

TENANCY STRATEGY

2019 - 2024



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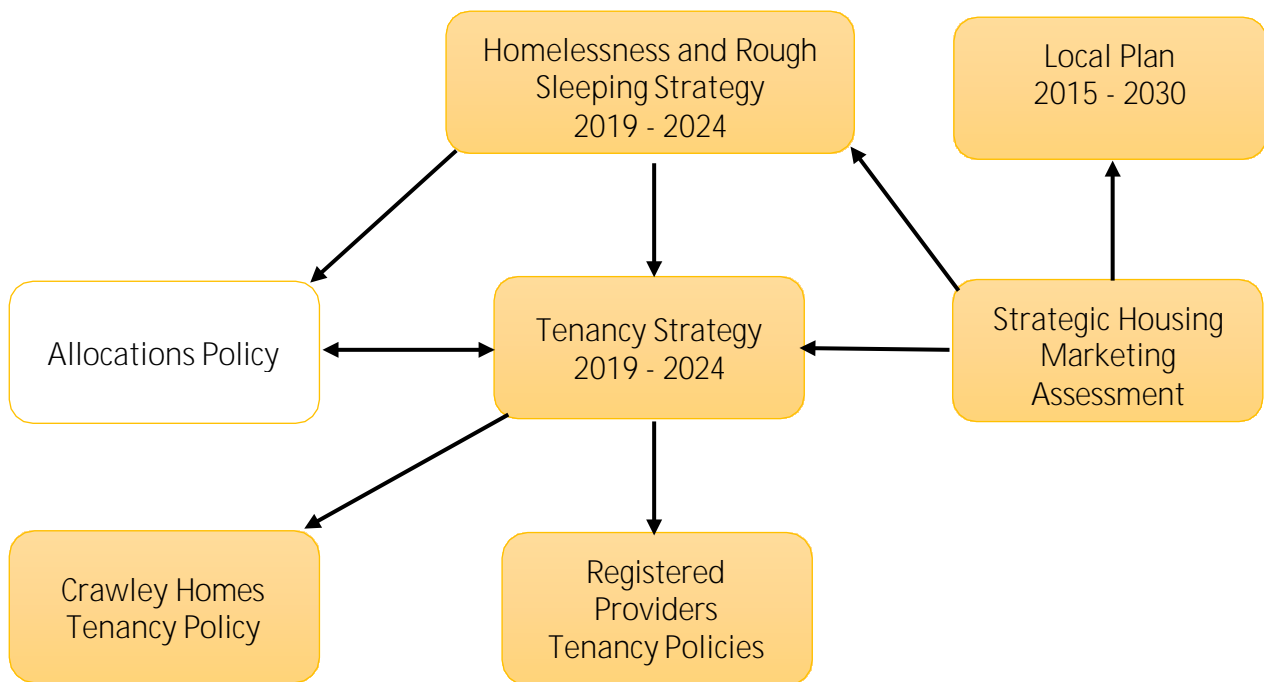
Introduction

A requirement of the Localism Act 2011 was that local authorities have a tenancy strategy in place that sets out their expectations of social housing providers operating within their district to ensure that housing is provided to meet local housing need. Social housing providers are to have regard to this tenancy strategy when adopting or reviewing their own tenancy policies and operating procedures.

The Localism Act 2011 also required local authorities to keep their tenancy strategy under review. Since the publication of Crawley Borough Council's original tenancy strategy in 2012, and subsequent review the local housing market and national economic climate have changed considerably. The original tenancy strategy has been rewritten to reflect the wider environment in which local authorities are now delivering services.

Whilst we recognise that many

The diagram below shows where the Tenancy Strategy sits within the framework of housing related guiding documents.



Social responsibility

Registered providers have a statutory duty and regulatory obligation to assist local authorities in the discharge of their homelessness duties under part VII of the Housing Act 1996 (as amended). The council also expects registered providers that own or manage housing stock in Crawley to meet their social obligations as well as regulatory requirements. The homelessness and rough sleeping strategy 2019-2024 identifies that the prevention and relief of homelessness, tackling rough sleeping, meeting the needs of vulnerable people, accessing suitable and affordable accommodation and the prevention of repeat homelessness are priorities for action over the five year period of the Strategy.

It is essential that registered providers' policies, procedures and practices are designed to support tenants in order to prevent homelessness. We expect tenancy policies and procedures to include pre-tenancy advice, move-on advice and pre-eviction protocols and to provide proportionate support for tenants for as long as it is needed. We expect registered providers to proactively work in partnership with the council and other relevant agencies in seeking to prevent homelessness and resolve housing issues before reaching the point of crisis.

Best use of housing

Housing supply

Housing need manifests itself in a variety of ways, such as increased levels of overcrowding, young people living with their parents for longer or returning to the parental home, impaired labour mobility, and increased levels of homelessness. In Crawley approximately a quarter of housing stock is let at social rent levels, however it is clear that the demand for social housing (from households on the housing register and those to whom the council owes a duty under homelessness legislation)

Setting rents and affordability

The level at which social rents are set is a crucial factor in determining how affordable social housing

Domestic abuse

The Domestic Abuse Act 2021 created a statutory definition of domestic abuse, emphasising that domestic abuse is not just physical violence, but can also be emotional, controlling or coercive, and economic abuse. Local authorities an10.176 0.455 0.71 RG[(a)5(b)11(u)18(s)8(e)] TITQ.000008875 0 59

Offering a new tenancy upon the expiry of a Flexible or Assured Short Term Tenancy

The Council expects that tenancy reviews at the end of a fixed term tenancy will be carried out in accordance with legislation and that where a new tenancy is not offered, registered providers should provide advice and assistance as needed to enable tenants to find suitable alternative accommodation, liaising with the Council where appropriate.

It is expected that a tenancy will be renewed following a review unless there has been a significant change in circumstances or a breach of tenancy has occurred. The Council recognises that creating increased turnover in housing stock to best meet housing need must be balanced against the benefits of helping tenants achieve and maintain stability, avoiding costly moves and helping providers keep void costs down. Examples of instances where the Council considers a new tenancy might not be offered include:

- [Where there is significant under-occupation](#) - Where a tenant is significantly under occupying a property, the registered provider should give notice to the tenant and Council of their intention to end the tenancy so that they may be assessed to join the housing register. Where appropriate the tenant will be awarded a high banding (subject to their conduct during the tenancy) so that they can access a property of a more suitable size. A tenant wishing to downsize should, if they wish and can afford to do so, be allowed to continue to have a spare bedroom in their new home. This balances the need to make best use of housing stock and help ensure tenants can afford their rent, whilst granting some flexibility.
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