

STATEMENT OF INTENT

INTRODUCTION AND OBJECTIVES

The purpose of the Saffron Group's Tenancy Policy is to ensure that our tenants, residents, other customers, staff, and stakeholders understand the types of tenancies issued, what rent models that is applied and how Saffron supports sustainment of tenancies.

1. PURPOSE

1.1 It is a requirement as set out in the Regulator of Social Housing's Tenancy Standard for all Housing Associations to develop and publish a tenancy policy, having regard to the tenancy strategies of the local authority in whose areas they operate. This policy is designed to set out Saffron Group's position and approach to its tenancies. Due to the geographical spread of Saffron Group's properties and the differences in local authority allocation strategies, other options may be considered where it is appropriate to do so.

2. POSITION STATEMENT

2.1 Saffron Group will let properties in accordance with Saffron Group's letting and allocation policy. Saffron is committed to working with local authorities in the areas we operate in using their respective lettings system. Local lettings policies and sensitive lettings may be used where it is appropriate to address issues arising in the local community that are affecting the sustainability of tenancies e.g. Anti-social behaviour.

2.2 Early identification and intervention is critical to the ensuring tenancy sustainability. Saffron will work closely with strategy agencies including the Police, Adult and Children services and specialist agencies dealing with more complex cases.

2.3 Where applicants and existing tenants have identifiable support needs, we will refer them to external support providers where we have consent to do so or if we feel there is an immediate risk.

2.4 Saffron Group is also committed to investigating and dealing with tenancy fraud and will take appropriate action against the perpetrator of the fraud.

2.5 In the event of tenancy failure we will notify the Local authority Homelessness Team and Children Services at the earliest opportunity where we have consent or a strategy duty.

3. Tenancy Agreements

All Saffron Group tenants will be issued with individual tenancy agreements setting out the terms and conditions relating to their tenancy:

TENANCY POLICY

3.1 Starter Tenancy

A starter tenancy will be offered to all new tenants to Saffron. The tenancy will be converted to a full assured tenancy after one-year subject to satisfactory conduct although these tenancies can be extended by a maximum of a further 6 months - to 18 months in total.

3.2 Assured Shorthold tenancy

This is a periodic weekly tenancy that can be ended at any time after 6 months from the start of the tenancy by the giving of 2 months' notice through service of a Notice Requiring Possession (NRP) under S.21 Housing Act 1988.

3.3 Assured Tenancy

Existing Saffron tenants who transfer within Saffron Group's stock will be offered Assured tenancies (also known as 'lifetime' tenancies').

3.4 Licence

A Licence would be offered where a tenant moved into short term temporary accommodation due to being decanted (moved) but intends to return to their existing property or waiting for alternative property. Letting of garage/garden plots, parking bays and garages.

4. RENT MODELS

Rents are determined with reference to Saffron Group's Rent and Service Charge Setting Policy.

4.1 Affordable Rents.

These rents apply to some of Saffron's general housing stock and are set at up to 80% of the market rent for the property. An affordable rent will compare the property to the local, privately rented market and is calculated at a maximum of 80% of this gross current market rent.

4.2 Social Rents.

Since 2012, these have all been set using a formula to create "Formula rents", laid down by Government. These rent levels will apply to the majority of Saffron Housing Trusts general housing stock, housing for older people and supported. The calculation of formula rent is included in the Rent Standard (Regulator of Social Housing) and The Policy Statement on Rents for Social Housing (Ministry of Housing, Communities and Local Government)

4.3 Shared Ownership.

Shared Ownership rents will be increased in line with the lease for each property.

TENANCY POLICY

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