

# Royal Borough of Greenwich Tenancy Policy

## Introduction

We want the Royal Borough of Greenwich to be a place where everyone is able to afford a decent home of their choice, and where people feel proud, safe and able to contribute to the life of their local community.

This Tenancy Policy provides information about the types of social housing tenancies the Royal Borough of Greenwich uses for its tenants and information on tenancy management issues.

## Objectives of our tenancy policy

- Offer the type of tenancy which is appropriate for the needs of tenants
- Provide the appropriate support and advice to tenants to enable them to either sustain their tenancies, or to move to another home
- Achieving sustainable balanced communities, with a mix of residents from a range of income levels, ages, household sizes, needs and aspirations
- Meeting Greenwich's responsibilities to prevent and deal with homelessness and their obligations to support employment and training opportunities for residents
- Support the use of tenancies with rents that are affordable and remain within the Universal Credit limit
- Ensuring The Royal Borough of Greenwich's social rented housing is managed in an efficient and cost effective way

## Types of tenancies Greenwich will offer

1. New tenants will be offered a 12 month Introductory Tenancy, which is converted to a Secure tenancy, if the tenant satisfactorily completes 12 months without breaking the tenancy conditions.
2. Existing Secure tenants who transfer to a Greenwich home will continue with a Secure type of tenancy
3. Non-Secure tenancies will be used for people housed in temporary accommodation.

## The length of our tenancies

We will offer new tenants a 12 month Introductory type of tenancy. Providing they do not break the tenancy conditions during that period, this tenancy will convert to a 'lifetime' or Secure type of tenancy.

Existing Secure tenants who transfer to a Greenwich home will continue with a Secure type of tenancy.

## The circumstances in which we will use a particular type of tenancy

1. New tenants will be offered an Introductory tenancy

2. Secure tenancies will be offered to existing Secure tenants if they transfer to another Greenwich property. This includes Secure tenants transferring into a Greenwich home from another landlord.
3. People housed in temporary accommodation will be offered a 'non-Secure' type of tenancy for a fixed duration, until their housing needs are resolved.

### **The circumstances in which we will offer another tenancy when a fixed term tenancy comes to an end**

We will extend an Introductory tenancy and it will become a 'lifetime' Secure tenancy, if the tenant keeps to the tenancy conditions and Greenwich does not have to take action to end that tenancy before the end of the 12 month period.

If we have to take action against the tenant to end their Introductory tenancy, the tenant will have the right to appeal.

Should we have to end this tenancy, we will provide appropriate support and advice to tenants to find alternative accommodation.

### **Succession rights**

Under the Localism Act 2011, the law on succession has changed, and limits succession to spouses, civil partners and people living with the tenant as wife, husband or civil partners, unless there is an express term in the tenancy permitting others to succeed. The Royal Borough of Greenwich would retain the discretion to consider granting tenancies outside of these categories, depending on individual circumstances, and these would be considered under the Unlawful Occupation Policy.

### **Further information**

For more information about the Royal Borough of Greenwich's housing policies visit our website:  
<http://www.royalgreenwich.gov.uk/info/100007/housing>