

**Appendix 2: Summary of differences between Tenancy Strategy 2012 and Tenancy Strategy 2020 refresh**

Tenancy Strategy 2012	Tenancy Strategy 2020 refresh	Section
<b><u>Introduction, government policy, council’s strategic aims, local context.</u></b>	<b>Updated:</b> to reflect current position	1-4
<b><u>Affordability of housing</u></b> The council wants to see Registered Providers negotiating towards affordable rent levels being around 65% of market rents and close to Local Housing Allowance rates.	<b>Strengthened:</b> The council requires affordable rents, including service charges, to be capped at Local Housing Allowance rates. This aligns with Greater Cambridge Housing Strategy 2019-2023.	5
<b><u>Increasing the Supply of Affordable Housing in Cambridge</u></b> Funding raised through charging affordable rents to be used to fund new affordable homes within/on urban fringes of Cambridge.	<b>No substantive change</b>	6
<b><u>Type of tenancy</u></b> Council’s preference is for lifetime tenancies, although council recognises the potential use of flexible tenancies in order rebase rents after a period of time.	<b>No substantive change</b>	7
<b><u>Length of tenancy</u></b> Two year tenancies should be an absolute minimum –eg for designated supported move-on accommodation, or for regeneration. Otherwise minimum five years, preferably longer	<b>Amended:</b> -Majority of tenancies should be for five years, to align with requirements of Regulatory Framework for Social Housing. -Shorter tenancies may be acceptable in exceptional	8

<b>Tenancy Strategy 2012</b>	<b>Tenancy Strategy 2020 refresh</b>	<b>Section</b>
	<p>circumstances for designated move-on accommodation or for regeneration.</p> <p>-Added flexibility to allow tenancies of less than five years for training flats provided under the Housing First model.</p>	

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<p><b><u>Renewal of fixed term tenancy</u></b>                      Council expects any fixed term tenancies to be renewed at the end of the fixed term other than in exceptional circumstances (see below).</p> <p>Circumstances where it is acceptable not to renew a tenancy:</p> <ul style="list-style-type: none"> <li>• Where a tenant wishes to terminate the tenancy</li> <li>• Where the home has 4 or more bedrooms and is now larger than required by the household</li> <li>• Significant disabled adaptations which are no longer required, and the home would meet needs of another housing register applicant</li> <li>• Designated move-on accommodation where the tenant is now able to live independently</li> </ul>	<p><b>No substantive change</b></p>	<p>9</p>
<p><b><u>Circumstances where it would NOT be acceptable to decide not to renew a tenancy:</u></b></p> <ul style="list-style-type: none"> <li>• Breach of tenancy conditions, as other tools are available;</li> <li>• Where tenant has gained work or otherwise improved financial circumstances.</li> </ul>	<p><b>No substantive change</b></p>	<p>9</p>

Tenancy Strategy 2012	Tenancy Strategy 2020 refresh	Section
<p><b><u>Where a tenancy is not to be renewed</u></b></p> <ul style="list-style-type: none"> <li>Registered Provider to provide advice and support to the tenant in finding suitable alternative accommodation.</li> <li>Could rehouse into private rented sector, but not if household considered vulnerable.</li> </ul>	<p>Advice and support still required</p> <p><b>Amended:</b> Council would be supportive of using the Private Rented Sector in appropriate circumstances, and added reference to council continuing to work with partners to identify housing options in the Private Rented Sector.</p>	<p>10</p>
<p><b><u>Conversions to affordable rent</u></b> Council recognises that providers may need to convert some homes to affordable rent to raise money for more affordable housing. Council expects RPs to:</p> <ul style="list-style-type: none"> <li>Maintain a mix of tenure types in different parts of the city</li> <li>Maintain a mix of sizes and types across the city so existing tenants can move without losing security of tenure (ie if a lot of fixed term tenancies)</li> <li>Ensure housing remains as affordable as possible to local people</li> </ul>	<p><b>No substantive change</b></p>	<p>11</p>
<p><b><u>Under-occupancy</u></b> Council support Registered Providers in taking positive action to help tenants to help tenants to move to smaller accommodation if they wish to do so.</p>	<p><b>No substantive change</b></p>	<p>12</p>

<b>Tenancy Strategy 2012</b>	<b>Tenancy Strategy 2020 refresh</b>	<b>Section</b>
<p><b><u>Local Lettings Plans</u></b> Council will continue to require Local Lettings Plans on new developments.</p>	<p><b>No substantive change.</b></p>	<p>13</p>
<p><b><u>Developments on growth sites on the fringes of the city</u></b> Rent levels should be consistent across each phase of a development, regardless of whether it is in Cambridge City or South Cambridgeshire.</p> <p>Arrangements around use of fixed term tenancy, length of tenancy and tenancy renewal will be agreed in Local Lettings Plans and may differ from the Tenancy Strategy.</p>	<p><b>No substantive change</b></p>	<p>14</p>
<p><b><u>Appeals and complaints</u></b> Outlines what the council expects Registered Providers' tenancy policies to include details on.</p>	<p><b>No substantive change</b></p>	<p>15</p>
<p><b><u>Monitoring and review, joint working and equalities</u></b></p>	<p><b>Updated wording</b></p>	<p>17-19</p>
<p><b><u>All sections (including those marked 'no substantive change')</u></b></p>	<p><b>Updated data</b>, focusing on what is most relevant and available. <b>Amended wording where appropriate</b> to fit current context.</p>	<p>1-19 and Annex A</p>
<p><b><u>Glossary</u></b></p>	<p><b>Updated</b></p>	<p>Annex B</p>