



Tenancy Policy 2012-2017

The main purpose of the Tenancy Policy is to outline how Melton Borough Council will use the government's new flexible tenancies and affordable rent against its own stock within Borough. The Tenancy Policy relates directly to the Tenancy Strategy 2012-2017.

The policies contained within the Tenancy Policy primarily affects existing and future Homeseekers and Homeless applicants on the council's Housing Register.

Fixed Term Tenancies:

Fixed Tenancies are the new tenancy type that the government has introduced. The tenancy must have a minimum fixed term of two years but there is no maximum fixed term. Melton Borough Council will seek to maintain its existing situation with regard to tenancies, offering lifetime tenancies, however where appropriate Melton Borough Council will support the use of introductory, unsecure and temporary tenancies.

The new tenancy types cannot replace existing tenants' tenancies unless they move or transfer properties, however, as outlined in the 2012-2017 Tenancy Strategy Melton Borough Council will offer equivalent security of tenure on all exchanges, even when not obliged to do so. This will mean that current tenants will keep their existing secure tenancy if they choose to transfer properties. As well as providing existing tenants with peace of mind, this will contribute to achieving the best use of stock as current Tenants will feel able to move (enabling their properties to be re-let) without worrying about security of tenure.

Affordable Rent:

Another new product introduced by the government is Affordable Rent; which is a new rent level that will be charged at up to 80% of Market Rent levels, higher than the Social Rent level, which has been the main tenure for some

time. The increase in rental income must then be used to build more Affordable Homes.

Melton Borough Council understands the need to accept an element of affordable rented housing to support future affordable housing developments and the Council is looking to introduce some Affordable Rented units under its own new build program, in order to increase housing delivery over the coming years. However, Melton Borough Council will also seek to ensure the delivery of social rented units, both through its own build programme and through negotiations with Registered Providers, by highlighting the importance of Social Rented housing.

With regard to existing local authority stock this cannot be converted to Affordable Rent and in order to ensure a balance is achieved across all stock, where possible conversions to Affordable Rent by Registered Providers should be kept to an appropriate level.

Policy Review:

This policy will be reviewed on 1st April 2013 and then annually thereafter. This will ensure the policy has due regard to any new information that becomes available. Any changes that become apparent through the policy review will be consulted upon accordingly.