

## **North Norfolk District Council Tenancy Strategy**

### **Introduction**

This Tenancy Strategy provides guidance to Registered Providers operating within the North Norfolk District Council area.

The Localism Act 2011 requires local authorities to have a Tenancy Strategy which should set out the broad objectives to be taken into consideration by individual Registered Provider landlords, in the area covered by the local authority, when developing their policies relating to:

- The kinds of tenancies they grant.
- The circumstances in which they will grant a particular kind of tenancy.
- The length of any Fixed Term tenancies.
- The circumstances in which they will grant a further tenancy when the Fixed Term tenancy is coming to an end.

### **North Norfolk context**

North Norfolk District Council does not own any affordable housing since transferring its housing stock in February 2006 to the now Victory Homes (part of the Flagship Group). There are a number of Registered Providers in addition to Victory Homes who also manage affordable housing in the North Norfolk District who will be required to have regard to this Tenancy Strategy.

North Norfolk District Council has an extremely high level of need for affordable housing with the number of the households on the North Norfolk Housing Register currently totally 2431 (12 March 2024)

House prices in parts of North Norfolk are inflated due to strong demand for properties for holiday and second homes and from in-migrants, mainly retirees, with higher spending capacity than local people. Demand is also high for privately rented properties which are also often unaffordable to local people particularly those on low incomes.

### **Type of tenancy offered**

The Council supports Registered Providers, as a norm, to offer Introductory/Starter tenancies in 'general need' properties, moving to 'Lifetime' (periodic assured) tenancies.

Lifetime tenancies are expected to be used for Older Persons accommodation, Extra Care and for long-term Supported Housing schemes.

## **Fixed term tenancies**

The Council supports Registered Providers in giving fixed term tenancies in certain circumstances and expects that fixed term tenancies for general needs housing stock for all household types would be no less than 5 years (or a 2 year fixed term tenancy in those limited circumstances where this is more appropriate).

Where Fixed Term Tenancies are used, they will be reviewed 6 months prior to the expiry of the term. At review, the Council expects that fixed term tenancies will be renewed unless the circumstances of the social tenant have:

- improved allowing them to be able to purchase an appropriate property on the open market or afford to rent an appropriate property in the private rented sector.
- changed and they no longer require the property size or type that they occupy.

## **Affordable Rent**

The Localism Act 2011 introduced Affordable Rents (rents which are up to 80% of the market rent for the size and type of property and which include the costs of any applicable service charges).

The Council supports the:

- use of Affordable Rent tenancies in newly built affordable housing.
- use of Affordable Rent on market developments to improve the viability of developing affordable housing in accordance with the Council's targets.

Whilst the Council wishes to support the delivery of affordable housing and use of Affordable Rents, it does ask that Registered Providers do not exceed the Local Housing Allowance rate for the property to secure equality of access for all households currently requiring housing through its Housing Register.

## **Monitoring**

The Council will monitor the outcomes of the Tenancy Strategy through the North Norfolk Your Choice Your Home Partnership Board.

## **Review**

The Tenancy Strategy will be reviewed as part of the Housing Strategy programme work or earlier if required to be.

*March 2024*