

# Tenancy Strategies -The National Policy Perspective

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## Tenancy Strategies – Conception

### Local Decisions 22 November 2010

“We will legislate, therefore, to create a duty on local authorities to publish a strategic tenancy policy. This would set out the broad objectives to be taken into consideration by individual social landlords in the area regarding their own policies on the grant and reissue of tenancies. The duty will apply to all - not just stockholding – local authorities. Local authorities will be required to draw up the strategic policy in consultation with other social landlords”

### Alison Seabeck MP – Commons Committee 3 March 2011

“Although we disagree with the Government on much of what we have already debated on housing, and we will disagree on areas that we are yet to cover, we have no objections in principle to tenancy strategies. I hope that that, at least, will bring a smile to the Minister’s face.....”

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- Royal Assent to Localism Bill - ?end November
- Commence sections on Tenancy Strategies two months later
- Tenancy Strategies to be published within 12 months of section coming into force

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### Clause 137(1)

A local housing authority in England must prepare and publish a strategy (a tenancy strategy”) setting out the matters to which the registered providers of social housing in its district are to **have regard** in formulating [tenancy] policies relating to—

- (a) the kinds of tenancies they grant,
- (b) the circumstances in which they will grant a tenancy of a particular kind,
- (c) where they grant tenancies for a term certain, the lengths of the terms, and
- (d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy.

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“We do not think that the strategy needs to be a long or detailed document. It should set out broad objectives to which the policies of individual providers of social housing should have regard. For instance, it might establish objectives involving promoting work incentives, reducing overcrowding or preventing homelessness. Tenancy strategies will not contain detailed information about what sorts of tenancy landlords might choose to grant, or the basis on which tenancies may or may not be reissued. That will be found in tenancy policies, which the new tenancy standard will require every registered provider to prepare and publish.”

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“All we are seeking to do is ensure that local policies on tenure are developed collaboratively and transparently, and that the tenancy strategy provides a simple framework for that to happen.

A tenancy strategy is not going to be difficult or burdensome to produce. There is no requirement for it to be in a specific format or to be of a particular length, and there is no barrier to local authorities working jointly with social landlords to produce one.”

- Consult with PRPs in district (Clause 138(1))
- Consult with Mayor of London (Clause 138(2)(b))
- Consult with other persons prescribed in regulations (Clause 138(2)(a))
- Have regard to allocation scheme, homelessness strategy and London housing strategy (Clause 138(3))
- Publish within 12 months of provisions coming into force (Clause 137(4))

## From theory to practice

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