

## Tenancy Strategy 2020 - Guildford Borough Council

# SUMMARY

### ***4 out of 5 council tenancies are 'secure' and are not affected***

Since 2013 new council tenants have been offered different types of tenancy, so that the Council can manage its housing, to make sure all of our homes are well-used and families are best matched to the size and type of property they need and can afford to live in.

***If you are not sure what type of tenancy you have contact your housing officer***

The Council's tenancy strategy sets out the types of tenancies the Council offers and guides housing associations locally on what tenancies they should offer, including:

- different types of tenancies given
- how and why different types of tenancies are given
- how fixed-term tenancies are given - and how long they are for
- what happens when any tenancy ends.

When deciding the type and length of tenancy, the landlord must think about:

- what needs different families or households have
- the best use of council, or social, housing
- what the housing is for
- the local community.

If fixed-term tenancies are given they are normally for 5 years. Any 'probationary' tenancies should be for 12 months to start with, but can be extended for 6-months.

This strategy helps us to think about, and use, council or social housing in a different way. Instead of the old way of doing things, with a 'tenancy for life', the strategy tries to help to use scarce homes in the best way - to house families and individuals for as long as they really need a specific size or type of housing in an affordable home.

Instead of always keeping tenants in the same place for as long as they live, whether or not they use all of the bedrooms or need that particular home, the Council, or housing association, can give different options and make the best use of social housing.

One reason for this is that affordable council, or social, housing is scarce. This strategy allows priority to be given to those with the greatest need, such as those who are overcrowded or homeless. Or, where homes are under-occupied, or let to tenants who could afford to buy a home or rent privately, then these homes can be better used for those who simply cannot afford these other housing options.

***Your Housing Officer can tell you more***