

Joint Tenancy Strategy

North Warwickshire Borough Council
Nuneaton & Bedworth Borough Council
Rugby Borough Council
Warwick District Council



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Key definitions

To avoid excessive repetition, the following abbreviated terms are defined at the appropriate point in this document and then used from that point forward. They are collected together here for convenience and ease of reference for the reader.

Defined term	Definition
The Act	The Localism Act 2011
Affordable Rent	Homes let at least 20% below local market rents
Assured Periodic Tenancy	An assured tenancy with a fixed term
Councils	The four local housing authorities that are signatories to this strategy are: North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council.
Designated Area	The geographic area covered by the Councils as shown on the map at Appendix One.
Fixed Term Assured Shorthold Tenancy	An assured tenancy with a fixed term.
Fixed-Term Tenancies	Collectively Flexible Tenancies and Fixed-Term Assured Shorthold Tenancies.
Flexible Tenancy	A tenancy for a fixed period, usually for least 5 years, and in some cases, it may be between 2 and 5 years.
Periodic Tenancies	Collectively Secure Periodic Tenancies and Assured Periodic Tenancies.
Private Registered Provider	part-publicly/part-privately funded provider of social housing, commonly referred to as 'housing associations.
Public Registered Provider	A local authority provider of social housing.
Secure Periodic Tenancy	
SHRA	Social Housing (Regulation) Act 2023.
Social Landlords	Collectively the Private Registered Providers and the Public Registered Providers.
Social Housing	Low-cost rental housing provided by Private Registered Providers and Public Registered Providers
The Tenancy Standard	means the Tenancy Standard – Consumer standards dated 01 April 2024

1 Introduction

It is a legal requirement under Section 150 of the Localism Act 2011 (“the Act”) that, from January 2013, all local housing authorities have a Tenancy Strategy for their area.

North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council (“the Councils”) decided to produce a joint Tenancy Strategy for the area covered by the Councils (“the Designated Area”), which is shown on the map at Appendix One.

The Councils cover an area of 385 square miles in the county of Warwickshire in the West Midlands region of England. On 31st March 2023, there were almost 30,000 rented homes, owned by more than 50 Private Registered Providers, in the Designated Area. Individually, 15 Private Registered Providers had more than 100 units in the Designated Area and three of those had more than 1,000, but at the same time 26 had fewer than 50 homes in the Designated Area.

The Councils are all Public Registered Providers, and from 31st March 2023, they had a combined stock of approximately 17,500 rented homes in the Designated Area. The number of Private Registered Provider homes amounted to nearly 15,000 in 2023, an increase of 3,000 since 2017. These homes include rented and low-cost home ownership tenures such as shared ownership.

Appendix Two contains more detailed information regarding the number of rented homes within the Designated Area although numbers vary from year to year, depending on the number of new properties built or acquired and the number of properties sold under the Right to Buy/Right to Acquire of Registered Provider properties.

2 Aims and Objectives

This Strategy sets out how the Councils expect alternative tenancy types to be used in a strategic way to make the most appropriate use of affordable housing stock across the Designated Area.

The outcomes that Social Landlords are expected to support using social housing tenancies are:

- Enabling households to have a stable and secure home life.
- Enabling existing and prospective tenants to be better able to improve their economic circumstances.
- Protecting vulnerable households.
- Creating, supporting and maintaining sustainable communities to be.
- Supporting and underpinning the economic viability of.
- Enabling local households to be better able to meet their current and future housing needs.
- Using social housing in an equitable way to promote social mobility and financial inclusion and to reduce under-occupation and overcrowding.

- Supporting investment in affordable housing in Warwickshire where it is needed.
- Preventing or relieving homelessness, wherever possible.

3 The framework for Tenancy strategies

3.1 Legislation

The Localism Act 2011 (“the Act”) states that a Tenancy Strategy must set out the matters that all Public Registered Providers and Private Registered Providers (collectively referred to in this strategy as “Social Landlords”) with rented housing stock in the area covered by the strategy must “have regard” to when framing their policies relating to:

- The Types of tenancies that they grant.
- The circumstances in which they will grant a tenancy of a particular type.
- Where they grant fixed-term tenancies, the length of the terms; and
- The circumstances in which they will grant a further tenancy at the end of an existing tenancy.

All Social Landlords must also have regard to the Tenancy Strategy in exercising their housing management functions.

The Act also introduced a revised Regulatory Framework and Tenancy Standard (Homes and Communities Agency, 2012) which states that Registered Providers (Social Landlords) shall let their homes in a fair, transparent and efficient way. They shall take into account the housing needs and aspirations of tenants and potential tenants. Social Landlords shall demonstrate how their lettings:

- Make the best use of available housing.
- Are compatible with the purpose and the nature of the housing offered.
- Contribute to the local authorities’ strategic housing function and sustainable communities.

When preparing or modifying a Tenancy Strategy, the Councils are required to:

- Have regard to their current housing allocations scheme and homelessness strategy for their area.
- Give “Private Registered Providers” an opportunity to comment on any proposals or modifications before adopting the Tenancy Strategy.

3.2 Additional Regulation

The Act enabled the Secretary of State to give directions to the Regulator of Social Housing regarding social housing tenure and this led to the development of The Tenancy Standard – 2015. The Tenancy Standard was updated on 1 April 2024 following the enactment of the Social Housing (Regulation) Act 2023 (“SHRA”), which outlined changes to how social housing is managed. The SHRA includes increased regulation of Social Landlords and new rules for protecting tenants from serious hazards in their homes.

Many of the provisions in the SHRA are responses to the tragedies of the 2017 Grenfell Tower fire and the death of two-year old Awaab Ishak in 2020 from

exposure to serious mould. The SHRA introduces more stringent regulation and allows the Regulator of Social Housing to act against Social Landlords before people are at risk and hold landlords to account with regular inspections. It introduces new social housing consumer standards and gives the Secretary of State power to require Social Landlords to investigate and rectify serious health hazards.

The updated Tenancy Standard on consumer standards published on 1 April 2024 is and applies to all Social Landlords. Under the new standards Social Landlords need to:

- Ensure tenants are safe in their homes.
- Listen to tenants' complaints and respond promptly to put things right.
- Be accountable to tenants and treat them with fairness and respect.
- Know more about the condition of every home and the needs of the people who live in them; and
- Collect and use data effectively across a range of areas, including repairs.

Most social housing tenants live in decent homes, but the Regulator of Social Housing has made it clear that all Social Landlords can improve. To hold Social Landlords to account, it will:

- Inspect larger Social Landlords regularly to check they are meeting the outcomes in the standards.
- Scrutinise data about tenant satisfaction, repairs and other relevant issues.
- Continue to push Social Landlords to protect tenants and put things right when there are problems.
- Use a range of tools when needed, including new enforcement powers, and
- Continue to focus on the financial viability and governance of Private Registered Providers as part of its integrated regulation.

Social Landlords are expected to have regard to this Tenancy Strategy in a manner that is fully compliant with their regulatory obligations as set out below.

3.2.1 The Tenancy Standard - Tenure

The Tenancy Standard requires Social Landlords to allocate and let homes fairly and sets expectations for how Social Landlords manage and end tenancies. The Tenancy Standard: Consumer standards consists of four main requirements:

1. Allocations and lettings

Registered providers (Social Landlords) must allocate and let their homes in a fair and transparent way that takes the needs of tenants and prospective tenants into account.

2. Tenancy sustainment and evictions

Registered providers (Social Landlords) must support tenants to maintain their tenancy or licence. Where a registered provider (Social Landlord) ends a tenancy or licence, they must offer affected tenants' advice and assistance.

3. Tenure

Registered providers (Social Landlords) shall 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.

They shall meet all applicable statutory and legal requirements in relation to the form and use of tenancy agreements or terms of occupation.

4. Mutual exchange

Registered providers (Social Landlords) must support relevant tenants living in eligible housing to mutually exchange their homes. The Consumer Regulation Review 2023-2024 places emphasis on landlords enabling tenants to access opportunities to exchange their tenancy with that of another tenant and co-operate with local authorities to help them meet their strategic housing function. This followed concern about mutual exchanges being given a lower priority.

There is a specific expectation that Registered Providers (Social Landlords) shall publish clear and accessible policies outlining their "approach to tenancy management, including interventions to sustain tenancies and prevent unnecessary evictions and tackling tenancy fraud and set out:

- The type of tenancies they will grant.
- Where they grant tenancies for a fixed term, the length of those terms.
- The circumstances in which they will grant tenancies of a particular type.
- Any exceptional circumstances in which they will grant fixed term tenancies for a term of less than five years in general needs housing following any probationary period.
- The circumstances in which they may or may not grant another tenancy on the expiry of the fixed term, in the same property or in a different property.
- The way in which a tenant or prospective tenant may appeal against or complain about the length of fixed term tenancy offered and the type of tenancy offered, and against a decision not to grant another tenancy on the expiry of the fixed term.
- Their policy on taking into account the needs of those households who are vulnerable by reason of age, disability or illness, and households with children, including through the provision of tenancies which provide a reasonable degree of stability.

- The advice and assistance they will give to tenants on finding alternative accommodation in the event that they decide not to grant another tenancy.
- Their policy on granting discretionary succession rights, taking account of the needs of vulnerable household members.

Appendix Three contains website addresses where the tenancy policies for some of the larger Private Registered Providers operating in the Designated Area can be found.

3.2.2 Allocations and lettings

Registered providers (Social Landlords) must co-operate with local authorities' strategic housing functions and assist local authorities to fulfil their duties to meet identified local housing need. This includes assistance with local authorities' homelessness duties, and through meeting obligations in nominations agreements.

3.2.3 Existing tenants

The Tenancy Standard sets out two groups of tenants who are to be granted tenancies with no less security than their original tenancy:

- Registered providers (Social Landlords) shall grant those who were Social Housing tenants on the day on which section 154 of the Localism Act 2011 came into force, and who have remained Social Housing tenants since that date, a tenancy with no less security where they choose to move to another social rented home, whether with the same or another landlord. (This requirement does not apply where tenants choose to move to accommodation let on Affordable Rent terms).
- Registered providers (Social Landlords) shall grant tenants who have been moved into alternative accommodation during any redevelopment or other works a tenancy with no less security of tenure on their return to settled accommodation.

In the case of the exception for those moving to an "Affordable Rent" home it will be important that the tenant has all the information needed to make an informed decision on the rights that they would be giving up facilitating this move.

4. The Tenancy Strategy Principles

4.1 Allocations Schemes

Each of the Councils has its own Allocations Scheme. However, there are some common principles that underpin these policies across the Designated Area that are relevant to this Tenancy Strategy.

Subject to certain qualification rules, housing registers are open, and applicants are not asked to choose the types of tenancy that they would consider.

There is a general presumption that highest priority is given to those in the greatest housing need and those with no housing need have no priority. Some limited discretion may be applied to create sustainable communities, which may be reflected for example in a Local Lettings Plan.

While it is important to treat every case on its merits, it is true to say that those in greater housing need, and therefore most likely to qualify for an offer of Social Housing, could be vulnerable and therefore more likely to require Social Housing for the long-term.

4.2 Homelessness and Rough Sleeping Strategies

Each of the Councils has its own Homelessness & Rough Sleeping Strategy, but again there are some common principles that apply across the Designated Area that are relevant to this Tenancy Strategy. This commonality is demonstrated by the fact that in 2021 the Councils, along with Stratford-on-Avon District Council and Warwickshire County Council, came together to tackle five cross-cutting themes connected with homelessness through a joint strategy covering the whole of Warwickshire: "Preventing homelessness in Warwickshire: a multi-agency approach".

The prevention of homelessness has become a key policy objective of central government in recent years, most notably demonstrated by the government supporting the Private Members' Bill that became the Homelessness Reduction Act 2017. The Councils are committed to this "prevention first" approach to homelessness. This approach seeks to help people to remain in their existing home wherever possible provided that it is suitable for their needs and that they wish to stay there.

Where people do become homeless the Councils aim to help them to relieve their homelessness and return to settled accommodation as quickly as can practically be achieved within the constraints imposed by housing supply and the homelessness legislation.

For those who are rough sleeping, the Councils aim to help them to come in from the streets and to rebuild their lives with the assistance of intensive but appropriate support services.

To provide a positive environment and to enable recovery for those who have been through the traumas of homelessness and rough sleeping the provision of the greatest security of tenure available would assist with sustainability.

4.3 Equality and diversity

In developing their tenancy policies, Social Landlords are expected to have full regard to their statutory and regulatory obligations to facilitate, encourage and promote equality and diversity in the communities in which they operate in the Designated Area.

5 Administration of tenancies

The following are the principal tenancy types in use in Social Housing and one or more of them may be appropriate for use in the Designated Area, in certain circumstances, subject to the aims of this Tenancy Strategy set out above and following consideration of the matters set out in this section:

1. Secure Periodic Tenancies and Assured Periodic Tenancies.
2. Introductory Tenancies and Starter Tenancies.
3. Demoted Tenancies.
4. Family Intervention Tenancies.
5. Flexible Tenancies and Fixed-Term Assured Shorthold Tenancies.
6. Equitable Tenancies.

For convenience, for the remainder of this Tenancy Strategy:

- Secure Periodic Tenancies and Assured Periodic Tenancies are referred to collectively as Periodic Tenancies.
- Flexible Tenancies and Fixed-Term Assured Shorthold Tenancies are referred to collectively as Fixed-Term Tenancies.

The Councils accept that Registered Providers will occasionally use licence agreements rather than tenancies. Those would be expected to be in quite specific situations and are considered to be outside the scope of this strategy, as are agreements under the Mobile Homes Act 1983.

5.1 Periodic Tenancies

Security of tenure was initiated in the sector by the Housing Act 1980 (later consolidated into the Housing Act 1985), at which time all Social Landlords were required to use Secure Periodic Tenancies. The Housing Act 1988 required Private Registered Landlords to use Assured Periodic Tenancies. Both types of tenancy allow the tenant, subject to compliance with their tenancy conditions, to remain in their home for as long as they wish.

The Housing Acts of 1985 and 1988 respectively include a schedule of the types of tenancy that cannot legally be secure or assured. Those tenancy types mainly arise in quite specific legal circumstances and this Tenancy Strategy does not apply to them unless they are expressly covered in the Strategy.

Until 2012, Periodic Tenancies were the default tenancy offered by all Social Landlords, usually with a 12 month Introductory or Starter Tenancy period at the outset. The Councils believe that these tenancies are the most appropriate form of tenancy for rented housing that has been/is being developed for those whose housing needs are not met by the market.

The Councils therefore encourage and support the use of Periodic Tenancies in the generality of the rented housing stock of Social Landlords across the Designated Area. However, for Social Landlords that do not use Periodic

Tenancies as a matter of course the following matters should be taken into consideration:

- For vulnerable tenants, where the cause of vulnerability is unlikely to change, Periodic Tenancies should be the default tenancy. However, a Fixed Term Tenancy longer than five years may be considered in exceptional circumstances for vulnerable tenants where there is a prospect of a change in the circumstances that make them vulnerable that would enable them to benefit from a change to their housing circumstances.
- There should be a strong presumption that tenants in sheltered housing or Extra Care Housing should be offered Periodic Tenancies.

5.2 Introductory Tenancies and Starter Tenancies

The Housing Act 1996 introduced a new flexibility for Public Registered Providers. They can now choose to operate Introductory Tenancies for all new tenants, with a “trial period” of one year, during which the tenant has a lower level of security. At the end of the period the tenancy becomes a Secure Periodic Tenancy unless the Public Registered Provider takes steps to either extend the trial period or terminate the tenancy.

The regulator at the time (the Housing Corporation) provided, through regulatory guidance, an equivalent scheme of “Starter Tenancies” for use at the discretion of Private Registered Providers.

These two tenure schemes are sometimes referred to as “probationary tenancies” because the intention behind them was that, provided that the tenant conducted the tenancy satisfactorily during the trial period, they would become fully secure/assured but if they did not, they could be evicted more quickly and easily.

The Councils recognise the benefits of using Introductory/Starter tenancies for the first year of a new tenancy. Such schemes give new tenants time to better understand and adapt to their rights and responsibilities under a tenancy agreement, including the financial impacts. They also provide Social Landlords with the opportunity of engaging more closely with new tenants to help them to find an early resolution to any problems that may arise. On the rare occasions where a new tenant does not live up to the behavioural requirements expected the Social Landlord is able, as a last resort, to evict more quickly, protecting the wider community from the harm that can result from persistent anti-social behaviour.

Introductory Tenant schemes for Public Registered Providers must be used for all new tenants, if such schemes are adopted, with limited exceptions (for example, existing Periodic Tenants moving to another home). The Tenancy Standard does not expressly include a similar requirement for Starter Tenancies. However, the Councils strongly encourage Private Registered Providers to adopt this principle for the housing stock they have within the Designated Area rather than making decisions over Starter Tenancies on a case-by-case basis.

While Introductory and Starter tenancies were originally introduced as a tool for tackling anti-social behaviour, the grounds for eviction are not limited to anti-social actions and over the years, eviction for rent arrears has also become a feature.

The Councils consider that the use of Introductory/Starter Tenancies can play a role in affordability assessment, which is particularly important in the context of homelessness as financial inclusion is one of the five key priorities addressed in the countywide homelessness strategy. While basic income/expenditure assessments may be informative, a purely formulaic assessment fails to take account of the myriad ways in which individuals and their families may manage their household incomings and outgoings. Introductory or Starter Tenancies offer new tenants the opportunity to demonstrate their ability to successfully manage their financial obligations while offering Social Landlords some mitigation against the potential for large rent arrears. Where a Social Landlord has adopted a scheme, this should therefore be a material consideration in granting a tenancy where there are question marks over affordability.

5.3 Demoted Tenancies

The Anti-social Behaviour Acts and introduced the Demoted Tenancy. This provides an option for Social Landlords to apply to the county court to make a demotion order, rather than seeking to evict a tenant who is guilty of anti-social behaviour. This order, if granted, converts the Secure or Assured Periodic Tenancy into a Demoted Tenancy. This is similar to the Introductory/Starter Tenancy regime in that the tenant has reduced security of tenure for 12 months and may be evicted more easily during that time if the Anti-social behaviour continues. If, however, there are no further problems then the tenure returns to its former level of security at the end of the 12-month period of the Demoted Tenancy.

The Councils' homelessness strategies have always favoured prevention over cure, and, with the flexibility introduced by the Homelessness Reduction Act 2017 and the availability of additional government funding, they have been applying many more tools and techniques to resolve potential homelessness at a much earlier stage.

As part of this policy agenda, the Councils consider that greater use could be made of Demoted Tenancies instead of eviction and they are supportive of their use in appropriate circumstances in the Designated Area. Matters that they would expect to be taken into consideration in deciding whether to seek a Demoted Tenancy are:

- A thorough assessment of the likelihood that the household's situation will substantially improve over a 12-month period.
- The views of local statutory and/or voluntary sector agencies as to the nature of any support that the family might be able to access if allowed to remain in their home under a Demoted Tenancy including, but not limited to, advisory, practical, financial, health and social support. Any specific

commitments to provide such support to the household over the 12-month period should weigh materially in favour of a demoted tenancy.

- The views of the local Housing Options Team should be sought as to whether, in that particular case, the Demoted Tenancy approach is appropriate from a homelessness prevention perspective. The Housing Options Team may be able to reinforce the seriousness of the situation and the importance of behavioural change by the tenant during the period of the Demoted Tenancy by including actions in the Personalised Housing Plan.

Social Landlords will need to ensure that any necessary data protection consents have been obtained from the tenant before engaging in conversations with the various agencies.

5.4 Family Intervention Tenancies

The Housing and Regeneration Act 2008 introduced Family Intervention Tenancies, which may be used by Social Landlords. These tenancies can be offered to an existing tenant of another property against whom a possession order has been made, or against whom the Social Landlord believes a possession order could be made. These tenancies have very limited security of tenure and are only intended to be used as part of a package of behavioural support services for the family concerned.

The Councils recognise that Family Intervention Tenancies are a potentially important tool in dealing with a very small number of particularly troubled families.

Central government administers the Troubled Families Programme, which “conducts targeted interventions for families experiencing multiple problems, including crime, anti-social behaviour, truancy, unemployment, mental health problems and domestic abuse”.

Family Intervention Tenancies have a role to play in the programme but also, as with Demoted Tenancies, greater use of Family Intervention Tenancies instead of eviction supports the Councils’ homelessness prevention agenda.

The following matters should be taken into consideration in deciding whether to pursue the Family Intervention Tenancy route:

- The views of the team at Warwickshire County Council that is administering the Troubled Families Programme at the time should carry significant weight.
- The availability of appropriate alternative accommodation in which to provide the tenancy is critical. The Social Landlord should first look to their own stock. If the Social Landlord is unable to access a suitable property, then the local Housing Options Team should be approached to see if accommodation with another Social Landlord can be procured.
- A comprehensive behavioural support package should be committed to, and agreed with all of the agencies in advance of the tenancy start.

- An exit strategy should be agreed covering all of the potential trajectories of the tenancy.
- Clearly established monitoring arrangements and lines of communication should be established with the local Housing Options Team to ensure that homelessness prevention is a consideration in any decisions taken.

5.5 Fixed Term Tenancies

It is recognised that Social Landlords have a right to use Fixed Term Tenancies. Fixed Term Tenancies offer the opportunity for Social Landlords to encourage people to move to accommodation more suited to their needs over time. However, they also mean that people are only secure in their accommodation for the duration of the fixed term. Therefore, the use of Fixed Term Tenancies needs to be considered very carefully to make sure that:

- The ability of households to have sustainable and secure home lives is not unduly compromised.
- Communities are socially and economically sustainable.
- There is no discrimination against vulnerable tenants.
- Tenants are provided with an appropriate type and length of tenancy, giving them the protection and stability that they need to live positively within their local community.

In addition, this Tenancy Strategy requires that Social Landlords grant general needs tenants a Periodic, Secure or Assured (excluding periodic assured shorthold) Tenancy, or a tenancy for a minimum fixed term of five years, or exceptionally, a tenancy for a minimum fixed term of no less than two years, in addition to any probationary tenancy period.

Before a fixed term tenancy ends, Social Landlords shall provide notice in writing to the tenant stating either that they propose to grant another tenancy on the expiry of the existing fixed term or that they propose to end the tenancy.

Where Social Landlords use probationary tenancies, these shall be for a maximum of 12 months, or a maximum of 18 months where reasons for extending the probationary period have been given and where the tenant has the opportunity to request a review.

The Councils concur with the above. The Councils consider that prospective tenants being offered a Fixed Term Tenancy need to be able to make a informed choice as to whether such a tenancy is appropriate for their needs. All prospective tenants being offered a Fixed Term Tenancy should therefore be advised verbally and in writing of the implications of entering into such a tenancy arrangement prior to the signing of the tenancy agreement. This must include the criteria that will be used to determine whether or not the tenancy will be renewed and what rehousing options will be offered to help them if the tenancy is not renewed.

When a Fixed Term Tenancy is coming to an end the Social Landlord has to decide whether to grant the tenant a new tenancy. In coming to a decision, Social Landlords should have due regard to the need to have sustainable communities which include a range of households with mixed income levels. Each household should be assessed to take into account a full understanding of its circumstances and the socio-economic mix of the local community. It is expected that welfare policy should also be taken into account, including for example the under-occupation charge and the benefit cap.

Expiration of a Fixed Term Tenancy should not be used as an alternative to the legal remedies and proceedings that are available for the management of matters such as anti-social behaviour or rent arrears.

This Strategy presumes that where a Fixed Term Tenancy has been used, it will be renewed unless:

- The household's income has changed substantially and is sufficient to allow them to readily secure a home on the open market without undue reliance upon welfare benefits.
- The size or needs of the household are such that the property is no longer suitable to continue to be occupied by that household.

If the Social Landlord decides that it will renew the tenancy it must decide whether to do this for a further fixed term or to offer a Periodic Tenancy. The Councils consider that the principles set out above regarding the original tenancy apply equally to this decision.

If a Public Registered Provider decides not to renew a Fixed Term Tenancy it has a legal obligation to give the tenant at least six months' written notice and the tenant has a right to request a review of the decision. The notice has to advise the tenant of the reasons for the decision, of the right to request a review, and of any time limit for such a request.

The Councils encourage Private Registered Providers to follow a similar approach to that prescribed for Public Registered Providers, i.e. that all Social Landlords operating in the Designated Area should issue a decision on whether or not to renew a Fixed Term Tenancy so as to give the tenant at least six months written notice. This ensures consistency for all Social Housing tenants and allows sufficient time for Social Landlords and advice services to work with tenants to find alternative accommodation.

If a Social Landlord decides that a Fixed Term Tenancy is not going to be renewed:

- The conditions for ending the tenancy set out in all relevant and applicable regulations and legislation must be met.
- If the tenancy is not being renewed because the household is under or over occupying their home, the landlord should make every effort to find them another suitable home with a Social Landlord.

- The tenant should be given practical and meaningful advice and assistance about the full range of housing options that are viable and available to them, taking into account their housing needs, their social and employment networks and their financial status (including home ownership if this is affordable and an expressed desire of the tenant).
- The landlord should refer the tenant to the local Housing Options Team if this is appropriate and, in accordance with regulatory standards, must then assist in seeking to prevent or relieve any threat of homelessness.

5.6 Equitable Tenancies

Equitable tenancies are a local initiative, being used in Warwickshire for the purpose of supporting a scheme whereby the relevant Public Registered Provider allocates a one-bedroom property to an under 18 year old who is in the care of Warwickshire County Council.

The legal title is held in trust by an adult or corporate entity, such as Warwickshire County Council. The Public Registered Provider retains the legal title on trust for the benefit of the minor while the minor holds the tenancy in equity.

The trustee pays the rent, service charges and other fees and supports the young person throughout a 12-month period, after which the young person secures an Introductory or Secure Periodic Tenancy in their own right, dependent on the relevant Council allocation policy.

Equitable Tenancies are a positive mechanism for preparing and easing care leavers into their own independent accommodation, enabling sustainment of first time tenancies and preventing potential homelessness: young people are one of the five key priorities in the countywide homelessness strategy "Preventing homelessness in Warwickshire: a multi-agency approach".

At present this is a Public Registered Provider scheme, but Private Registered Providers are strongly encouraged to engage with local authority partners to consider adopting such a scheme in order to increase the availability of one-bedroom properties for the rehousing of care leavers.

6 Review of the Tenancy Strategy

This Tenancy Strategy will be reviewed periodically by the Heads of Housing of the Councils. The next review will take place in 2026.

We welcome comments at any time from residents, tenants, people applying for and wanting to apply for social housing, local community bodies and Private Registered Providers on how the strategy is working, to help inform and shape the outcome of the next review. Comments and ideas can be sent at any time to your local authority's housing department. Contact details can be found in Section Six of this strategy.

7 Contact details

This Tenancy Strategy will be published on the websites of the Councils (links below).

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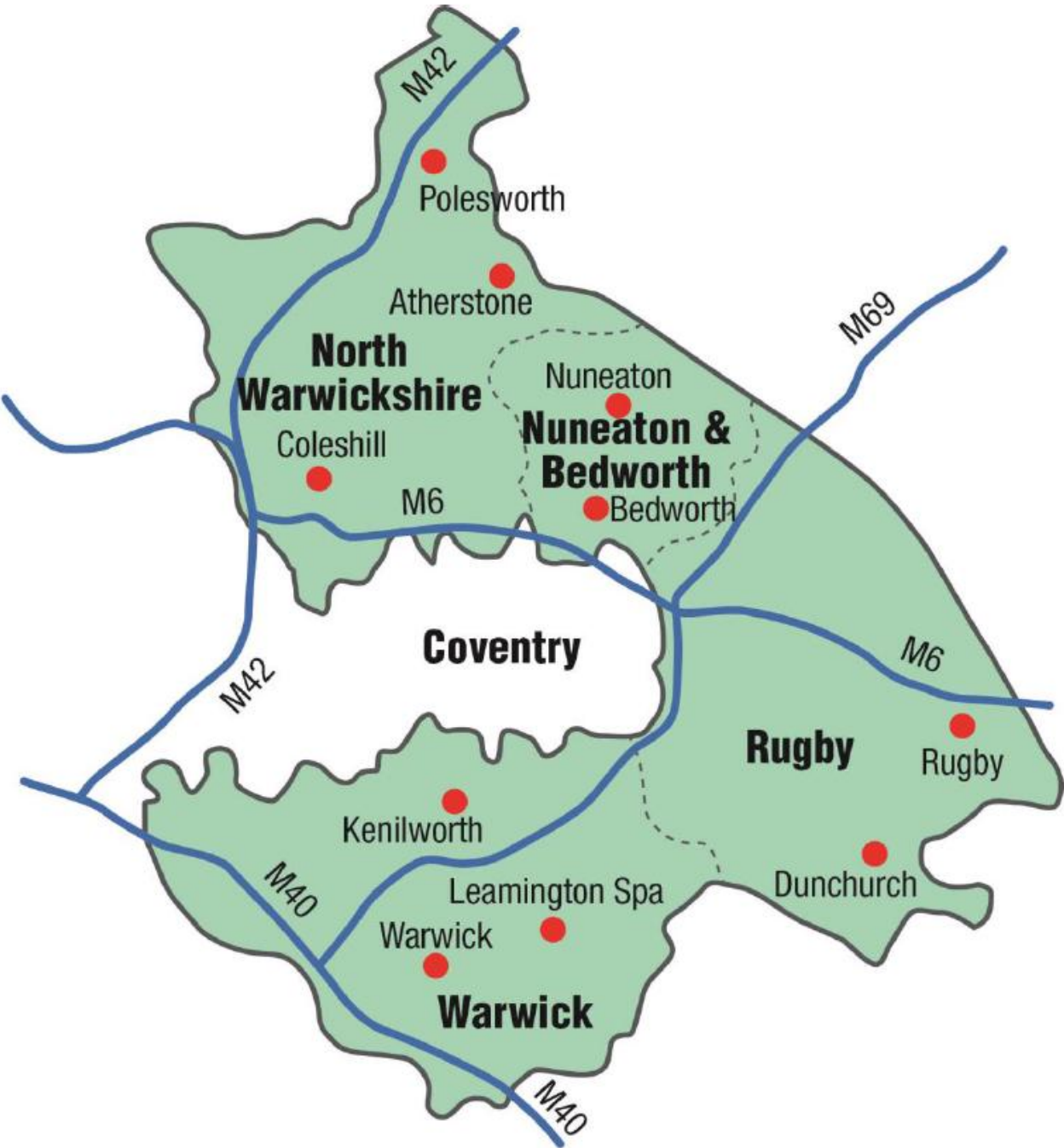
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Appendix one – The Designated Area



Appendix two – Rented social housing in the Designated Area as of 31st March 2023

Part one – Local Housing Authorities

Local authority	Total stock
North Warwickshire	2,584
Nuneaton and Bedworth	5,630
Rugby	3,687
Warwick	5,571
Total	17,472

Source: DLUHC, live table 100 – Tenure and district: England; 2023.

Part two – Private Registered Providers

Private Registered Provider	Total stock	Stock in each local authority area			
		North Warwickshire	Nuneaton and Bedworth	Rugby	Warwick
Orbit Housing Association Limited	3679	80	708	1190	1578
Platform Housing Limited	2027	748	131	181	967
Midland Heart Limited	1959	407	851	691	10
Stonewater	1157	82	292	11	772
Bromford Housing Association Limited	1025	378	94	553	
Clarion Housing Association Limited	804		72	680	52
Orbit Group Limited	686	22	91	228	345
Citizen Housing Group Limited	668	47	271	158	192
Housing 21	466		199	107	192
Southern Housing	211	58			153
Paragon Asra Housing	204	55	93	56	
Sage Housing Limited	182	24	49	12	97
Sanctuary Housing Association	159		36	123	
Longhurst Group Limited	145		137	6	2
Anchor Hanover Group	144		124	20	
London and Quadrant Housing Trust	142			88	54
Heylo Housing Registered Provider Limited	124		27	22	75
Walsall Housing Group	116			20	96
Inclusion Housing Community Interest Company	90	16	53		21
Warwickshire Rural Housing Association Limited	87	2		21	64
GreenSquareAccord Limited	77		35		42
Places for People Living+ Limited	63	22	17	24	
The Riverside Group	60			6	54
Sage Rented Limited	48	14	19	15	

Private Registered Provider	Total stock	Stock in each local authority area			
		North Warwickshire	Nuneaton and Bedworth	Rugby	Warwick
Masonic Housing Association	45				45
Bespoke Supportive Tenancies	44		44		
Methodist Homes Housing Association	34		34		
Salvation Army Housing Association	34				34
Golden Lane Housing	33		22	2	3
Creative Support Limited	32			17	5
Legal & General Affordable Homes Limited	30	11	19		
Ben-Motor & Allied Trades Benevolent Fund	28			28	
Nicholas Chamberlaine's Hospital & Sermon Charity	28		28		
Advance Housing and Support	27	1	15	9	2
Fairplace Homes Ltd	25	2	16	1	6
Stonewater (5) Limited	21				21
Sanctuary Affordable Homes Limited	19			10	9
Clifton Parish Houses	16			16	
Reside Housing Association	14		13		1
The Guinness Partnership Limited	13			13	
Butlin and Elborow Housing Trust	12			12	
Dimensions (UK)	11	6			5
Trent & Dove Housing	11	11			
Yardley Great Trust	11	11			
St Basils	10				10
Trinity Housing Association	8		8		
Flint Housing Limited	7		7		
IKE Supported Housing	6		2		4
Auckland Home Solutions	4	4			
Community Interest Company					
The Exaireo Trust Ltd	4		4		
Falcon Housing Association C.I.C	3		2	1	
Westmoreland Supported Housing Limited	2		2		
EMH Housing and Regeneration	1		1		
Total	14,856	1,623	3,800	3,865	5,568

Source: Regulator of Social Housing, Statistical Data Return 2023

Notes

Note 1: The Private Registered Provider names are as set out in the Statistical Data Return.

Appendix three – Tenancy policies

As explained in the Introduction, there are over 50 different Private Registered Providers with housing in the Designated Area. Each has its own Tenancy Policy, and it is not practical to summarise all the tenancy policies here.

Social Landlords are expected to make sure that their Tenancy Policies are up to date and readily available both in a printed format and on their website.

Website addresses for those Private Registered Providers with more than 100 homes across the Designated Area, or more than 50 in any particular district, are included here.

To facilitate cross-referencing the same nomenclature is used as in appendix two. Readers should note that due to the formation of group structures the headline organisation on the website may differ from the name given in appendix two and below.

Anchor Hanover Group – www.anchorhanover.org.uk

Bromford – www.bromford.co.uk

Clarion Housing – www.myclarionhousing.com

Friendship Care & Housing – www.longhurst-group.org.uk

Housing 21 – www.housing21.org.uk

Midland Heart – www.midlandheart.org.uk

Orbit Housing Association Limited – www.orbit.org.uk

Paragon Asra Housing – www.pahousing.co.uk

Platform Housing Association Limited – www.platformhg.com

Riverside Group – www.riverside.org.uk

Sanctuary Housing Association – www.sanctuary-group.co.uk

Stonewater – www.stonewater.org

Warwickshire Rural Housing Association – www.warwickshirerha.org.uk

Citizen Housing Association – www.citizenhousing.org.uk