

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
The Councils	The four local authorities that are signatory to this strategy: North Warwickshire Borough Council; Nuneaton and Bedworth Borough Council; Rugby Borough Council; Warwick District Council.
Designated Area	The geographic area covered by the Councils and shown in appendix one.
Fixed-Term Tenancies	Flexible Tenancies and Fixed-Term Assured Shorthold Tenancies when referred to collectively
Periodic Tenancies	Secure Periodic Tenancies and Assured Periodic Tenancies when referred to collectively.
Private Registered Provider	Part-public/part-private funded social landlords, commonly called housing associations.
Social Landlords	The four landlord councils and the Private Registered Providers when referred to collectively.

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 must 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 in 2013 to produce a joint strategy for the area covered by the Councils (“the Designated Area”), which is shown on the map in appendix one.

The Councils cover an area of 385 square miles in the county of Warwickshire in the West Midlands region of England.

As at 31st March 2019 there were almost 12,000 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 landlords in their own right and, as at 31st March 2019, they had a combined stock of over 17,500 rented homes in the Designated Area.

Appendix two contains more detailed information about the above data.

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 through the use of social housing tenancies are:

- Households to have a stable and secure home life.
- Existing and prospective tenants to be better able to improve their economic circumstances.
- Vulnerable households to be protected.
- Sustainable communities to be created, supported and maintained.
- The economic viability of communities to be supported and underpinned.
- Local households to be better able to meet their current and future housing needs.
- Social housing to be used in an equitable way to promote social mobility and financial inclusion and to reduce under-occupation and overcrowding.
- Investment in affordable housing in Warwickshire to be supported where it is needed.
- Homelessness to be prevented or relieved wherever possible.

3 The framework for tenancy strategies

3.1 Legislation

The Act states that a Tenancy Strategy must set out the matters that all council landlords 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:

- Kinds of tenancies that they grant;
- Circumstances in which they will grant a tenancy of a particular kind;
- Where they grant fixed-term tenancies, the length of the terms; and
- Circumstances in which they will grant a further tenancy at the end of an existing tenancy.

Council landlords must also have regard to the Tenancy Strategy in exercising their housing management functions.

When preparing or modifying a Tenancy Strategy, Local Housing Authorities are required to:

- Have regard to the housing allocations scheme and homelessness strategy for the area;
- Give Private Registered Providers an opportunity to comment on any proposals before adopting the strategy.

3.2 Section 106 Agreements

Section 106 agreements, so called because they are authorised under section 106 of the Town and Country Planning Act 1990, contain planning obligations that are legally binding and enforceable. Where specific housing schemes are subject to a Section 106 Agreement that includes conditions covering tenure, allocations, nomination rights and/or rents these conditions must be complied with in full.

Section 106 Agreements can only be varied or revoked with the approval of the relevant local planning authority. An application must be made through the planning system, it is not a formality and there is no presumption of approval: every case will be treated on its merits and will require approval by all of the parties to the original agreement, or their successors in title.

3.3 Regulation

Under the Housing and Regeneration Act 2008 (and subsequent amendments) Social Landlords are subject to a regime of regulation established and overseen by the Regulator of Social Housing "to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs."

The regulatory framework operates through a system of regulatory standards with required outcomes and specific expectations that Social Landlords are required to meet. (It should be noted that the term "Registered Provider" in the

regulatory regime is synonymous with the term "Social Landlord" in this strategy.)

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.

3.3.1 Tenure

The Localism Act 2011 gave the Secretary of State power to give directions to the Regulator of Social Housing about tenure and this resulted in The Tenancy Standard - 2015. This includes required outcomes as follows:

"Registered providers 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."

There is a specific expectation that Social Landlords shall publish clear and accessible policies outlining their "approach to tenancy management, including interventions to sustain tenancies and prevent unnecessary evictions and prevent tenancy fraud". There then follows a list of nine specific, detailed issues that should be covered:

- (a) The type of tenancies they will grant.
- (b) Where they grant tenancies for a fixed term, the length of those terms.
- (c) The circumstances in which they will grant tenancies of a particular type.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) The advice and assistance they will give to tenants on finding alternative accommodation in the event that they decide not to grant another tenancy.
- (i) Their policy on granting discretionary succession rights, taking account of the needs of vulnerable household members.

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

3.3.2 Allocations

The Tenancy Standard - 2015 also covers allocations with a required outcome that "Registered providers 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. They shall demonstrate how their lettings:

- (a) make the best use of available housing
- (b) are compatible with the purpose of the housing
- (c) contribute to local authorities' strategic housing function and sustainable communities."

The specific expectation is that:

"Registered providers shall co-operate with local authorities' strategic housing function, and their duties to meet identified local housing needs. This includes assistance with local authorities' homelessness duties, and through meeting obligations in nominations agreements."

3.3.3 Existing tenants

The Tenancy Standard – 2015 sets out two groups of tenants who are to be granted tenancies with no less security than their original tenancy:

- People who were social housing tenants on 1st April 2012 and have remained social housing tenants ever since, if they choose to move to another social rented home, even if this is with another social landlord. The only exception to this is where the existing tenant chooses to move to a home to be let on Affordable Rent terms.
- Tenants who are moved into alternative accommodation during any redevelopment or other works upon returning 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 to facilitate this move.

3.4 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 in order 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.

3.5 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.

In order 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.

3.5 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.

4 Administration of tenancies

The following are the principal tenancy types in use in social housing and may be appropriate for use in the Designated Area in certain circumstances, subject to the aims of the strategy set out above and 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 Secure Tenancies and Fixed-Term Assured Shorthold Tenancies;
6. Equitable Tenancies.

For convenience, for the remainder of this 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 Social Landlords 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.

4.1 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 as the norm. With the passing of the Housing Act 1988, from January 1989 Private Registered Providers were required 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 both include a schedule of types of tenancy that cannot legally be secure or assured respectively. Those tenancy types mainly arise in quite specific legal circumstances and this 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 continue to believe that these tenancies are the best and 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, without qualification, 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.

4.2 Introductory Tenancies and Starter Tenancies

The Housing Act 1996 introduced a new flexibility for Council landlords. They can 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 landlord 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 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 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 councils are “all or nothing” in that once a scheme has been adopted by the council it must be used for all new tenants (with limited exceptions, for example existing Periodic Tenants moving to another home). The Tenancy Standard 2015 does not expressly include a similar requirement for Starter Tenancies. However, the Councils strongly encourage Private Registered Providers to adopt this principle for individual Local Authority areas in which they have housing stock rather than making decisions over Starter Tenancies on a case-by-case basis.

While these 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: 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 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.

4.3 Demoted Tenancies

The Anti-social Behaviour Act 2003 introduced the Demoted Tenancy. This provides an option for Social Landlords so that, rather than seeking to evict a tenant who is guilty of anti-social behaviour, the landlord may apply to the county court to make a demotion order. 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 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.

The Councils' homelessness strategies have always favoured prevention over cure and, with the flexibility introduced by the Homelessness Reduction Act 2017 and the 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 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 should be undertaken 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.

4.4 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 who the landlord believes a possession order could be made against. 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 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 landlord should first look to their own stock. If the 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.

4.5 Fixed Term Tenancies

The most recent legislative development in tenure was the Localism Act 2011, which brought Flexible Tenancies that council landlords may choose to use for some or all of their tenancies. These are tenancies for a fixed period of time, legally a minimum of two years, after which they may be renewed or terminated.

An equivalent scheme for Private Registered Providers was enabled via the regulatory framework permitting the use of Fixed-Term Assured Shorthold Tenancies. These were, in theory, already possible but their use in general needs social housing had been restricted by regulation.

The Housing and Planning Act 2016 includes legislation that would make Flexible Tenancies mandatory for councils. However, the Secure Tenancies (Victims of Domestic Abuse) Act 2018 contained clauses that would require that, once the 2016 Act provisions have been implemented, existing Secure Periodic Tenants who are victims of domestic abuse must be granted a further Secure Periodic Tenancy where either:

- a) they need to leave, or have left, their home to escape domestic abuse and are being re-housed by a local authority; or
- b) they are a joint tenant and wish to remain a tenant of their home after the perpetrator has left or been removed and the local authority decides to grant them a further sole tenancy in their current home.

The government has indicated that it does not propose to initiate the mandatory Flexible Tenancy provisions at the current time. Consequently the 2018 Act has not yet been brought into force. However, the Domestic Abuse Act 2021 includes equivalent clauses to ensure that, where councils use their discretion to operate Flexible Tenancies, the principles of the 2018 Act as set out above must be applied. The Councils strongly encourage Social Landlords to also apply these principles with respect to Assured Periodic Tenants who are victims of domestic abuse. It is noted that the Domestic Abuse Act 2021 sets out requirements to offer those rehoused following domestic abuse should be offered a secure tenancy.

The Councils recognise that Social Landlords have a right to use Fixed Term Tenancies if they so choose. Fixed Term Tenancies do 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.

The Tenure Standard - 2015, in addition to the requirements set out earlier, states that:

- Fixed Term Tenancies for general needs tenants must be offered for a minimum of five years plus any introductory/starter period. Only in exceptional circumstances should a tenancy be for a minimum of less than five years be offered, in which case it must be for two years or more.

- Social Landlords should have a policy on appeals against the type and length of any tenancy offered to a tenant.
- Social Landlords should develop and provide services that will support tenants to maintain their tenancy and prevent unnecessary evictions.

The Councils concur with the above. They also consider that prospective tenants being offered a Fixed Term Tenancy need to be able to make an 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 give 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 council landlord 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.

For Private Registered Providers the regulatory requirements are more limited but the Councils encourage a similar approach to that prescribed for council landlords, 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 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.

4.6 Equitable Tenancies

Equitable tenancies are a local initiative, being used in Warwickshire for the purpose of supporting a scheme whereby the local district or borough council 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 landlord 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 local district or borough 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 local authority 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.

5 Review of the Tenancy Strategy

The Strategy will be reviewed periodically by the Heads of Housing of the Councils. The next review will take place in 2023.

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.

6 Contact details

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

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Appendix one – The Designated Area



Appendix two – Rented social housing in the Designated Area as at 31st March 2019

Part one – Local Housing Authorities

Local authority	Total stock
North Warwickshire	2,658
Nuneaton and Bedworth	5,715
Rugby	3,812
Warwick	5,490
Total	17,675

Source: MHCLG, live table 100 – Tenure and district: England; 2019.

Part two – Private Registered Providers

Private Registered Provider	Total stock	Stock in each local authority area			
		North Warwickshire	Nuneaton and Bedworth	Rugby	Warwick
Heart Of England Housing Association (Note 1)	3477	30	703	1,166	1,578
Midland Heart	1525	342	510	484	189
Waterloo Housing Group (Note 2)	1232	709	119	162	242
Bromford	969	48	354	101	466
Stonewater	948	17	284	15	632
Clarion Housing Association	669		76	522	71
Orbit Group (Note 1)	665	11	88	229	337
Housing 21	429		186	92	151
Optivo	224	57			167
Fortis Living (Note 2)	205				205
Paragon Asra Housing	201	56	91	54	
Whitefriars Housing Group	163		71	26	66
Sanctuary Housing Association	160		36	124	
Friendship Care and Housing	148		140	6	2
Anchor Hanover Group	144		124	20	
Warwickshire Rural Housing Association	87	2		21	64
Derwent Housing Association	70	27	16	27	
Salvation Army Housing Association	68		17	11	40
The Riverside Group	60			6	54
Inclusion Housing Community Interest Company	53		32		21
Accord Housing Association	50		21		29
Bespoke Supportive Tenancies	46		46		

Private Registered Provider	Total stock	Stock in each local authority area			
		North Warwickshire	Nuneaton and Bedworth	Rugby	Warwick
Masonic Housing Association	46				46
Methodist Homes Housing Association	34		34		
Nicholas Chamberlaine's Hospital & Sermon Charity	28		28		
Advance Housing and Support	27	1	15	9	2
Heylo Housing Registered Provider	24		10	8	6
Home Group	21	6	15		
Refuge	19		7	6	6
Parish Houses Charity	16			16	
Claverdon Benefice Housing Association	15				15
Reside Housing Association	15		13		2
Ben-Motor & Allied Trades Benevolent Fund	14			14	
Family Housing Association (Birmingham)	14	7			7
Coventry & Warwickshire YMCA	13			13	
Golden Lane Housing	13		9		4
Sage Housing	13			13	
The Guinness Partnership	13			13	
Westmoreland Supported Housing	13	5	6	2	
Butlin and Elborow Housing Trust	12			12	
Trent & Dove Housing	11	11			
Trinity Housing Association	8		8		
IKE Supported Housing	7		2		5
Dimensions (UK)	5				5
Auckland Home Solutions	4	4			
Community Interest Company					
Walsall Housing Group	3				3
EMH Housing and Regeneration	1		1		
Total	11982	1,333	3,062	3,172	4,415

Source: Regulator of Social Housing, Statistical Data Return 2019

Notes

Note 1: The Private Registered Provider names are as set out in the Statistical Data Return. Only very minor aggregating of data has been carried out where one housing association or group has more than one entry under the same fundamental name. It is acknowledged that Heart of England Housing Association and Orbit Group are part of the same organisation.

Note 2: Waterloo Group and Fortis Living have come together in recent years.

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 of 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

Fortis Living and Waterloo Housing Group – www.platformhg.com

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

Heart of England Housing Association and Orbit Group – www.orbit.org.uk

Housing 21 – www.housing21.org.uk

Midland Heart – www.midlandheart.org.uk

Optivo Housing – www.optivo.org.uk

Paragon Asra Housing – www.pahousing.co.uk

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

Whitefriars Housing Group – www.citizenhousing.org.uk