



DRAFT TENANCY STRATEGY 2024



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA



WHY DO WE NEED A NEW STRATEGY?

- Localism Act 2011 requirement
- Social housing providers must consider this when writing tenancy policies
- Published in 2013 - out of date and needs refreshing
- Chance to set expectations for social housing providers
- Make sure it complies with new consumer standards including tenancy standard
- Compliments Council Plan objective to be fairer and safer



WHAT SHOULD IT INCLUDE?

Councils must publish a Strategy setting out the matters that social housing providers should consider when setting policies on:

- The types of tenancies they grant
- The circumstances in which they will grant a particular type of tenancy
- The length of any fixed term tenancies they grant
- The circumstances in which they will grant a further tenancy on an existing tenancy ending

THE 4 KEY PRIORITIES

1

Lifetime tenancies are the preferred option in the borough



2

Residents are supported to live in their homes for as long as it remains suitable



3

Social housing providers take a proactive approach to preventing homelessness where they decide to end a tenancy



4

Residents understand their rights and responsibilities in relation to their tenancy, appeals and complaints



Lifetime tenancies are the preferred option in the borough

- Localism Act 2011 allowed social housing providers to grant fixed-term tenancies rather than lifetime tenancies - usually for 5 years but sometimes for 2
- RBKC previously introduced fixed-term tenancies from January 2014
- Our Tenancy Policy 2020 re-introduced lifetime tenancies - we no longer grant fixed-term tenancies
- We want all social providers to do the same - including where a lifetime tenant is being rehoused or granted a sole tenancy in their current home as a result of domestic abuse



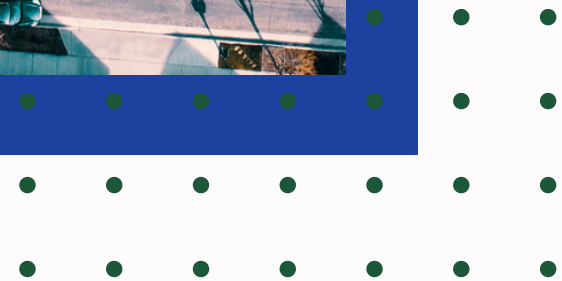


RESIDENTS ARE SUPPORTED TO LIVE IN THEIR HOMES FOR AS LONG AS IT REMAINS SUITABLE

- Tenants are given the right help they need to successfully sustain their tenancy
- Make the best use of housing stock - planned moves to alternative settled housing where home becomes unsuitable
- Includes where a tenant wishes to move to free-up an in-demand home (under-occupation and accessible homes)
- Social housing providers should offer a mutual exchange service
- Registered Provider Strategic Group

Social housing providers take a proactive approach to preventing homelessness where they decide to end a tenancy

- Social housing providers to have clear policies and procedures in place for reviewing a tenant's circumstances prior to their fixed term or starter tenancy coming to an end
- Where the social housing provider decides not to offer a further tenancy, they should have exhausted all other options to try to preserve the tenancy and avoid the need for eviction and homelessness
- Social housing providers are expected to provide reasonable information, advice, support and assistance about suitable housing options and finding alternative accommodation



Residents understand their rights and responsibilities in relation to their tenancy, appeals and complaints



Make tenancy agreements available and accessible as possible



Policies in place for how residents can appeal a relevant decision, and processes for making a formal complaint



Prevent and tackle tenancy fraud - homes go to those who genuinely need them

DIFFERENCES BETWEEN CURRENT AND NEW STRATEGIES

Current Strategy

- Promotes the use of fixed-term tenancies - our position has since changed
- Some priorities fit better in Housing Strategy - i.e. tackling housing need; promoting affordable housing options; and supporting and incentivising work and training

New Strategy

- Recommends lifetime tenancies - Tenancy Policy 2020 re-introduced these
- New Strategy simplified to meet statutory requirements and new draft consumer standards
- The Renters (Reform) Bill, in its current form, will end the use of assured fixed term tenancies - RPs will have to issue assured periodic tenancies with no fixed term



Timeline



Consultation
18 January to 29
February



Finalise Strategy, KDR & EQIA
March to April



Pre-election period
19 March to 3 May



**Strategy approved
and implemented**
May

FEEDBACK WELCOME

We are grateful for any feedback

CONSULTATION

<https://consult.rbkc.gov.uk/housing/tenancy-strategy-2024>



CONTACT DETAILS

Policy & Strategy Team

Housing Needs

T: 0207 361 2146

E: housingpolicy@rbkc.gov.uk

