






Fixed Term Tenancies Workshop











WHAT WE'RE GOING TO LOOK AT

-  Fixed Term Tenancies – what are they?
-  Government Aims
-  Exemptions
-  Benefits for Winchester City Council
-  Your Views!





FIXED TERM TENANCIES – WHAT ARE THEY?

-  Introductory & Secure Tenancies
-  Localism Act 2011
-  Housing & Planning Act 2016
-  Fixed terms of between 2 & 10 years
-  Households with a child under 9 – longer term
-  Secure tenancies in certain circumstances
-  Review at the end of the fixed term
-  Succession rights









GOVERNMENT AIMS

 “To give local authorities and housing associations greater freedom to manage their housing stock, ensure that social housing is allocated to those who need it most, and to ensure that lifetime tenancies are not given to tenants irrespective of how their circumstances might change in the future.”

 “A one size fits all model is no longer appropriate and contributes to under- and over-occupation.”









EXEMPTIONS

-  Existing tenants will be unaffected unless they choose to move
-  Domestic/other violence
-  Downsizing
-  People with a disability and their carers
-  Pensioners
-  Forced moves








BENEFITS FOR WINCHESTER CITY COUNCIL

-  Making the best use of stock
-  Encourage tenants to explore other housing options
-  Support tenants in their wider aspirations
-  Support tenancy sustainment
-  Tackle specific housing management issues
-  Maximise revenue



YOUR VIEWS!

-  What length of tenancy do you feel the Council should offer?
-  What do you feel should be the main criteria when deciding to renew a tenancy?
-  Should an income cap be included and if so what level should this be set at?
-  Should positive measures such as employment and training be included?
-  How long before the tenancy ends should the review take place?



Questions?

