other tenancies used/Comments</u>
Longhurst Group	Not offered for social housing stock, but used where Longhurst manage for-profit organisations	Offered on all new tenancies, after 12 months, reverts to assured tenancy if no action has had to be taken.	Assured tenancies issued	No	Offered on all new build properties where it isn't specified as different in a S106.	Yes	Assured shorthold tenancies offered. Note - Protected assured tenancies in place for large scale voluntary stock transfer. These are no longer issued but in existence.	Equitable AST's for tenants under 18. AST's are also used where Longhurst manage the properties on behalf of someone else.
ONGO	Included in the policy but not used as standard, will only use in conjunction with LA area and their relevant tenancy strategy.	Offered on all new tenancies, after 12 months, reverts to assured tenancy if no action taken.	Assured tenancies issued	No	New properties are charged at affordable rent.	Yes	Assured shorthold tenancies offered	Family intervention tenancies to help tackle anti-social behaviour. AST fixed term tenancies. Most properties already let are at social rent levels due to historic stock transfer agreement with NLC
Sanctuary Housing	Not detailed	Offered on new tenancies, after 12 months, reverts to assured tenancy if no action taken.	Assured tenancies issued (lifetime tenancy)	No	Yes	Yes	Not detailed	Lifetime tenancies offered on some units

Appendix 3 - Summary of Tenancy Rights

There are some differences in the types of tenancy offered depending on the type of Registered Provider you rent your home from and whether you are a new tenant or not.

	Introductory Tenancies	Periodic Secure Tenancies	Fixed Term Secure Tenancies	Starter Tenancies	Assured Tenancies
Term	New council tenants for 12 Months but can be extended for 6 months. Providing tenancy conditions met and possession proceedings have not been commenced before the end of the term then a Periodic Secure tenancy will normally be granted.	Providing you comply with your tenancy conditions you can normally live in your property for the rest of your life	Recommended term of 5 years could be shorter at the discretion of the Landlord	Applies to New housing association tenants for 12 Months after which an assured or fixed term tenancy will be granted unless possession proceedings have been commenced or the starter tenancy has been extended	Providing you comply with your tenancy conditions you can normally live in your property for the rest of your life
Rent	Social Rents based on a national formula set by Government. Rent. Rent increases subject to 4 weeks' notice and a limit of CPI plus 1% per annum. Newer homes may be set at affordable rent at 80% of the market rent. Social Rents based on a national formula set by Government. Rent.	Social Rents based on a national formula set by Government. Rent. Rent increases subject to 4 weeks' notice and a limit of CPI plus 1% per annum. Newer homes may be set at affordable rent at 80% of the market rent.	Rent increases subject to 4 weeks' notice and a limit of CPI plus 1% per annum. Newer homes may be set at affordable rent at 80% of the market rent.	Rent rates are regulated by Regulator for Social Housing and may be social rent or affordable rent in line with the Rent Standard. Newer homes may be set at affordable rent at 80% of the market rent.	Rent rates are regulated by Regulator for Social Housing and may be social rent or affordable rent in line with the Rent Standard. Newer homes may be set at affordable rent at 80% of the market rent
Right to Exchange	None	Statutory right to exchange tenancies. Can only be refused on certain grounds and	Statutory right to exchange tenancies. Can only be refused on certain grounds and	None	You can swap your home with another council or housing association tenant with 19 can be approved subject to conditions can be approved subject to conditions the permission of your landlord

	Introductory Tenancies	Periodic Secure Tenancies	Fixed Term Secure Tenancies	Starter Tenancies	Assured Tenancies
Right to Take in Lodgers	None	Statutory right to take in lodgers providing overcrowding doesn't occur	Statutory right to take in lodgers providing overcrowding doesn't occur	Assured tenants can take in a lodger with consent.	Assured tenants have the right to take in a lodger
Right to Sublet	None	Statutory right to sublet part of the property providing overcrowding doesn't occur.	Statutory right to sublet part of the property providing overcrowding doesn't occur.	You may be able to sublet part of your home with consent from your landlord.	You may be able to sublet part of your home with consent from your landlord.
Right to Repair	Statutory Right to carry out certain specified repairs if they aren't completed within prescribed timescales. Compensation may be payable for ongoing delays.	Statutory Right to carry out certain specified repairs if they aren't completed within prescribed timescales. Compensation may be payable for ongoing delays.	Statutory Right to carry out certain specified repairs if they aren't completed within prescribed timescales. Compensation may be payable for ongoing delays.	You have a right to have certain repairs carried out within a reasonable timescale.	You have a right to have certain repairs carried out within a reasonable timescale.
Right to Consultation	Tenants consulted if Landlord is considering changing their landlord or changing the management arrangements of their homes.	Statutory right to be consulted on matters of housing management and views considered before changes are made.	Statutory right to be consulted on matters of housing management and views considered before changes are made.	Tenants consulted if Landlord is considering changing their landlord or changing the management arrangements of their homes.	Tenants consulted if Landlord is considering changing their landlord or changing the management arrangements of their homes
Right to Buy	None, but length of tenancy as an introductory tenant counts towards qualification period and discount.	Statutory Right to Buy your home with discount after 3 years tenancy with some exceptions including those relating to special needs accommodation	Statutory Right to Buy your home with discount after 3 years tenancy with some exceptions including those relating to special needs accommodation	N/A	The Right to Acquire allows some housing association tenants to buy their home at a discount. You can apply to buy your housing association home if you've had a public sector landlord for 3 years. There are some exceptions.

	Introductory Tenancies	Periodic Secure Tenancies	Fixed Term Secure Tenancies	Starter Tenancies	Assured Tenancies
Right to Succession	One statutory right to succession of the secure tenancy. Alternative accommodation may be offered in limited circumstances.	One statutory right to succession of the secure tenancy. Alternative accommodation may be offered in limited circumstances.	One statutory right to succession of the secure tenancy. Alternative accommodation may be offered in limited circumstances.	Normally one statutory succession. Check terms of tenancy which may vary.	Normally one statutory succession. Check terms of tenancy which may vary.
Right to Improve	No statutory right but may be allowed to carry out small improvements with landlord's consent	Statutory right to carry out certain improvements. Consent can be withheld in certain circumstances of granted subject to conditions.	Statutory right to carry out certain improvements. Consent can be withheld in certain circumstances of granted subject to conditions.	No statutory right but may be allowed to carry out small improvements with landlord's consent	Right to carry out certain improvements. Consent can be withheld in certain circumstances of granted subject to conditions.
Right to Compensation for Improvements	None	Statutory right to compensation for improvements the tenant has carried out in certain circumstances	Statutory right to compensation for improvements the tenant has carried out in certain circumstances	None	Right to compensation for improvements the tenant has carried out in certain circumstances