

Main update to the Tenancy Policy 2026

Policy section	Draft update
1. Introduction	No changes
2. Purpose of this policy	No changes
3. Policy aims	New section to set out what the policy aims to achieve: • To grant the correct tenancy in compliance with the law. • To provide tenants in settled accommodation with security of tenure which supports their wellbeing and sustainable communities. • To provide effective tenancy management to help tenant sustain tenancies and prevent unnecessary evictions and homelessness. • To ensure the Council makes best use of its housing stock • To ensure that statutory and regulatory responsibilities are met • To ensure a consistent, clear and fair approach is taken. • To ensure that tenants and prospective tenants understand their rights and responsibilities.
4. Strategic context	Paragraph 4.2: Updated that the policy has regard to the Tenancy Strategy, which sets out matters which registered providers of social housing must have regard to when formulating policies for their own stock. Paragraph 4.4: Updated that this Tenancy Policy will be implemented in conjunction with a range of housing policies that relate to the management of council tenancies and the delivery of landlord services, as set out in Section 19. Paragraph 4.5: Updated that the policy meets the Council's Corporate Plan's strategic aim to strive for full compliance with the Regulator of Social Housing's consumers standards in delivering good quality homes and services to the tenants that live in our homes. Paragraph 4.6: Updated that the Tenancy Policy supports the Council's Equality and Diversity Framework aim to achieve equality of opportunity in the delivery of the approach to the types of tenancies offered in properties owned and managed by the Council.
5. Access to a council tenancy	Paragraph 5.2: Updated that, as well as new tenants being required to supply their financial income and resources upon application, they will also be requested to complete an affordability check prior to offer.

Policy section	Draft update
6. Introductory tenancies	No changes
7. Lifetime tenancies	Paragraph 7.4: New paragraph explaining that in accordance with the Domestic Abuse Act 2021, if a person has fled domestic abuse and they previously held a secure lifetime tenancy, their new tenancy will continue to be a secure tenancy.
8. Assignment	Paragraph 8.4: New paragraph explaining that in some cases a household will be allowed to stay in a property for a short period of time following the end of the tenancy (and there is no right of succession) or where a joint tenancy has been ended by one of the joint tenants but the other former joint tenant has been left in occupation. They are not tenancies and the occupiers have no rights of tenancy. The Council will consider the housing need of the household and work with them to find suitable alternative accommodation in accordance with the Housing Allocations Policy.
9. Transfers	New section explaining how tenants can apply to transfer to another property – as set out in the Housing Allocations Policy, Housing Assignment Policy, and Management Transfer Policy.
10. Tackling under and over occupation	New section explaining how the Council operates the Downsize for Cash Scheme to support under-occupying tenants move to smaller properties, thereby assisting to free-up larger homes for families living in overcrowded housing – as set out in the Under-Occupation Policy.
11. Decants	New section explaining how temporary and permanent decants of properties may be instigated and for permanent decants, the Council will grant existing Council tenants who have been moved into alternative accommodation during any redevelopment or other works a tenancy with no less security of tenure on their return to settled accommodation. – as set out in the Decant Policy.
12. Tackling tenancy fraud	Paragraph 12.1: Updated that a further example of tenancy fraud to the list of types of tenancy fraud, can be to provide misleading or false information on an application to purchase a property through the Right to Buy Scheme. Paragraph 12.2: New paragraph explaining that tenancy fraud is a criminal offence and in addition to the risk of eviction, tenants committing tenancy fraud risk prosecution under the Prevention of Social Housing Fraud Act 2013 which could result in imprisonment and/or a fine.

Policy section	Draft update
13. Sustaining tenancies and preventing unnecessary evictions	Paragraph 13.2: Updated that further examples of the ways the Council works to sustain tenancies and prevent unnecessary evictions include: • New tenants are provided with a Tenancy Support Pack which contains information to help them settle into their new home and understand their rights and responsibilities • Attributes are used within the housing management system to record protected characteristics and to flag household vulnerabilities. This ensures reasonable adjustments can be put in place to support the household Paragraph 13.3: New paragraph explaining that the Vulnerable Adults Housing Policy further explains how Council tenants are supported to help sustain their tenancy.
14. Ending a tenancy	New section explaining how tenants and the Council can end a tenancy.
15. Complaints	Paragraph 15.2: New paragraph explaining that the Housing Ombudsman can be contacted if further advice and support is needed on making a complaint to the Council.
16. Data protection	No changes
17. Equality and diversity	No changes
18. Review	No changes
19. Associated policies	New section containing links to associated housing policies in relation to the allocation of tenancies and the delivery of housing landlord services.