

1 Scope

- 1.1 As detailed within the regulatory framework (Tenancy Standard) this policy sets out the different types of tenancies which Aster will offer and the circumstances in which different types of tenancy are applied.
- 1.2 This policy sets out the approach to issuing tenancies for rented properties across Aster Group. This applies to general needs social and affordable rent, housing for older people, extra care, intermediate rent and short-term accommodation.
- 1.3 If there is any variance between this policy and individual tenancy agreements or addendums, the tenancy agreement or addendum will take precedence.

2 Policy Statement

2.1 Eligibility

- 2.1.1 We will only offer a tenancy to those who can provide evidence to confirm: they have UK or EU citizenship or have the required immigration status and are eligible to reside in the UK.

2.2 The types of tenures we will offer are as follows:

2.2.1 Lifetime assured tenancy

We will issue a lifetime assured tenancy to any new and existing tenant who were assessed under the terms of the lettings policy or by agreement with the local authority.

2.2.2 Fixed term tenancies

We will issue a fixed term tenancy to new tenants living in general need homes where during the pre-allocation assessment we identify there is: likely to be a support requirement to assist the tenant to sustain their tenancy; or where it is likely that under occupation may arise during the fixed term period. . A further fixed term tenancy may be issued at the end of an existing fixed term.

A fixed term tenancy may be issued for a period of up to 5 years for those general need tenants not subject to a starter tenancy. There may be exceptional circumstances where a shorter fixed term period is issued - this will not be any shorter than a two-year period.

We will carry out a review of a fixed-term tenancy 12 months before the end of the fixed-term. The household circumstances will be considered in relation to their continued suitability for that property and one of the following actions will be taken:-

- An assured tenancy will be issued.
- A further fixed term tenancy will be issued for a period of 2-5 years.
- The tenancy may continue as a rolling periodic tenancy where there are any tenancy breaches.

- No further offer of a tenancy and the tenant will be supported to find more suitable alternative housing.
- Tenants not being offered another fixed-term tenancy will have the right for this decision to be reviewed.

2.2.3 **Starter tenancies**

We will issue a starter tenancy that rolls into a fixed term tenancy for new tenants where after our pre-allocation assessment we identify a need to monitor the tenancy for an initial period due to: previous history of rent arrears: concerns around health conditions: or a lack of previous tenancies held.

2.2.4 **Licences**

We will issue a licence for 16/17-year olds that roll into starter tenancies upon them reaching the age of 18. In certain circumstances, when deemed reasonable to do so, we will offer a 12-week license that flows into a starter tenancy. For example, ex-offenders, or where there is a history of substance abuse.

2.2.5 **Assured shorthold**

We will issue assured shorthold tenancies to tenants that are moving into intermediate rent accommodation, and for short-term accommodation to help our local authority partners prevent homelessness.

Assured, fixed term and starter tenancies can be offered at either a social target rent or an affordable rent. (Affordable rents will be applied on all new builds delivered under the terms of Homes England Delivery Framework Agreement, along with an agreed percentage of relets).

3 Monitoring and Review

- 3.1 This policy will be reviewed once every two years or at such time to reflect changes in regulatory requirements, legislation or changes to local authority strategic tenancy policies.
- 3.2 The effectiveness of this policy will be scrutinised annually by the *Business Performance & Strategy Panel*

4 Related Policies and Procedures

- ❖ Equality & Diversity Policy
- ❖ Complaints Policy
- ❖ Lettings Policy
- ❖ ASB Policy
- ❖ Safeguarding Policy
- ❖ Rent & Other Charges Policy

- ❖ Income Recovery Policy
- ❖ Lettings procedures
- ❖ Starter Tenancy Procedure
- ❖ Fixed term tenancy procedure
- ❖ Under 18's Procedure
- ❖ Intermediate Rent Properties Procedure
- ❖ MAPPA and high risk assessment guidance

5 Governance			
Effective From:	18/06/2019	Expires:	18/06/2022
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Policy Author:	Regional Director, Hampshire and Wiltshire		
Approved by:	Customer Community Network		
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