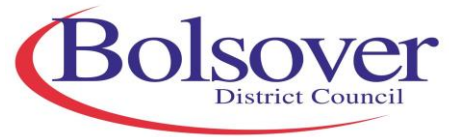


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Tenancy Strategy

2024-2029

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Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or **language** or contact us by:

- **Phone** – [01246 242424](tel:01246242424)
- **Email** – enquiries@bolsover.gov.uk
- **BSL Video Call** – a three way video call with us and a BSL interpreter. It is free to call Bolsover District Council with [Sign Solutions](#), you just need wifi or mobile data to make the video call, or call into one of our Contact Centres.
- Call with [Relay UK](#) via textphone or app on **0800 500 888** - a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real time conversation with us by text.
- **Visiting** one of our [offices](#) at Clowne, Bolsover, Shirebrook and South Normanton

CONTROL SHEET FOR TENANCY STRATEGY

Policy Details	Comments / Confirmation (To be updated as the document progresses)
Policy title	Tenancy Strategy
Current status – i.e. first draft, version 2 or final version	V3 amended draft 2024-2029 Past versions: V1 January 2013 V2 May 2018
Policy author (post title only)	Housing Strategy and Development officer
Location of policy (whilst in development)	S drive
Relevant Cabinet Member (if applicable)	Cllr S. Peake/ Cllr J. Tait
Equality Impact Assessment approval date	18th December 2012
Partnership involvement (if applicable)	Consultation with Registered Providers
Final policy approval route i.e. Executive/ Council	Scrutiny/ Executive
Date policy approved	
Date policy due for review (maximum three years)	2029
Date policy forwarded to Performance & Communications teams (to include on ERIC, and website if applicable to the public)	

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1. Introduction

- 1.1 The aim of the Tenancy Strategy is to provide guidance to Registered Providers on the type of tenancies the Council wish to see operating in the District.
- 1.2 The Localism Act 2011 placed a duty on local housing authorities to prepare and publish a Tenancy Strategy for their area. These provisions came into force on 15 January 2012. The Strategy must set out the matters to which Registered Providers (RPs) of social housing are to have regard in formulating their own tenancy policies including:
 - The kinds of tenancies they grant,
 - The circumstances in which they will grant a tenancy of a particular kind,
 - Where they grant tenancies for a certain term, the lengths of the term, and
 - The circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy.
- 1.3 These RP tenancy policies will explain how each organisation operating in the District intends to implement the range of tenancy options introduced through social housing reforms.
- 1.4 This Tenancy Strategy is the third Strategy for Bolsover District Council and replaces the Tenancy Strategy 2018-21. The Strategy links with our Homelessness and Rough Sleeping Strategy 2022-2027 and Allocations Policy 2020-2023 in terms of providing a framework for how social rented housing is provided in the District.

2. Scope

2.1 National legislative framework

Localism Act 2011

The Localism Act introduced a fundamental reform of the social housing tenure; the principal reforms were:

- That Registered Providers can offer Fixed Term Tenancies of a minimum of five years, or in exceptional circumstances for a minimum fixed term of no less than two years, in addition to any probationary tenancy period
- Increased flexibility for Councils to set their own Allocations Policies to meet local needs and circumstances
- The ability for Councils to place homeless households in suitable Private Rented Sector housing
- New social housing developments to include Affordable Rent model with rents of up to 80% market rent on new homes and the ability to convert vacant Social Rent homes to Affordable 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 has limited those able to succeed to a Tenancy on the death of the tenant

Since the introduction of the Localism Act 2011 several other pieces of legislation have been enacted that impact on the tenancy offer that can be offered by local authorities and registered providers.

Housing and Planning Act 2016

The Housing and Planning Act 2016 legislation sought to introduce fixed term tenancies for new local authority tenancies (with a small number of exceptions). By 2018 the Government stated that provision to end local authorities powers to offer lifetimes tenancies will not be enacted 'at this time.' If the Government changes position, then a full review of the tenancy strategy will be required.

Homelessness Reduction Act 2017

The Homelessness Reduction Act 2017 added two new duties to the original statutory rehousing duty:

- A duty to prevent homelessness
- A duty to relieve homelessness

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The legislation extends entitlements to help, places a renewed focus on the prevention of homelessness and local joint working, and has the potential to provide more client-focussed, personalised statutory homelessness services.

Secure Tenancies (Victims of Domestic Abuse) Act 2018

The Secure Tenancies (Victims of Domestic Abuse) Act 2018 supports victims of domestic abuse in social housing to leave their abusive situation. The Act requires local authorities, when re-housing an existing lifetime social tenant, or offering them a new sole tenancy in their own home, to grant a new lifetime tenancy if the local authority is satisfied that the tenant or a member of their household has been a victim of domestic abuse and the new tenancy is granted in connection with that abuse.

Regulator for Social Housing

We expect Registered Providers in the area to ensure they have regard to and comply with the Consumer Standards as set by the Regulator, and ensure processes are in place to enable compliance with any subsequent amends to the Standards.

Registered Providers of social housing should have due regard to the framework provided by this Strategy when formulating their own tenancy policies. This is necessary to ensure that we provide the best housing options and outcomes for the residents of Bolsover.

2.2 Local policy framework

The Council's own policy on its tenancy offer is contained within the Allocations Policy

Allocations Policy 2024-2027

Secure Tenancies

Unless an applicant has been accepted as homeless, all applicants who are allocated properties will be offered secure tenancies. In some circumstances applicants who are being assessed under the Homeless Reduction Act requirements may be offered a non-secure tenancy.

Short Term Non-Secure Tenancies

Within Bolsover these are used for our temporary accommodation within the first 56 days of a homeless application (under s.188) and referred to as an occupancy agreement (an excluded license). These will only be used for applicants where the Council has a duty under the Homeless Reduction Act to either provide accommodation whilst the claim is investigated, or a duty to secure accommodation for a period to give time for the applicant to make their own arrangements. These will only be used in complex cases and

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where there is no alternative. After 56 days, a decision must be made on a homeless application if a customer is owed a main duty, they become a 'non-secure tenant'.

Band A – Urgent priority statutory housing need to move:

These are applicants that are owed a statutory award of 'reasonable preference' but whom the Council also believes should also be awarded 'additional preference' based on their very urgent housing need.

Band B – High priority statutory housing need to move:

This band consists of applicants that are owed a statutory award of 'reasonable preference' under the policy and have been awarded band B priority based on their assessed high housing need.

Band C – Lower priority statutory housing need to move:

This band consists of:

- a) applicants with a statutory need but that need is assessed as being lower than Band B
- b) Applicants over the age of 60 without a statutory housing need and who are not homeowners and are willing to consider accepting a tenancy for older person housing only in the district.

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3. Principles

The production of a Tenancy Strategy is a legal requirement placed on local housing authorities by the Localism Act, the Tenancy Strategy will support the delivery of the following elements of the Council Corporate Plan Bolsover District: The Future 2024-2028 Ambition 2024-2028:

Aim: Our **Customers** by providing excellent and accessible services

Priorities:

- Promoting equality, diversity and inclusion, and supporting and involving vulnerable and disadvantaged people
- Improving the customer experience and removing barriers to accessing information and services

Aim: Our **Housing** by delivering social and private sector housing growth

Priorities:

- Enabling Housing Growth by increasing the supply, quality and range of housing to meet the needs of the growing population Building more, good quality, affordable housing, and being a decent landlord
- Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all

The Tenancy Strategy will also further support the delivery of the priorities in the Council's Housing Strategy 2024-2029:

- Priority 1 – Providing Good Quality Housing,
- Priority 2 – Enabling Housing Growth,
- Priority 3 – Supporting Vulnerable and Disadvantaged People,
- Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all.

The original version of this strategy was developed through consultation with Registered Providers and partner local authorities. This included a scoping questionnaire to all RPs, face to face consultation at the bi-annual sub-regional Registered Provider Forum, and through circulation of the strategy for comment. Subsequent updates to the Strategy have aimed to reflect changes in national and local policy, refresh local housing stock data and update on changes to responsibility for implementation. Appropriate consultation will be carried out prior to subsequent updates to the Strategy.

4. Statement

4.1 Objective

The overall objective of this Tenancy Strategy is to ensure that our Registered Provider (RP) partners work with us to deliver neighbourhoods that are sustainable and provide our residents with settled and stable homes.

4.2 Local Context – Housing Stock within the District

There are 5,013 homes owned by the Council, and 1,271 rented homes owned by Registered Providers. This equates to approximately 16.2%% of the total number of households in the District.

	Number
Total dwellings (Sept 2024) Source: BDC Council Tax records	38,812
Local Authority social housing stock (September 2024) Source: BDC Housing Management records/Local Authority Housing Statistics	5013
Register Provider Social Housing stock (March 2023) Source: Regulator of Social Housing	1,271

Social housing is not evenly spread across the District, with housing stock in some areas containing a proportion of social housing which is amongst the highest levels in England.

A snapshot of the housing register taken on the 30 September 2024 shows that there were 432 applicants registered for social housing in Bolsover and during the period 2023/24, 372 local authority dwellings were let.

Number of applicants on the Housing Register and Number of Lets

	Number
Number of applicants on the housing register (September 2024) Source: BDC Housing Management records	432
Number of local authority lets (2023/24) Source: Local Authority Housing Statistics 2023/24	372

The Allocations Policy was reviewed during 2023 as a result of increased service demand to ensure those in most need are given greatest priority. Under the previous Allocations Policy, the vast majority of the waiting list

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consisted of households who did not have an urgent or high priority need. Under the new Policy, in force from April 2024, the Council now operates with three bands

Housing Register Banding

Banding Priority	Number of Applicants
Band A – Urgent need for rehousing	23
Band B – High need for rehousing	169
Band C – Some need for rehousing	240

Source: BDC Housing Management records, September 2024

The numbers qualifying for Band B (High need) has tripled since the last Tenancy Strategy review, and is likely reflective of the current cost of living crisis affecting the country since the Covid-19 pandemic as well as the increased medical needs of our aging population in the District increasing the need for suitable housing.

The numbers qualifying for Band A has also seen a significant increase, due to an increase in homelessness and statutory duties the council owes as a result of this.

Previous Housing Needs, Market and Affordability Studies carried out for the Council in 2011 and 2017, found there to be a substantial need for affordable homes in Bolsover. This need arises not so much as a result of the level of house prices in the District, which are generally much lower than in the region and nationally but as a result of low income levels.

Average House Prices

Bolsover District	East Midlands	England
£182,100	£276,200	£310,000

Source: Hometrack October 2024; ONS August 2024

The following table shows the difference in rental costs between the different forms of tenure. The difference between social rents, affordable rents and private rents increases with the size of the property. For the local authority rates this is the average rent across all stock (general needs and supported housing).

Weekly Rental Prices in Bolsover District (£)

	Average Private Rent	Average Private Affordable Rent (80%)	Average LHA Rate (Apr 2024) **
1-bed	122.00	98.00	102.99
2-bed	159.00	127.00	123.70
3-bed	183.00	146.00	136.35
4-bed	253.00	202.00	191.02

Source: Hometrack October 2024; Local Housing Allowance Rates 2024/25

***Mean average across both Chesterfield and North Nottingham Broad Rental Market Areas*

	Average LA Rent – General Needs (Social Rent)	Average LA Rent – General Needs (Affordable Rent)	Average PRP Rent – General needs (Social Rent)	Average PRP Rent – General Needs (Affordable Rent)
1-bed	69.65	89.46	80.13	95.35
2-bed	80.97	109.23	92.48	102.83
3-bed	89.38	126.35	103.85	110.92
4-bed	94.60	175.01	117.99	166.85

Source: SDR/LADR 2023

	Average LA Rent – Supported Housing/ Housing for older people (Social Rent)	Average LA Rent – Supported Housing/ Housing for older people (Affordable Rent)	Average PRP Rent – Supported Housing/ Housing for older people (Social Rent)	Average PRP Rent – Supported Housing/ Housing for older people (Affordable Rent)
1-bed	74.07	-	106.50	-
2-bed	85.44	106.62	98.68	-
3-bed	102.59	132.69	100.00	-
4-bed	-	-	-	-

Source: SDR/LADR 2023

4.3 Social Housing Reforms and Guidance for Registered Providers

The Government has introduced a number of reforms to allocations and social housing tenure that offer new flexibilities to social landlords. The following sections provide guidance to Registered Providers with stock within Bolsover District, and set out the Council’s position in relation to the reforms.

4.3.1 *Affordable Rent*

Since April 2012 local authorities and RPs have been able to let properties on an affordable rent basis. Affordable Rent was introduced as the model for financing new social homes in the Homes and Community Agency's Affordable Homes Programme 2011-2015, since then the Government has launched the Affordable Homes Programme for 2016–21, and the Affordable Homes Programme 2021-2026. Affordable Rents can be set at up to 80 per cent of market rates and are included in the definition of affordable housing. All new grant-funded homes should be let at an Affordable Rent, and RPs are also able to convert a proportion of their existing stock from social to affordable rent when they are re-let. The additional income generated by affordable rent is to be used for reinvestment in new affordable housing. Existing tenants who remain in their existing homes will not be affected by affordable rents unless they transfer to another property which is let at an affordable rent.

Affordability must be considered when setting affordable rents and RPs should be mindful of the low income levels within Bolsover District. For example, 80 per cent of market rent in the more expensive parts of the District, such as Bolsover, could make affordable rents too expensive for those on a low income. Evidence shows that the larger the property, the wider the gap between social and private rents, and this should also be borne in mind when setting the rent level. Reference should always be made to income levels within the District.

Conversions of social rented properties to affordable rent by RPs should be carried out with care, taking into account the above points and also the tenure mix within the area concerned.

4.3.2 *Fixed Term Tenancies*

Under the revised Tenancy Standard, Registered Providers have the option of offering tenancies for a fixed period of time instead of the traditional lifetime tenancies. These fixed term tenancies are known as flexible tenancies. Registered Providers will be able to determine the length of tenancy that they offer to new tenants, however the Government has specified that the minimum period of a fixed term tenancy should be at least five years, except in exceptional circumstances. Details of a Registered Provider's position in relation to fixed term tenancies must be set out in their tenancy policy. Existing tenants will not be affected by this change, unless they move to a property let on a flexible tenancy.

The aim of this reform is to ensure that those in greatest housing need can access social housing, and that if a tenant's circumstances change and they become able to access private housing, they can move on and free up a social rented property for others.

The Council will not be using fixed term tenancies for their own housing stock due to concerns that the sustainability of communities will be adversely

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affected, and that tenants will not have the opportunity of a settled and secure home.

If Registered Providers decide to use fixed term tenancies, they should have regard to the following points:

- Tenancies of five years should be the minimum length of a fixed term. Shorter tenancies (minimum two years) must be restricted to exceptional circumstances only.
- Vulnerable people in need of settled or stable accommodation, where their situation is unlikely to change, should be granted life time tenancies. As a minimum this would include households containing someone over 60 years of age, or people with a long- term medical or welfare need for secure accommodation, adapted or specialist.
- In order to provide a settled and stable home it is expected that households with dependent children will be granted fixed term tenancies which are longer than the minimum 5 year period and which last at least until the youngest child leaves full time education. This includes households which contain children over the age of 16 who remain in full time education.
- Fixed term tenancies should not generally be used to control rent arrears or anti-social behaviour; the normal possession grounds should be used to tackle these issues.

4.3.3 Review and Renewal of Fixed Term Tenancies

Any Registered Provider introducing fixed term tenancies must have published review criteria and procedure. Registered Providers are asked to have regard to the following points:

- When carrying out a tenancy review there should be a presumption of renewal of the tenancy on terms at least equivalent to that which are currently held, unless the specified reasons for not granting another tenancy are met. RPs should show good reason for not renewing a fixed term tenancy, and these reasons should be clearly explained to the tenant.
- At least six months' notice must be given to the tenant before the tenancy is due to end. The tenant should be advised of their right to request a review of the proposal and of the time within which this request needs to be made.
- During the review, consideration should be given to the availability of other suitable and affordable housing in the area.

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- During the review, consideration should be given to the employment of the tenant or members of the household, especially if they are employed locally. If a member of the household is responsible for the care of a family member, this should also be borne in mind.
- Where a new tenancy is not being offered, advice and assistance should be given to the tenant at the earliest opportunity to help them to find suitable alternative accommodation. This includes the landlord assisting the tenant to explore their housing options, including home ownership, private rented housing, or a more suitable social rented home. The local authority should be notified as soon as possible if homelessness could potentially arise, but it is expected that the Registered Provider will take all steps necessary to avoid this outcome.

Bolsover District Council recognises that there are certain circumstances in which it would be unreasonable to expect a household to move. The Council therefore expects our Registered Provider partners to allow a tenancy to continue if any of the following apply, irrespective of whether this was the case when the previous tenancy was issued:

- The tenant or a member of their household is suffering from a terminal illness.
- The tenant or a member of their household has a disability, verified by occupational therapy or community care assessments.
- The tenant has children attending a local school or college.
- The tenant is a foster carer and the tenancy needs to continue to enable them to fulfil this role.
- The tenant is a care leaver and is still receiving support from social care, or a form of tenancy support.
- The tenant is otherwise vulnerable (within the definition of vulnerable as used in homelessness legislation).

4.3.4 Discharge of the homelessness duty through the private rented sector

The Localism Act 2011 allows a local authority to discharge its homelessness duty by making an offer of accommodation in the private rented sector; the Homeless Reduction Act 2017 and the Homeless Code of Guidance states that under the 'relief duty' the Local Authority is required to help people who are homeless to secure accommodation, this can be in the private sector with a minimum 6 months tenancy. However, local authorities are to have regard to the suitability of accommodation in line with the *Homelessness (Suitability of Accommodation) (England) Order 2012*, and that the property's minimum requirements are adhered to in respect of health

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and safety and that the Landlord is a fit and proper person to act in that capacity.

Bolsover District Council welcomes the flexibility to make better use of good quality private rented sector accommodation, and will consider this new power on a case by case basis. The Council has a history of successfully using private rented accommodation to prevent homelessness and re-house homeless households, and through the Landlord Accreditation Scheme it has good relationships with private sector landlords within the District. We will continue to work with landlords in the private rented sector (PRS) to provide accommodation for applicants who are homeless, encouraging landlords to become accredited, ensuring properties are suitable, and rent payments are affordable.

4.3.5 Housing Register and Allocations

The Localism Act introduced new freedoms for local authorities to determine how they allocate social housing. Local authorities can now set their own priorities for allocations taking into account local needs and objectives, whilst continuing to give priority to those households in the reasonable preference categories.

When reviewing its Allocations Policy, Bolsover District Council will consider the flexibilities provided by the Act and their suitability for meeting the housing needs of the District's residents.

4.3.6 Mutual Exchanges

The introduction of Affordable Rents and Fixed Term Tenancies has implications for tenants who wish to exercise their right to Mutual Exchange. Although there are some protections for existing tenants in certain circumstances these protections are not universal.

The Localism Act 2011 created a new mechanism for Mutual Exchanges to protect certain lifetime tenants following the introduction of Fixed Term Tenancies.

Assured Lifetime and Secure Lifetime tenants who were granted their Tenancy prior to 1 April 2012, whereby if they exchange with a tenant on a Fixed Term Tenancy, then a new Tenancy is issued to each and the tenant is granted another assured Tenancy.

The Fixed Term Tenant is granted a new Tenancy but there is no particular provision regarding its status so it will be a matter for the Registered Provider to decide what type of Tenancy to offer.

The legislation will only apply in a limited number of cases, but Registered Providers should ensure that, whatever the legal mechanism for Mutual Exchange, tenants are aware of the implications, including any changes in

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secure or assured status, any change in rent level between social and Affordable Rent, any change in service charges, and any gain or loss of the Right to Buy, Preserved Right to Buy, or Tenancy Right to Acquire.

In line with the Regulator of Social Housing Tenancy Standard:

- Registered providers must offer a mutual exchange service which allows relevant tenants potentially eligible for mutual exchange, whether pursuant to a statutory right or a policy of the registered provider, to easily access details of all (or the greatest practicable number of) available matches without payment of a fee.
- Registered providers must publicise the availability of any mutual exchange service(s) it offers to its relevant tenants.
- Registered providers must provide support for accessing mutual exchange services to relevant tenants who might otherwise be unable to use them.
- Registered providers must offer tenants seeking to mutually exchange information about the implications for tenure, rent and service charges.

The Council supports greater mobility in the social housing sector as a means of tackling under-occupancy, overcrowding and unemployment. The Council subscribes to an online mutual exchange scheme – [Homeswapper](#) – to enable mobility within the sector. The Council expects all registered providers operating in Bolsover to have signed up to a national mutual exchange scheme as required by the Regulator of Social Housing.

The Council expects that wherever possible, tenants moving through the scheme would be able to enjoy the same security of tenure and rent model in their new property. However, the Council also recognises that this will not be possible in all cases, particularly where voluntary moves are made to housing which has been designated as Affordable Rent as part of a contract with Homes England.

4.3.7 *Succession*

The Localism Act 2011 introduced changes to the statutory regime for Succession to a Tenancy when a tenant dies.

Under the Localism Act 2011, Secure Tenancies which started after 1 April 2012 are limited to the Succession of spouses or civil partners who occupy the property as their only or principal home at the time of the tenant's death can automatically succeed to the tenancy.

It remains that there can only be 1 Succession and that when 1 joint tenant dies this counts as 1 Succession.

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Also alternative properties can be offered for the succession to free up family accommodation or to make best use of housing stock. However, following the death of a tenant if there is someone residing in the home, as his or her principal residence, who is not entitled to succeed, the landlord should:

- provide housing options advice and assistance to that person,
- make sure that their Policies protect the interests of vulnerable people, and
- where appropriate offer alternative accommodation of a size that meets that person's needs.

Local authorities and Registered Providers are able to include additional contractual succession rights within their tenancy terms if they wish to do so. The Council has chosen to give all new tenants the same succession rights as those who were tenants prior to the introduction on the Localism Act. This means the right of succession applies to family members as well as spouses and civil partners. While this is the Council's preferred approach, we cannot enforce Registered Providers in the area to also take this approach.

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5. Responsibility for Implementation

5.1 Monitoring the Tenancy Strategy

We will consider the content of the Tenancy Strategy and the effect on tenants in the District by collecting data on:

- the number of social and affordable rent properties in the District, and the level of rent charged;
- homelessness offers in the private rented sector;
- housing market changes and affordability;
- rent levels across different tenures; and
- the impact of welfare reforms.

5.2 Reviewing of the Tenancy Strategy

The Tenancy Strategy will be reviewed at least every five years in line with the requirements of the Localism Act 2011. The Strategy may be reviewed more frequently than this as a result of changes in legislation (including benefit entitlement), monitoring and further consultation.

Minor changes which make no significant difference to service provision will be made to the document under delegated authority by the Assistant Director of Housing Management in consultation with the Portfolio Holder for Housing.

Lead	BDC Housing Strategy
Others with responsibility	Assistant Director of Housing Management Housing Services Manager Housing Options Manager Housing Strategy and Development Officer Registered Provider partners

5.3 Registered Provider Tenancy Policies

The tenancy policies produced by Registered Providers will be found on their website, or on application.

Please contact Strategic Housing at Bolsover District Council for contact details of Registered Providers with stock in the District using housing.strategy@bolsover.gov.uk

The Council expects that registered providers will have due regard to this Strategy in developing their own Tenancy Policies and through their Policy will contribute to the Council's vision for the District. The Council particularly expects that those registered providers seeking support from the Council regarding Section 106 Affordable Housing submissions, applications for

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grant funding from Homes England or making applications to the Council for grant funding will meet the requirements of this Strategy.

Registered provider tenancy policies must 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 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 mutual exchange.
- Their policy on granting discretionary succession rights.

To ensure consistency between local authority and registered provider tenants, the Council encourages registered providers to adopt the statutory provisions applicable to local authorities on the review of the decision to seek possession¹. In all cases, under the current Tenancy Standard, registered providers must set out the process to appeal or complain about the length of fixed term tenancy offered, the type of tenancy offered and against a decision not to grant another tenancy on the expiry of the fixed term.

¹ <http://www.legislation.gov.uk/ukpga/2011/20/section/154/enacted>

6. **Glossary of terms**

Affordable rent – Rented housing provided by Local Authorities and Private Registered Providers of social housing to households that are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent.

Fixed term tenancy / Flexible tenancy – A tenancy which runs for a fixed period of time and is reviewed, and either a new fixed term tenancy granted or terminated, at the end of the fixed term.

Secure tenancy – A secure tenancy means the tenant can keep their home for as long as they want unless there is a legal reason for the landlord to repossess the home.

Social Rented tenancies- Offered by Local Authorities as secure tenancies and registered providers of social housing as assured tenancies. Tenancies are lifetime tenancies. If the household keeps to the terms of the tenancy agreement, they can remain in the property.

7. Appendices

7.1 Tenancy Types

Potential tenancy/rent products registered providers can offer:

	Traditional tenancy (secure or assured)	Fixed term tenancy
Social rent	<p>Local authority – secure tenancy.</p> <p>Registered provider – assured periodic tenancy let at a social rent.</p>	<p>Local authority – flexible tenancy let at a social rent.</p> <p>Registered provider – fixed term assured shorthold tenancy let at social rent.</p>
Affordable rent	<p>Local authority – secure tenancy let at an affordable rent.</p> <p>Registered provider – assured periodic tenancy let at an affordable rent.</p>	<p>Local authority – flexible tenancy let at affordable rent.</p> <p>Registered provider – fixed term assured shorthold tenancy let at affordable rent.</p>

7.2 Current social stock owners operating in the District as of March 2023

Bolsover District Council
 Acis Group Limited
 Action Housing and Support Limited
 Bespoke Supportive Tenancies Ltd
 Care Housing Association Limited
 EMH Housing and Regeneration Limited
 Framework Housing Association
 Futures Homescape Limited
 Golden Lane Housing Limited
 Heylo Housing Registered Provider Limited
 Home Group Limited
 Housing 21
 Inclusion Housing Community Interest Company
 Paragon Asra Housing Limited
 Park Properties Ltd.
 Place for People Homes Limited
 Places for People Living+ Limited
 Platform Housing Limited
 Progress Housing Association Limited
 South Yorkshire Housing Association Limited

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The Guinness Partnership Limited
The Riverside Group Limited
Together Housing Association Limited
Trident Housing Association Limited

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