



# **NEWARK & SHERWOOD DISTRICT COUNCIL TENANCY STRATEGY**

**Strategic Housing Business Unit**

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# CHAPTER ONE | CONTEXT

## Introduction and Purpose

- 1.1 Legislation enacted through the Localism Act 2011, (Section 50, Clause 126) has placed a duty on all local authorities to produce a **Tenancy Strategy** that sits alongside the Housing Strategy, Homelessness Strategy and Allocations Scheme. This Strategy is Newark and Sherwood District Council's response to that duty. It is expected that Registered Providers with stock in the district will give '**due regard**' to the objectives and principles set out in this Tenancy Strategy when formulating their own Tenancy Policies. The Council does acknowledge that Registered Providers work across a number of local authority areas and will, therefore, need to consider a number of local authority Tenancy Strategies.
- 1.2 The Localism Act states that Local Authority Tenancy Strategies should set out their expectations for landlords in relation to:-

- ❖ ***What kind of tenancies to offer and the use of fixed term tenancies.***
- ❖ ***Where a tenancy is set for a fixed term, the length of those terms.***
- ❖ ***The circumstances under which landlords will grant tenancies of a particular type.***
- ❖ ***The circumstances under which a tenancy may or may not be reissued at the end of the fixed terms, in the same property or in a different property.***

***A Tenancy Strategy can also include guidance on how landlords should approach:***

- ❖ ***The application of the new 'affordable rent' product***
- ❖ ***The new power to discharge homelessness through the use of private rented sector tenancies***

## Scope of the Strategy

- 1.3 The most important aspect of the legislation relates to security of tenure for social housing tenants. Previously new tenants would expect to receive a lifetime tenancy (following an introductory period). The position is now that Registered Providers are able to grant new tenancies on a fixed term basis. Therefore, this Tenancy Strategy deals principally with the implications of tenure reform but has links with reforms in other areas such as welfare reform, homelessness and allocations (*the latter area is currently being considered by the Council for revision to ensure the Council applies a consistent approach across the range of social housing and welfare reforms which have and will be implemented*). This Strategy also pays reference to the Newark and Sherwood District Council Local Housing Strategy (2009 – 2016) and works to ensure that the changes in the Localism Act do not hinder our progress in meeting the challenges set out within it, (*See Appendix 1*).

## Objectives

1.4 The objectives of the District Council's Tenancy Strategy are to:-

- ❖ **Protect and provide stability for vulnerable people** - social housing is an essential and valuable resource for vulnerable people, this may be for life or for a period when needed.
- ❖ **Promote economic activity and not discentivise work** - the District Council believes the Tenancy Strategy should encourage work and mobility.
- ❖ **Make the best use of the stock** - social housing supply in Newark and Sherwood does not keep pace with demand, there is a clear need to make the best use of the housing stock for those most in need.
- ❖ **Be fair and assist households to access other tenure options** - social housing should not necessarily be a tenure for life and those that can afford alternatives should be assisted to access other tenure options where appropriate.
- ❖ **Be relatively simple to understand, administer and communicate** - the benefits of greater flexibility over the stock should not be outweighed by the cost of administration.
- ❖ **Ensure those most in need are housed** - the District Council believes that people prioritised through Newark and Sherwood's Allocation Scheme should benefit from affordable housing. Affordable rent tenancies should not be let to households without this defined need.

1.5 Affordable housing is a key resource in meeting the needs and aspirations of the district's population and the Tenancy Strategy contributes to this. The Strategy also has a role in meeting the Council's strategic priorities and objectives (see Appendix 1) and detailed further in Chapter 2.

1.6 Including, the Council, there are 19 different Registered Providers (see Appendix 2) which provide approximately 7,376 rented affordable homes in the Newark and Sherwood District. The Council is the largest provider and owns just over 70% of these properties, which are managed by Newark and Sherwood Homes. They will use the guidance in this Strategy to frame the Tenancy Policy for the Council's housing stock. Whilst the primary audience for this document will be for those Registered Providers and organisations in the district which offer housing support, the Council would like it to be accessible to members of the public with an interest in affordable housing<sup>1</sup>.

1.7 The Tenancy Strategy was formally adopted by Newark and Sherwood District Council's Cabinet in January 2013 .

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<sup>1</sup> Affordable Housing as defined in National Planning Policy Framework (2012)

### National Context

- 2.1 In November 2010, the Government published a paper entitled ‘Local Decisions – a fairer future for social housing’. This consultation paper covered all key aspects of social housing in England, including rents, tenure, finance and regulation. The paper stated that social housing, whilst a valuable national asset, was failing in its current format and needed ‘radical reform’.
- 2.2 The Government highlighted some issues with the existing system:

- ❖ **Ineffective use of social housing that is often occupied by those not in housing need whilst thousands of households are on the housing register.**
- ❖ **Temporary accommodation for Homeless applicants is expensive.**
- ❖ **Housing Benefit costs are too high.**
- ❖ **Unemployment is high in social rented homes and there is a lack of geographical mobility.**
- ❖ **Reduced subsidy for new social housing.**

- 2.3 The Government believes that problems inherent within social housing can be tackled by reforms to a number of key areas such as tenure, rents, housing waiting lists, allocations, discharging of the homelessness duty, mobility schemes, housing benefit and other welfare benefits. The majority of these reforms are now incorporated into the Localism Act 2011, whilst those relating specifically to benefits are incorporated within the Welfare Reform Act 2012 and have a direct relationship with all Tenancy Strategies.

### Local Context

- 2.4 The Government’s Housing Strategy “Laying the Foundations: A Housing Strategy for England” aims to promote choice, flexibility and affordability and to get the housing market moving again. Building on these aims the District Council introduced four new strategic priorities in 2011 which are:

- ❖ **Prosperity**
- ❖ **People**
- ❖ **Place**
- ❖ **Public Service**

- 2.5 Within these strategic priorities, the district’s housing needs and aspirations have been considered including supporting the development of new build affordable housing, meeting the needs of the ageing population in the district and to consider ways of making better use of the current housing stock.<sup>2</sup> These are detailed further in Appendix 1.

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<sup>2</sup> The district has the highest older population (60+ years) in the county (28% of population - Census 2011).

- 2.6 The degree to which the new legislative powers provided by social housing reform will be utilised, will, in principle depend on the extent to which Newark and Sherwood experiences the same issues as those identified nationally, and whether they are an appropriate means of addressing the delivery of housing in Newark and Sherwood.
- 2.7 The following section provides an overview of the local context including factors that impact on affordable housing and the housing market as a whole.

### Newark and Sherwood’s Economy

- 2.8 The most direct influence on developments in the housing market is the state of Newark and Sherwood’s local economy and employment. Unemployment and worklessness are key labour market indicators which impact upon the health of the housing market. Appendix 3 provides a breakdown of these figures for Newark and Sherwood, but in summary these are:

- ❖ **64.2% of Newark and Sherwood’s total population are between the ages of 15 and 64 and are of working age.**
- ❖ **As of March 2012, Newark and Sherwood’s unemployment rate (the proportion of those who are of working age and economically active but unemployed) was 6.4%.**
- ❖ **Newark and Sherwood shows a lower level of earnings than for the East Midlands and England/Wales as a whole. In 2011, the gross average weekly earnings in Newark and Sherwood were £451.90.**

### Newark and Sherwood’s Housing Market

- 2.9 Newark and Sherwood is the largest, predominantly rural district in Nottinghamshire and has a resident population of approximately 113,000 people and is a popular place to live and has been designated as a growth point area. It is estimated that there are 48,888<sup>3</sup> residential properties in the district. Table one provides a breakdown of the housing stock in the district:

<b>Table One - Breakdown of Housing Stock – Newark and Sherwood District. Estimates</b>					
<b>Tenure</b>	<b>Percentage</b>	<b>Nos.</b>	<b>Tenure</b>	<b>Percentage</b>	<b>Nos.</b>
Owner Occupier (with mortgage)	42%	20,500	Owner Occupier	75%	36,600
Owner Occupier (no mortgage)	33%	16,100			
L A – Newark and Sherwood Homes	11.2%	5475	Registered Social Landlords	15.6%	7638
Registered Providers	4.4%	2163			
Private Rented	8.5%	4150	Private Rented	8.5%	4150
Other	1.1%	500	Other	1.1%	500
<b>Total</b>	<b>100.2%</b>	<b>48,888</b>		<b>100.2%</b>	<b>48,888</b>

Figures from 2009 DCA survey, internally held data on RPs, 2011 Census, 2012 ELASH

<sup>3</sup> Census 2011

2.10 Average house prices within Newark and Sherwood are amongst some of the highest in the County. Home Truths (National Housing Federation) in 2011 found that average house prices in Newark and Sherwood are £172,652<sup>4</sup>. (Nottinghamshire average £159,501) and the ratio of house prices to incomes is 7.3 (Nottinghamshire average 8.0). Housing affordability is a significant issue within the District, particularly for the young and those within the less affluent parts of the District restricting their ability to access housing in the general market.

### **Affordable Housing in Newark and Sherwood**

2.11 The District Council uses the definition of affordable housing as detailed in national Planning policy (NPPF 2012).

*“Affordable housing is defined as social rented housing, intermediate housing and affordable rented housing (housing at 80% of market value) and should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices, and includes provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision”*

2.12 The Council holds a wide range of data on affordable housing need and provision in Newark and Sherwood, which both informs and supports the Tenancy Strategy. Table two below details some of the key data:-

**Table Two - Key data on affordable homes in Newark and Sherwood**

- ❖ There are 48,888 residential properties in Newark and Sherwood, of these around 7,376 are social rented homes (15% of all homes in the district) and 237 units of shared ownership have been developed.
- ❖ The Council owns 5475 of these (11.2% of all homes).
- ❖ There are 19 registered providers with stock in the district.
- ❖ There are 5937 households on the Council’s register for affordable homes, of which 292 are in priority need, (Band1), 313 are in Band 2 (Reasonable Priority), 1360 are in Band 3 (In housing need) and the remaining 3972 are in Band 4 (Other applicants).
- ❖ In 2011/12 Newark and Sherwood Homes let 447 homes compared with 426 in 2010/11
- ❖ In 2010/11 Registered Providers let 208 homes compared with 152 in 2009/10
- ❖ The average rent for a two bed social rented home, managed by a Registered

<sup>4</sup> Home Truths 2011, National Housing Federation  
[http://www.housing.org.uk/our\\_regions/east\\_midlands\\_region/east\\_midlands\\_news/home\\_truths\\_2011\\_east\\_midland.aspx](http://www.housing.org.uk/our_regions/east_midlands_region/east_midlands_news/home_truths_2011_east_midland.aspx)

**Provider is £334.00 (£77.00 weekly). Local housing allowance is currently set at £383.00 month for a two bed home.**

- ❖ **The average cost of private renting a two bed house is £116 per week**
- ❖ **An affordable rent of up to 80% of market rent for a two bed house could be £402.69 per month (£92.23 per week). (Appendix 2 details the costs for all unit types)**
- ❖ **The average household income in Newark and Sherwood is £451.90 per week. To buy an average price house, a household on an average income would need 7.3 times this.**
- ❖ **Our most recent district housing need study (2009) estimated that 558 additional affordable homes per year are required. The Council has delivered 634 new build affordable homes since 2003.**

### **Affordable Housing Challenges in Newark and Sherwood District**

2.13 This Tenancy Strategy needs to be explored in the context of affordable housing issues and challenges within the district. The Council commissioned a district wide housing needs survey in 2009 (titled the 'Housing Needs, Markets and Affordability Study') which provides the Council with a robust housing evidence base informing the development of this Strategy, especially the challenges. There is an on-going shortage of affordable housing across all parts of the district and the 2009 study identified a shortfall of 558 units annually. Delivery has in recent years been approximately 70 units per year. It is likely that this figure will decrease in the next few years. This is primarily due to the economic climate, a significant reduction in funding through the Homes and Communities Agency's Affordable Homes Programme 2011 - 2015 and recent announcements from Government looking at providing a 'holiday period' for developers so that they do not have to deliver affordable housing on new developments, normally detailed within a Section 106 Agreement. Table 3 highlights the key challenges for Newark and Sherwood below:

**Table 3 - Key Challenges for affordable housing in Newark and Sherwood**

- ❖ **The shortage of affordable housing is exacerbated by the fact that the district has only 15% of social housing stock compared with the national figure of 19.6%.**
- ❖ **The district has an ageing population and is predicted to increase by 26.9% by 2031, higher than the national average of 17.4%, which will impact on demand for different house types and tenures particularly the need for supported housing and adaptations**
- ❖ **The housing needs of new forming households need to be addressed. Incomes in this group are lower than the population as a whole with 58.9% unable to afford to buy in the local market.**
- ❖ **The Welfare Reform Act (2012) presents the biggest change to the welfare system for over 60 years and has implications for affordable housing provision:**



- ❖ *reductions in the maximum rate of Local Housing Allowance (maximum housing benefit for private lets) and a £26,000 a year limit on total benefit entitlement – may mean some households claiming benefit are priced out of their current home.*
- ❖ *restrictions on benefit paid to households in social homes with more bedrooms than they strictly need – may create pressure on landlords to re-house into smaller properties (if available) or risk rental income streams.*
- ❖ *increase in ‘non-dependent deductions’ - a reduction in benefit when someone claiming benefit has another adult who is not their spouse or partner living in their property – may result in more single people seeking housing.*
- ❖ *extension of the ‘single room rate’ to age 35: single people below that age will generally only be entitled to benefit for a room in a House of Multiple Occupation (HMO) or shared property – may mean more demand for such properties as opposed to self contained properties.*
- ❖ *introduction of Universal Credit and a benefit cap by April 2013 which will subsume housing benefit – may create more insecurity for landlords’ rental income streams if benefit is no longer paid direct to them.*

2.14 The introduction of the universal credit system and benefit cap in April 2013 will create affordability issues especially for families living in larger affordable rented homes, but will exclude older residents and people with disabilities or those who are vulnerable. The Council expects providers to avoid setting rent levels that risk households being unable to afford their rent.

2.15 The District Council has assessed that 1000 of all households in affordable housing will be affected by under occupation of their properties and the subsequent reduction in housing benefit. Current Government plans to reduce housing benefit payments to working age households will place further financial pressure on households.

**Background**

- 3.1 The affordable rent tenure is an alternative to the traditional social rent, introduced by the Government in April 2011. All Registered Providers who have entered into development contracts with the Homes and Communities Agency (HCA) will be able to charge affordable rents on new build properties (and cannot be lower) than the social rents that Registered Providers currently charge. Affordable rents can be set at up to 80% of market rents on new homes for new tenants at the point of lettings compared to the cost of social rents, which are around 65% of market rents.
- 3.2 Registered Providers with a contract in place with the HCA are also able to introduce affordable rents on a proportion of properties as they become available for re-let. All new homes that receive HCA subsidy will be let in this way. For new affordable housing developments that do not receive subsidy or hold a contract with the HCA the Registered Providers are unable to develop affordable rented homes.
- 3.3 The intention of this reform is that improved income streams from the higher rents will support greater borrowing, which in turn will enable investment from new build to be maintained despite substantial cuts to HCA subsidies.

**Affordability**

- 3.4 The increased cost associated with affordable rent raises concerns about affordability, particularly in relation to tenancy sustainment and homelessness. In most cases social rent will still be the preferred type of tenure for many tenants, particularly those with low incomes. The Council is concerned regarding the impact of higher rents and benefits dependency, particularly for those who are looking to get back into work; those households living in areas with higher market rents; or households living in properties with four or more bedrooms where the housing benefit entitlement may be capped at a rate lower than the rent being charged. As affordable rent tenure is new, the scale of this potential impact is not yet known. Therefore, the District Council will continue to monitor housing need and promote the use of lower cost social rented housing where required, feasible and viable.
- 3.5 The Council seeks to support a wide variety of households to live in the district's rural areas to support the rural economy and promote mixed and sustainable communities. In these areas market rents are typically higher, the supply of affordable housing is more limited and local pay is often low. The effect of higher market rents will mean people living in similar affordable rented housing will have to pay a premium to live in the district's rural areas. Therefore, we expect Registered Providers to have due regard to this when setting affordable rents in rural areas and where appropriate, charge less than 80% of market rents to ensure that the homes remain affordable locally.
- 3.6 With the above in mind the Council has undertaken an analysis of affordable rent across the district to inform the development of this strategy. Table 4 highlights the differences

between market, affordable and social rent in Newark and Sherwood. The larger the property occupied, the higher the rent differential between social and affordable rent. Appendix 4 provides a breakdown into the rent differences in the district's smaller sub areas which highlights that in some locations, such as Southwell, the ability for households to meet affordable rent through local housing allowance is not possible.

<b>Table 4 - Comparison of social rents 2012 and potential affordable rents in Newark and Sherwood</b>				
Property Type	Market Rent (per month)	80% of Market Rent (Affordable Rent)	RP Social Rent – average across all N & S Stock (inc Service Charges)	Difference (+-) between average RP Social Rent and 80% of Market Rent (per month)
1 Bed	386	308	281	27
2 Bed House	505	404	334	70
3 Bed House	610	480	364	116
4 Bed House	959	767	393	374

3.7 The findings demonstrate that there are specific issues as mentioned in para 3.6, with larger sized family houses. There is a significant difference between existing social rents and the level of rent that tenants will be paying at 80% of market rent across Newark and Sherwood. This difference varies by property size, with 4 bedroom affordable rent homes considerably more expensive than social rent homes. The higher affordable rent charge to that of social rent for larger homes, in addition to the benefit caps for single people under 35 and families will also mean that there will be greater financial impact for those client groups. These increased issues will need to be taken into consideration when considering the use of affordable rents on new and re-let one bedroom and 4+ bedroom homes.

### Principles for Registered Providers on Affordable Rent

3.7 When developing their affordable rent policies, the Council expects Registered Providers to give due regard to the following principles:

#### Affordable Rent

- ❖ The District Council will seek social rent on all new housing developments where no HCA subsidy has been given and encourage the retention of social rent where feasible.
- ❖ The District Council supports the use of affordable rent where viability may be an issue (*and as part of a short form agreement with the HCA*) to ensure new affordable housing is delivered in the district to meet the housing needs of its residents. (*Registered Providers are expected to consider the affordability of their rent levels for those on lower incomes and housing benefit so tenants can afford to reside in a property which is suitable for their needs.*)
- ❖ The 80% maximum affordable rent charge must, however, be inclusive of all service charges and should not exceed the Local Housing Allowance for the area.

- ❖ The Council discourages the use of affordable rent in properties designated as 'supported accommodation' as the Council sees the protection of the elderly and vulnerable as a priority.
- ❖ In particular, Registered Providers should consider the affordability of higher rents for larger family accommodation and accommodation in specific areas such as those subject to regenerations, or in rural areas where income may be lower. (*Market rents in rural areas can be extremely high whilst wages can be lower than average*). The Council expects Registered Providers to agree its approach to rent levels when building in rural locations. In these cases the Council will anticipate that rents may need to be set considerably lower than 80% and will aim to provide information to Providers on local incomes to help assess this.
- ❖ The Council expects conversions from social rented properties to affordable rent properties at the point of re-let to be based on the agreed contract with the HCA and that those agreed numbers are shared with the Council for effective monitoring to take place.
- ❖ The Council expects Registered Providers who convert their stock to affordable rent within the district to demonstrate a commitment to develop additional affordable housing within the locality.
- ❖ The Council expects all providers to advertise and nominate affordable rent vacancies through the Council's choice-based lettings system in the same way as social rent, to ensure fairness and transparency so applicants are fully aware of the differences between social and affordable rent.
- ❖ The Council expects Registered Providers to develop *effective* approaches to financial inclusion and capability for tenants, ensuring that households are fully able to understand their housing options and whether affordable rent is an appropriate type of tenancy for them. This may include taking advice from the Council and other partner organisations for some specific vulnerable households.

## CHAPTER FOUR

## TENANCIES IN NEWARK AND SHERWOOD

### Background

- 4.1 The Localism Act gives Registered Providers the ability to offer '*flexible tenancies*' to new tenants with the aim of making better use of existing homes and encouraging tenants to use affordable housing opportunities as a springboard to other tenures. The Secretary of State has recommended five years as the standard minimum, although in exceptional circumstances this can be reduced to two.
- 4.2 Lifetime tenancies can still be offered where this is considered appropriate. There is no obligation for a Registered Provider to use lifetime tenancies, for instance it is not linked in any way with Government subsidy. Registered Providers can provide fixed term tenancies either:
- a) upon providing affordable rent as agreed with the Homes and Communities Agency, OR
  - b) from January 2013 when the revised Tenancy Standard comes into force and it will be possible for Providers to offer fixed term tenancies at social rent.

**Existing tenants currently on assured or secure tenancies with Registered Providers will not be affected by these changes, and will continue to benefit from their existing security of tenure and other terms and conditions, including the right to buy/acquire, succession rights and the right to exchange their tenancy with another secure/assured tenant.**

### The type of tenancy to be granted in Newark and Sherwood

- 4.3 There are a variety of tenancies available to tenants in Newark and Sherwood:-

	<b>Traditional Tenancy</b>	<b>Fixed Term Tenancy</b>
<b>Social Rent</b>	Local Authority – secure tenancy to let at social rent  Registered Provider – assured periodic tenancy let at social rent	Local Authority – flexible tenancy let at social rent  Registered Provider – assured shorthold fixed term tenancy let at social rent
<b>Affordable Rent</b>	Local Authority – secure tenancy let at affordable rent  Registered Provider – assured periodic tenancy let at affordable rent	Local Authority – flexible tenancy let at affordable rent  Registered Provider – assured shorthold fixed term tenancy let at affordable rent

## Minimum Length of Tenancy

- 4.4 The Council considers that in circumstances where **fixed term tenancies are used by Registered Providers these should be for a minimum term of five years** and understands that a five year term gives the option to review rents and keep them in line with changes in the market. The Council wants to balance the effective use of the affordable housing stock in the district with the need to build sustainable communities where affordable housing tenancies can provide an opportunity for households to build a stable future, with children settled in school and where other community links can be developed.

## Who should be given which type of tenancy?

- 4.5 The Council considers that the use of fixed term tenancies to be inappropriate for certain vulnerable groups<sup>5</sup> and the offer should still be a lifetime tenancy and would expect this to apply to:

- ❖ Those with an identified learning disability or physical disability
- ❖ Those with evidenced severe and enduring mental health needs
- ❖ Those aged 60 and over living in supported or specialist accommodation
- ❖ Those in long term supported housing.

This is because for these groups of people, a secure tenancy would be of benefit, rather than act as a springboard to other tenures.

***Security of tenure will be retained for existing lifetime tenants who held their tenancies at the time the Localism Act came into force and in the future. Existing Tenants who choose to move to another social rented home or an affordable rented home will retain their secure tenancy.***

## Principles for Registered Providers on fixed term tenancies

- 4.6 When developing and reviewing their Tenancy Policy the Council expects Registered Providers to have regard to the following principles regarding the use of fixed term tenancies:

### ***Fixed Term Tenancies***

- ❖ ***The Council supports the use of introductory and probationary tenancies, but does not support the use of fixed term tenancies for housing management purposes.***
- ❖ ***The Council expects providers to offer lifetime tenancies for older people or vulnerable people in supported accommodation, and supports the use of fixed term tenancies for other types of accommodation.***
- ❖ ***The Council expects providers to take into consideration recommendations from the Council and other partner organisations regarding the use of lifetime or longer term fixed tenancies for specific vulnerable households.***

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<sup>5</sup> Each case will need to be considered individually by the Registered Provider to determine the suitability of the applicant's circumstances for a fixed term tenancy.

- ❖ *The Council expects providers to use five years as the minimum term when issuing a fixed term tenancy. In exceptional circumstances providers may set out shorter fixed term tenancies of a minimum of two years. Such exceptional circumstances should be set out and justified in the provider's Tenancy Policy. The Council expects providers to discuss with them where tenancies of less than 5 years are being considered.*
- ❖ *The Council accepts that where an empty homes lease arrangement has been entered into involving a third party property owner, for a stipulated period of time and against a prescribed criteria, a fixed term tenancy will be required.*
- ❖ *The Council expects providers to reference their mutual exchange policy within their Tenancy Policy, clearly highlighting any impacts exchanging may have on security of tenure. The Council encourages providers to frame their mutual exchange policies to encourage its use, this may include offering equivalent security of tenure on exchange to all, even when not obliged to do so.*
- ❖ *The Council expects providers to assess the housing options and appropriate type of tenancy for households which include a disabled member, to best meet the needs of the household as well as ensuring the most appropriate long term use of such stock, which is in limited supply across the district.*

*(The Council recognises that shorter tenancies may be deemed appropriate by providers and their health and care partners, for example we acknowledge that a two year tenancy in an adapted home may be deemed appropriate where a household member has a recoverable injury/condition and is fully expected to move into a non-adapted home. It may also be appropriate for shorter tenancies (of not less than 5 years) to be used where there is an adapted family homes and the needs of the disabled child may change, or the child may move out.)*

#### **Circumstances in which a fixed term tenancy might not be renewed**

- 4.7 If the use of a fixed tenancy is to fulfil its aim for social housing to be a springboard to other opportunities, near to the end of the tenancy period there should be a tenancy review. This gives both the landlord and more importantly the tenant the opportunity to review their situation and to assess information about education, training, skills and work opportunities. It is expected that unless there has been a significant change in circumstances following a review, the tenancy will be renewed for a further period.

#### **Principles for Registered Providers on tenancy renewal**

- 4.8 When developing and reviewing their Tenancy Policy the Council expects Registered Providers to have regard to the following principles regarding renewal of fixed term tenancies:

##### **Tenancy Renewal**

- ❖ **To clearly set out the exact circumstances when a tenancy will and will not be reviewed in their Tenancy Policy and clearly communicate this with the tenant prior to them signing their tenancy agreement**

- ❖ To have a presumption of renewal for all fixed term tenancies. The Council expect providers to renew fixed term tenancies except where the tenant(s):
  - ❖ financial circumstances are significantly improved to the point that they are able to afford and access a different tenure of housing that meets their needs locally. This may include purchasing their current home.
  - ❖ have breached the terms of their tenancy significantly enough as to warrant possession proceedings under the terms of their tenancy agreement (such as anti-social behaviour).
  - ❖ under-occupy their home. In cases of under-occupation, the tenant should normally be offered an alternative home with a Registered Provider. Incentive schemes are also supported to assist such households to move.
  - ❖ property has been extensively adapted for someone with a disability who no longer requires the adaptations, or no longer lives with the tenant. In such cases, the tenant should be normally offered an alternative home with a Registered Provider. Incentive schemes are supported to assist such households to move.
  - ❖ have come into legal ownership of another home or property i.e. (through inheritance or the purchase of a second home in any location).
  - ❖ have accepted a fixed term tenancy through an empty homes lease arrangement. In such situations the Registered Provider, where appropriate, will need to take all necessary steps to secure suitable alternative accommodation for the tenant.
- ❖ The Council expects providers to take into consideration the individual circumstances of household members before making a decision not to renew a tenancy. Such circumstances may include:
  - ❖ Ill health, disability or terminal illness
  - ❖ need for support
  - ❖ impacts on children, including their education
  - ❖ availability of suitable alternative accommodation within locality
- ❖ Providers should take into consideration recommendations from the Council and other partner organisations regarding the extension of tenancies for specific vulnerable households.
- ❖ Where financial circumstances are used as a factor for not renewing a fixed term tenancy, the Council believes that a flexible financial threshold should be implemented. This will allow for different housing options to be considered based on the individual households circumstances and the availability and accessibility of different housing options.
- ❖ The Council expect that tenants will be given at least six months notice if the provider is minded to end the tenancy, and that adequate reasons for the decision to end the tenancy are given along with information on the right to appeal the decision. The Council expects providers to:-
  - ❖ provide excellent advice, information and assistance to assist such tenants access alternative accommodation
  - ❖ frame the appeals process in such a way to allow tenants to make an informed decision as to whether to submit an appeal, including how to seek



**independent advice and where necessary representation**

- ❖ **have particular regard to their duty to co-operate with the local housing authority to prevent homelessness**

#### 4.9 **When a tenancy is ended**

Newark and Sherwood District Council expects Registered Providers to have robust plans to offer support to their residents at the point of tenancy review. The Council does not expect that homelessness will be an outcome for a Registered Provider's tenants; but that a variety of housing options will be considered. When the decision is made not to extend the tenancy, the Registered Provider should be confident that the tenant(s) has received the advice and support necessary to provide a new housing solution that better meets their needs.

*The District Council's Housing Options Business Unit has the potential to take a central co-ordinating role in supporting a tenant's housing needs when a tenancy review is being undertaken, especially where a decision is to be made not to renew the tenancy. This would ensure that impartial advice is being provided to the tenant.*

*This would require a service level agreement and may incur a charge for such a service.*

#### **Mobility**

- 4.10 In general the Council supports greater mobility in the social housing sector as a means of reducing levels of overcrowding and facilitating moves to access employment or for health/support reasons. The Council expects all Registered Providers operating in the district to have signed up to a national housing mobility scheme (as required through directions from the Social Housing Regulator).
- 4.11 The Council would expect that wherever possible, tenants moving through such a scheme would be able to enjoy the same security of tenure and rent model in their new property. However, the Council also recognises that this will not be possible in all cases, particularly where voluntary moves are made to housing which has been designated as 'affordable rent' as part of a contract with the HCA. The appropriate advice should be given to the tenant in such situations.

#### **Disposals of Affordable Housing**

- 4.12 As a guiding principle the Council does not wish to see the disposal of the affordable housing stock within the district. However, it is recognised that in certain circumstances this may be justifiable and will need to be in accordance with the revised guidance from the Homes and Communities Agency (2012), in consultation with the Council. The guidance allows Registered Providers to seek the Agency's consent to a policy of disposals, rather than individual consent with the aim to provide a strategic approach to disposals and asset management. The Council will continue to actively work with

Registered Providers to ensure that only appropriate affordable housing stock is disposed of set against a robust criterion.

- 4.13 On the disposal of a property (ies) the Council would expect the capital receipt to be recycled within the district to provide additional affordable housing. To make sure that rural areas in the district continue to have a supply of affordable housing, the Council requires Registered Providers to carefully consider and limit the number of disposals of affordable housing in these areas.

#### **New Power to discharge Homelessness Duty through the Private Rented Sector**

- 4.14 The Localism Act (2011) changed the duty to accommodate which is owed by Local Authorities to households assessed as statutorily homeless. Local Authorities are able to discharge their duty to homeless households with an offer of suitable accommodation in the private rented sector provided the tenancy is for a minimum of one year. This option is already available to Local Authorities but it must be with the agreement of the household, a requirement which this new provision removes. The Council will also have regard to the new Suitability of Accommodation Order and only where the Council is confident that people will be able to sustain the tenancy will it be considered.
- 4.15 The Council has experienced an increase in approaches for the service in the last year: 1088 people contacted the Council for homeless advice in 2011/12 opposed to 979 in 2010/11. Of these 124 were statutory applications in 2011/12 and in 2010/11 the Council received 104 statutory applications. The increase in numbers looks to continue for the foreseeable future.
- 4.16 Newark and Sherwood actively works with the private rented sector and will be participating in the Multi Agency Rental Solutions (MARS) Scheme with Ashfield and Mansfield. A determining factor as to when to make use of this new power will be the availability of affordable, good quality private rented accommodation. It is likely that this power will be looked at on a case by case basis and used as appropriate, similar to the approach taken at present. The Council will monitor the MARS scheme to see if it reduces levels of homelessness in the district.

**Monitoring and Reviewing the Tenancy Strategy**

- 5.1 It is the Council's intention to keep the content of the Tenancy Strategy under regular review and revise it where necessary, particularly in light of adverse impact on residents of the district. The Strategy will be formally reviewed on an annual basis and if there are any significant amendments required consultation will be undertaken with all Registered Providers and relevant stakeholders prior to being reported to the Council's Cabinet for approval. Any minor changes to policy will be undertaken with Registered Providers and stakeholders and reported via a briefing note.
- 5.2 Monitoring of the Strategy will need to consider the following:
- ❖ Objectives of the Strategy
  - ❖ Strategic housing priorities
  - ❖ Housing needs.
  - ❖ Housing market information, including employment/income data
  - ❖ Choice Based Lettings/Allocations Scheme (impact of affordable rent).
  - ❖ Homelessness.
  - ❖ Rent levels across all tenures.
  - ❖ Activity of Registered Providers in the District.
  - ❖ Number of new homes built including those for affordable rent.
  - ❖ Number and location of tenancy conversions to affordable rent.
  - ❖ Delivery of additional affordable homes and impact of site viability.
  - ❖ Welfare Reform.
- 5.3 It is expected that Registered Providers will advise the Council of when a fixed term tenancy and affordable rent tenure has been introduced in the district. This is to ensure effective monitoring can be undertaken, the process for which will be agreed with each Provider.

**Risk**

- 5.4 The affordable rent model and fixed term tenancies can in some instances present an increased risk of homelessness to those who are most vulnerable or do not have the ability to be self sufficient financially and may have limited ability to pay the new rent *levels*. The Council aims to mitigate this and associated risks through the monitoring and review process engaging with all Registered Providers in the district, with particular focus on:
- ❖ Rent levels on new properties and conversions.
  - ❖ Tenants' financial circumstances.
  - ❖ The review of fixed term tenancies and impact on the tenant.
  - ❖ Preventative work undertaken by Housing Options.

- 5.5 Newark and Sherwood District Council has a strong, preventative approach to homelessness and the Council's homelessness strategy seeks to create an environment which enables people to be part of their own housing solutions and see support offered during a social housing tenancy and at the end of a tenancy as a contributory factor.

### **Equality and Diversity**

- 5.6 Newark and Sherwood District Council expects all Registered Providers to carry out an Equality Impact Assessment (EIA) for their Tenancy Policies. (An assessment involves assessing the likely or actual effects of policies or services on people in respect of a protected characteristic). It helps to make sure the needs of all groups are taken into account when a new policy is developed and implemented. The main purpose of an equality impact assessment is to pre-empt the possibility that a proposed policy could affect some groups unfavourable.
- 5.7 This Tenancy Strategy will be subject to an Equality Impact Assessment.

## CONTACT DETAILS

All enquiries relating to the Newark and Sherwood District Council's Tenancy Strategy should be directed to the:

Strategic Housing Business Unit  
Newark and Sherwood District Council  
Kelham Hall  
Newark  
Nottinghamshire  
NG23 5QX

Tel: 01636 655543

Email: [strategichousing@nsdc.info](mailto:strategichousing@nsdc.info)

Web: <http://www.newark-sherwooddc.gov.uk/housing/>

## **Appendix 1**

### **Newark and Sherwood District Council – Local Housing Strategy - Strategic Priorities**

1. To deliver an increased supply and choice of affordable housing to meet local need and manage the impact of housing growth to ensure there is a positive impact on our urban and rural communities
2. To take action to improve the condition of existing homes, reduce carbon emissions and fuel poverty along with raising standards of maintenance and management for the benefit of our local residents.
3. To meet the local housing related needs of our diverse communities through partnership working and targeted housing service provision.
4. To enable the new housing required by the East Midlands Regional Plan and Newark Growth Point initiative to be delivered, to secure the promotion of sustainable communities as part of a balanced approach to the future economy of Newark and Sherwood.

### **NEWARK AND SHERWOOD DISTRICT COUNCIL - STRATEGIC PRIORITIES 2012-2016**

#### **PROSPERITY**

Theme	Strategic Objective
Inward investment	Creating a core inward investment offer to enable a credible range of partnership activity to be supported including the development of local private sector ambassadors to advocate on behalf of the local area and encourage new investment.
	Developing and marketing the area as a destination and a place to invest.
Business growth	Developing a loan and equity scheme for local businesses to improve the availability of investment in the form of loan finance or equity finance and help encourage local business growth.
Employability	Developing interventions that will help to connect those in need of work with the economic opportunities that arise e.g. recruitment schemes, apprenticeships, graduate trainees and placements.
Infrastructure	Coordinating and developing the management of infrastructure investment through a re-focused economic development function.
Key sectors	Developing an understanding of key sectors that are likely to bring faster economic growth and sustainable job opportunities to the area.

#### **PEOPLE**

Theme	Strategic Objective
Older People	Refocusing the housing strategy on supported housing for older people reflecting the needs of different customer groups.
	Increasing support for activities which engage isolated older people in their community.
	Extending First Contact work and improved energy efficiency standards for new supported housing.
Young People	Supporting dependent families to become wage-earning through measures to

	address child poverty. Working with the private sector to provide apprenticeships and opportunities for 16-24 year olds not in education, employment or training.
Vulnerable Families	Extending Family Intervention work to try and prevent the most serious and long term impacts on children.

## **PLACE**

Theme	Strategic Objective
Maintain	Ensuring a clean, green environment.
	Helping to protect the district's character, heritage and natural assets.
Grow	Leading the development of sustainable communities.
	Driving improvements in the district's physical and broadband infrastructure.
	Increasing the amount of affordable housing.

Develop	Exploring options for increasing recycling.
	Consider ways of making better use of the current housing stock.
	Setting standards and developing masterplans to improve places and communities.

## **PUBLIC SERVICE**

Theme	Strategic Objective
Delivering our statutory duties	Re-focussing our priorities where we can meet statutory duties effectively but at a basic level.
	Considering alternative ways of meeting our statutory responsibilities.
Developing our commissioning approach	Implementing a commissioning approach to review and re-set priorities and to enable devolution of services to take place.
	De-commissioning services which are no longer a council priority.
Localism and devolution	Developing clear and supportive policies to enable devolution of services to town and parish councils and to set standards for devolved services.
	Looking at new ways to generate income.
	Enabling neighbourhood planning within the context of the district's Local Development Framework.
Customers	Developing more online transactions and self-service.
	Engaging customers in service design and commissioning.
Openness & transparency	Enabling accessible data and decision-making.
	Implementing a new governance model for the Council.
Community Leadership	Advocating key priorities for the community.
	Supporting community capacity for self-help.

## Appendix 2

### Registered Provider Stock Profile - April 2012

Registered Provider	Total Stock	Total Social Rent	Total Shared Ownership	Total Other (Rent -to- Buy/ Mortgage Rescue/ Market Rent/ NC2H)
Accent Nene	7	4	3	0
Advance	29	29	0	0
Anchor Housing	74	66	8	0
ASRA	213	204	9	0
De Montfort	85	47	34	4
Derwent Living	78	59	7	12
East Midlands	39	16	23	0
Family First	20	20	0	0
Framework	37	37	0	0
Guinness Group	9	9	0	0
Johnnie Johnson	7	0	7	0
Longhurst	17	10	7	0
Newark Housing	27	27	0	0
NCHA	1424	1288	127	9
Places for People	7	7	0	0
Raglan	24	24	0	0
Riverside	12	0	12	0
St Leonard's	54	54	0	0
<b>Totals</b>	<b>2163</b>	<b>1901</b>	<b>237</b>	<b>25</b>

### Rents

Comparative Rents Levels (£ Per Week) Spring 2012				
	Newark and Sherwood Council	Registered Providers	Private Rented	Affordable Rent (80% of Private Rent)
1 Bed Property	£59	£64	£90	£72
2 Bed Property	£66	£77	£116	£93
3 Bed Property	£75	£84	£140	£112
4 Bed Property	£81	£91	£221	£177

ELASH 2012, CORE data, RightMove



## Appendix 3

### Housing Market Information

#### Resident Population

Total Population			
	Newark & Sherwood	East Midlands	England and Wales
All People	114,800	4,533,200	56,075,900
Males	56,500	2,234,500	27,573,400
Females	58,300	2,298,700	28,502,500

Population Aged Under 15				
	Newark & Sherwood (% of Total Population)		East Midlands	England and Wales
All People	19,500	16.9%	782,300	9,891,200
Males	9,900	8.6%	399,800	5,062,900
Females	9,500	8.3%	382,500	4,828,300

Population Aged 15 - 64				
	Newark & Sherwood (% of Total Population)		East Midlands	England and Wales
All People	73,700	64.2 %	2,977,900	36,961,800
Males	36,800	32.1 %	1,486,400	18,414,300
Females	36,900	32.1 %	1,491,600	18,547,500

Population Aged Over 65				
	Newark & Sherwood (% of Total Population)		East Midlands	England and Wales
All People	21,600	18.8%	773,000	9,223,000
Males	9,800	8.5%	348,300	4,096,300
Females	11,900	10.3%	424,600	5,127,000

ONS Census 2011

#### Labour Market

Employment and Unemployment (April 2011 - March 2012)				
	Newark and Sherwood (1)	Newark and Sherwood % (2)	East Midlands % (2)	Great Britain % (2)
Economically Active	55,800	78%	77.5%	76.5%
In Employment	52,500	73.2%	71.2%	70.2%
Employees	44,100	62.5%	62.2%	60.4%
Self Employed	7,600	9.8%	8.8%	9.4%
Unemployed	3,600	6.4%	8.0%	8.1%

ONS Annual Population Survey

(1) Those aged over 16

(2) Those aged 16-64

<b>Economic Inactivity (April 2011 - March 2012)</b>				
	<b>Newark and Sherwood (1)</b>	<b>Newark and Sherwood %</b>	<b>East Midlands %</b>	<b>Great Britain %</b>
<b>Total (1)</b>	<b>15,500</b>	<b>22% (1)</b>	<b>22.5% (1)</b>	<b>23.5% (1)</b>
<b>Student</b>	<b>#</b>	<b>#</b>	<b>25%</b>	<b>24.8%</b>
<b>Looking After Family/Home</b>	<b>#</b>	<b>#</b>	<b>23.4%</b>	<b>25.1%</b>
<b>Temporary Sick</b>	<b>#</b>	<b>#</b>	<b>1.7%</b>	<b>1.9%</b>
<b>Long-term Sick</b>	<b>4,100</b>	<b>26.7% (2)</b>	<b>22.5% (2)</b>	<b>22.2% (2)</b>
<b>Retired</b>	<b>5,600</b>	<b>36.3% (2)</b>	<b>19.5% (2)</b>	<b>16.7% (2)</b>
<b>Other</b>	<b>#</b>	<b>#</b>	<b>7.8% (2)</b>	<b>9.3% (2)</b>
<b>Wants A Job</b>	<b>#</b>	<b>#</b>	<b>20.8% (2)</b>	<b>23.9% (2)</b>
<b>Does Not Want A Job</b>	<b>12,600</b>	<b>81.1% (2)</b>	<b>79.2% (2)</b>	<b>76.1% (2)</b>

ONS Annual Population Survey

(1) Those aged 16-64

(2) Proportion of those economically inactive

# Sample size too small for reliable estimate

<b>Median Earnings for Employees 2011 – by Residence</b>			
<b>Gross Weekly Pay</b>			
	<b>Newark and Sherwood (£)</b>	<b>East Midlands (£)</b>	<b>Great Britain (£)</b>
<b>Full - Time Workers</b>	<b>451.9</b>	<b>471.0</b>	<b>503.1</b>
<b>Male Full – Time Workers</b>	<b>460.7</b>	<b>512.3</b>	<b>541.7</b>
<b>Female Full – Time Workers</b>	<b>434.1</b>	<b>409.5</b>	<b>446.3</b>

ONS Annual Survey of Hours and Earnings

<b>Working Age Key Benefit Claimants (February 2012)</b>				
	<b>Newark and Sherwood</b>	<b>Newark and Sherwood % (1)</b>	<b>East Midlands % (1)</b>	<b>Great Britain% (1)</b>
<b>Total Claimants</b>	<b>9,870</b>	<b>13.9%</b>	<b>14.4%</b>	<b>15%</b>
<b>Job Seekers</b>	<b>2,090</b>	<b>2.9%</b>	<b>4%</b>	<b>4.1%</b>
<b>ESA and Incapacity benefits</b>	<b>4,590</b>	<b>6.5%</b>	<b>6.1%</b>	<b>6.5%</b>
<b>Lone Parents</b>	<b>840</b>	<b>1.2%</b>	<b>1.4%</b>	<b>1.5%</b>
<b>Carers</b>	<b>1,030</b>	<b>1.4%</b>	<b>1.3%</b>	<b>1.5%</b>
<b>Others on Income Related Benefits</b>	<b>290</b>	<b>0.4%</b>	<b>0.4%</b>	<b>0.4%</b>
<b>Disabled</b>	<b>870</b>	<b>1.2%</b>	<b>1.1%</b>	<b>1.1%</b>
<b>Bereaved</b>	<b>170</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.2%</b>
<b>Key out of Work</b>	<b>7,800</b>	<b>11.0%</b>	<b>11.8%</b>	<b>12.5%</b>

<b>Benefits (2)</b>				
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DWP

(1) Proportion of those aged 16 -64

(2) These groups have been chosen to best represent a count of all those benefit recipients who cannot be in full-time employment as part of their condition of entitlement

### Homelessness Statistics

<b>Statutory Applications</b>			
	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
<b>Number of Homelessness Applications Received</b>	<b>96</b>	<b>104</b>	<b>124</b>
<b>Number of Homelessness Applications Accepted</b>	<b>87</b>	<b>96</b>	<b>110</b>
<b>Percentage of Applications Accepted</b>	<b>91%</b>	<b>92%</b>	<b>89%</b>
<b>Cases where Homelessness was Prevented or Relieved</b>	<b>89</b>	<b>158</b>	<b>107</b>

Homelessness Provisions Statistics

### Tenure

<b>Stock Profile of the District – April 2012 (estimates)</b>					
<b>Tenure</b>	<b>Percentage</b>	<b>Nos.</b>	<b>Tenure</b>	<b>Percentage</b>	<b>Nos.</b>
<b>Owner Occupier (with mortgage)</b>	<b>42%</b>	<b>20,500</b>	<b>Owner Occupier</b>	<b>75%</b>	<b>36,600</b>
<b>Owner Occupier (no mortgage)</b>	<b>33%</b>	<b>16,100</b>			
<b>LA – Newark and Sherwood DC</b>	<b>11.2%</b>	<b>5475</b>	<b>All Registered Providers</b>	<b>15.6%</b>	<b>7638</b>
<b>Registered Providers</b>	<b>4.4%</b>	<b>2163</b>			
<b>Private Rented</b>	<b>8.5%</b>	<b>4150</b>	<b>Private Rented</b>	<b>8.5%</b>	<b>4150</b>
<b>Other</b>	<b>1.1%</b>	<b>500</b>	<b>Other</b>	<b>1.1%</b>	<b>500</b>
<b>TOTALS</b>	<b>100.2%</b>	<b>48,888</b>		<b>100.2%</b>	<b>48,888</b>

2009 District Wide Housing Needs Survey, Internally held data on RPs, 2011 Census, 2012 ELASH

## Appendix 4

### Comparison of social rents with affordable rents at sub housing market area

Area	1 bed house/Flat	2 bed house	3 bed house	4 bed house
<b>Sherwood &amp; Mansfield (NG25) Private Rent 100%</b>	£401	£452	£542	£750
Median Private Rent 100%	£375	£450	£524	£750
Number of Properties Available	8	14	29	1
80% rent of average Private Rent	£321	£362	£434	£600
Local Housing Allowance (LHA)	£325	£394.98	£450.02	£599.99
LA Rent Levels	£265.00	£312.00	£346.00	£377.00
<b>Difference between LA rent and 80% market rent</b>	<b>£56</b>	<b>£50</b>	<b>£88</b>	<b>£233</b>
<b>Difference between LA rent and LHA</b>	<b>£35</b>	<b>£53</b>	<b>£69</b>	<b>£171</b>
<b>80% of private rent achievable with regard to LHA</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>
<b>Southwell (NG24) 100%</b>	£399	£564	£644	£1,351
Median Rent 100%	£399	£563	£633	£1,351
Number of Properties	1	12	6	2
80% rent of average	£320	£451	£515	£1,080
LHA	£314.99	£419.99	£475.02	£650.00
LA Rent Levels	N/a	£366.00	£372.00	£403.00
<b>Difference between LA rent and 80% market rent</b>	<b>N/a</b>	<b>£85</b>	<b>£143</b>	<b>£677</b>
<b>Difference between LA rent and LHA</b>	<b>N/a</b>	<b>£17</b>	<b>£66</b>	<b>£197</b>
<b>80% of private rent achievable with regard to LHA</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Nottingham Fringe (NG14) 100%</b>	£354	£532	£725	£901
Median Rent 100%	£395	£530	£675	£850
Number of Properties	3	15	7	3
80% rent of average	£283	£425	£580	£721
LHA	£385.02	£450.02	£499.98	£675.00
LA Rent Levels	N/a	N/a	£377.00	£411.00
<b>Difference between LA rent and 80% market rent</b>	<b>N/a</b>	<b>N/a</b>	<b>£203</b>	<b>£310</b>
<b>Difference between LA rent and LHA</b>	<b>N/a</b>	<b>N/a</b>	<b>£84.00</b>	<b>£212</b>
<b>80% of private rent achievable with regard to LHA</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Newark and Balderton (NG23) 100%</b>	£392	£472	£531.00	£837
Median Rent 100%	£388	£475	£520	£785
Number of Properties	34	105	56	12
80% rent of average	£314.00	£378.00	£429.00	£670.00
LHA	£314.99	£419.99	£475.02	£660.00
LA Rent Levels	£264.00	£325.00	£364.00	£381.00
<b>Difference between LA rent and 80% market rent</b>	<b>£50</b>	<b>£53</b>	<b>£65</b>	<b>£289</b>
<b>Difference between LA rent and LHA</b>	<b>£26</b>	<b>£58</b>	<b>£74</b>	<b>£219</b>
<b>80% of private rent achievable with regard to LHA</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>

## Appendix 5

### Glossary

**Affordable Housing:** Housing options available to residents who cannot afford to rent or buy a home in the open market. This includes social rented housing, affordable rent housing and intermediate housing solutions, such as shared ownership. The definition of affordable housing is defined in New National Planning Policy Framework 2012.

**Affordable Rent:** Rents offered by Registered Providers of social housing at up to 80% of the rent that would be charged if the property were let in the open market.

**Comprehensive Spending Review:** Government review of national public sector spending to plan expenditure over the medium term. Reviews take place every three years.

**Fixed Term Tenancy:** A tenancy with a fixed start and finish date.

**Homes and Communities Agency:** The national housing and regeneration agency for England, responsible for allocating funding for new affordable housing. A non-departmental public body, sponsored by the Department for Communities and Local Government.

**Homelessness Duty:** A local authority owes the 'main homelessness duty' when the authority is satisfied that a homeless household is eligible for assistance, unintentionally homeless and falls within a specified priority need group. Where this duty is owed, the authority must ensure that suitable accommodation is available to the household.

**Local Housing Allowance:** The current form of housing benefit paid to people, set against local incomes, who are renting in the private sector.

**Market Rent:** The rental income that a property would most probably command on the open market.

**NPPF:** National Planning Policy Framework. A new planning policy framework implemented in 2012 that reduces planning guidance down to 50 pages.

**Reasonable preference categories:** Particular groups who must be given priority on registered for social housing, as defined by national government.

**Registered housing Providers:** Organisations that provide affordable housing to those in need and regulated by the Homes and Communities Agency. These Providers are historically known as housing associations.

**Section 106 Agreement:** Legally binding agreements made under Section 106 (S106) of the Town and Country Planning Act 1990. These agreements are used to enhance the quality of development, enabling proposals to go ahead where they might otherwise have been refused. They can include an obligation for a developer to deliver affordable housing.

**Social Rent:** Housing for which guideline target rents are determined through the National Rent Regime, aimed at helping people in housing need. Rents are usually significantly lower than market levels

**Tenancy Policy:** A Registered Provider's policy that defines how the provider will make decisions about the types of tenancy they will provide to tenants. These will have to have 'due regard' to a local authority's Tenancy Strategy.

**Welfare Reform Bill:** A bill introduced by national government in 2011, which proposes to make significant changes to the welfare benefits system.