

Report for: Cabinet - 21 October 2025

Title: **Adopting a new Tenancy Strategy**

Report authorised by: Sara Sutton, Corporate Director of Adults, Housing and Health

Lead Officer: Jahedur Rahman, Director of Housing

Ward(s) affected: All

**Report for Key/
Non Key Decision:** Key

1. Describe the issue under consideration

- 1.1 Haringey's Tenancy Strategy sets out the matters Haringey Council, and other Registered Providers of social housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies.
- 1.2 It covers the Council's obligations under the Localism Act 2011 to keep its Tenancy Strategy under review.
- 1.3 This report seeks approval from Cabinet for adoption of a modified Tenancy Strategy.

2. Cabinet Member Introduction

- 2.1 The housing associations working across Haringey provide excellent services in most cases. All have particular strengths. There is much we can all learn from each other.
- 2.2 This process of learning is especially important for the Council on its journey to transform the services it provides to Council tenants and leaseholders. In the same way, we aim to support housing associations to achieve improvements. Working with housing associations to improve social housing across the borough is one of the objectives in our Housing Strategy 2024-2029.
- 2.3 This Tenancy Strategy is another step on that journey, confirming the Council's approach to tenancy management and our expectations of Registered Providers through the language of partnership and collaboration.
- 2.4 The insights and experiences of our residents, particularly through the Tenancy Management Continuous Improvement Group. This Group, comprising tenants, ensures ongoing resident engagement and co-creation in housing policies. I want to express my gratitude to the Group for their invaluable input, which has helped this policy to better reflect the needs of our communities.

- 2.5 This strategy has also benefited from the input and feedback received from other Registered Providers of social housing in Haringey through the online consultation held. I want to thank them for their key role in shaping this strategy and to emphasise the Council's commitment to forging a genuine partnership with all Registered Providers in Haringey.
- 2.6 I am pleased to recommend it's adoption by Cabinet, marking another step forward in our ongoing efforts to improve housing quality and resident services in Haringey.

3. Recommendations

That Cabinet:

- 3.1 Approves the adoption of the draft Tenancy Strategy to come into effect from 4 November 2025.
- 3.2 Delegate authority to the Director of Housing in consultation with the Cabinet member for Housing and Planning to make any future modifications to this strategy required by changes to legal or regulatory requirements arising in the four-year period before the strategy is due for review.

4. Reasons for decision

- 4.1 A Strategy setting out the Council's expectations for Registered Providers (RP's) of Social Housing in the borough is important for providing guidance and support to RP's on a range of issues:
- in letting social housing
 - developing housing policies
 - and supporting residents to live independently and sustain their tenancies.
- 4.2 Haringey's current Tenancy Strategy ran from 2014 – 2016. A new Tenancy Strategy is required.

5. Alternative options considered

- 5.1 **Do nothing. The Council could not have continued with an out-of-date tenancy strategy.** This option was rejected because it would not meet the Council's needs or those of its tenants. Introducing this new strategy will allow the Council to meet its obligations under the Localism Act 2011.

6. Background information

- 6.1 Haringey's previous Tenancy Strategy ran from 2014 – 2016. A new Tenancy Strategy is therefore required.
- 6.2 The draft Tenancy Strategy sets out the matters Haringey Council, and other Registered Providers of social housing in the borough, are required to consider when developing or reviewing their own Tenancy Policies.

- 6.3 In November 2024, the Tenancy Management CIG reviewed the newly developed strategy incorporating their recommendations. A consultation on the strategy including with Registered Providers of social housing was held between 25 June 2025 and 6 August 2025 on the [Council's online consultation platform, Commonplace](#). Details of this consultation can be found in Appendix 3.

Key provisions of the draft Tenancy Strategy

- 6.4 The first section is titled 'Why do we need a Tenancy Strategy?'. This explains that the role of a Tenancy Strategy as defined under the Localism Act 2011 is to outline the broad objectives that Registered Providers should consider when preparing their own tenancy policies which cover:

- The types of tenancies they grant
- The circumstances in which they will grant a particular type of tenancy
- Where they grant a tenancy for certain terms, the lengths of the terms
- The circumstances in which they will grant a further tenancy when an existing tenancy comes up for review

- 6.5 It is framed around the following four key priorities by firstly setting out the Council's approach and then recommending the approach that the Council would like other Registered Providers of social housing in Haringey to take.

1 Lifetime tenancies are the preferred option in Haringey

- a. The strategy confirms the Council's decision to continue offering Lifetime tenancies to our council tenants. This provides the security and peace of mind we know that tenants want to support them with building a long-term future within their communities without having to undergo the uncertainty of a tenancy review at the end of a fixed-term tenancy.
- b. For other Registered Providers of social housing in Haringey it recommends that they also issue lifetime tenancies instead of fixed-term tenancies for all new tenants.

2 Tenants understand their rights and responsibilities in relation to their tenancy, appeals and complaints

- a. This confirms that the Council's Tenancy Agreement is a legal agreement setting out both tenant's and the Council's rights and responsibilities. This is supported by a tenants handbook to help them understand the services provided to them and their rights and responsibilities as a tenant.
- b. For other Registered Providers of social housing in Haringey it recommends that they produce tenancy agreements that are accessible and available to tenants including vulnerable tenants. There should also be a clear accessible policies and appeals process for certain decisions that is clear, fair and accessible.

3 Tenants are supported to live in their homes for as long as it remains suitable

- a. This confirms the Council's commitment to assisting tenants to live in their homes for as long as they remain suitable for them.
- b. For other Registered Providers of social housing in Haringey it recommends they support their tenants to sustain their tenancies by taking early action to address any concerns which could put their tenancy at risk. Eviction should be sought only as a last resort once all other avenues have been exhausted without success.

4 A proactive approach to preventing homelessness where a social housing provider is intending to end a tenancy

- a. The Council confirms that early intervention work designed to support tenants to sustain their tenancies and prevent them from becoming homeless is carried out as necessary.
- b. For other Registered Providers of social housing in Haringey it recommends they have clear policies and procedures in place for reviewing a tenant's circumstances prior to their fixed-term or starter tenancy coming to an end – and for assessing whether the tenant will be offered a further tenancy, either in the same home or in a different home. Where the Registered Provider decides not to offer a further tenancy, they should have exhausted all other options to try to preserve the tenancy and avoid the need for eviction and homelessness.

6.6 A section covering the main types of tenancies available to offer follows. This explains the Council's approach to each and recommendations for other Registered Providers of social housing. This includes the approach to introductory tenancies for a trial period of 12 months, extending introductory tenancies by six months if there has been a breach of the tenancy conditions and when introductory tenancies would be terminated. This section also confirms that the Domestic Abuse Act 2021 requires that secure tenancy provision is made available for those fleeing domestic abuse.

6.7 Final sections on successions and delivering the strategy cover the legal position when a person takes over a tenancy following the previous tenant's death and a commitment to forging a genuine partnership with all Registered Providers in Haringey.

7 Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

7.1 The recommendations in this report will support the Corporate Delivery Plan's theme 5, "Homes for the Future", and in particular its commitment to provide reliable, customer focused resident housing services and to undertake a full review of all strategies and policies relating to our tenants and leaseholders in our role as their landlord.

7.2 The recommendations in this report will also support the 2024-2029 Housing Strategy's second strategic objective, improving housing quality and resident

services in the social housing sector, in particular commitments around transforming services to our tenants and leaseholders, and designing those services with them.

8 Carbon and Climate Change

- 8.1 The recommendation to adopt this new proposed new tenancy strategy supports the Council's commitments in its 2021 Climate Action Plan to the delivery of homes that are healthy, comfortable, and affordable places to heat and power.

9 Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)

Finance

- 9.1 This strategy is setting out the approach the Council and other housing providers in the borough should adopt. It is difficult at this stage to assess any potential financial implication as a result of this strategy.
- 9.2 Any future decision emanating from adoption of this strategy will go through the Council's governance process and any financial implication will be assessed at that point.

Director of Legal & Governance

- 9.3 The Director of Legal & Governance has been consulted in the drafting of this report and comments as follows.
- 9.4 Section 150 of the Localism Act 2011 ("the Act") requires the Council as a local housing authority to "prepare and publish a strategy (a "tenancy strategy") setting out the matters to which the registered providers of social housing for its district are to have regard in formulating policies relating to
- (a) the kinds of tenancies they grant,
 - (b) the circumstances in which they will grant a tenancy of a particular kind,
 - (c) where they grant tenancies for a term certain, the lengths of the terms, and
 - (d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy
- 9.5 The Council must have regard to its tenancy strategy in exercising its housing management functions
- 9.6 Before modifying a tenancy strategy to reflect a major change in policy the Council must consult every private registered provider operating in the borough and the Mayor. Officers have conducted consultation with registered

providers; they do not consider that the modified strategy reflects a major change in policy so consultation with the Mayor is unnecessary

- 9.7 In modifying its tenancy strategy, the Council must have regard to its current allocation scheme and homelessness strategy, and the London Housing Strategy.
- 9.8 Cabinet must conscientiously take into account the responses to consultation in making its decision.
- 9.9 There is no legal reason why Cabinet should not adopt the recommendations made in this report.

Procurement

- 9.10 Strategic Procurement has been consulted in the preparation of this report and have noted the contents herein

Equality

- 9.11 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 9.12 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.13 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.14 The strategy considered here will apply to Council tenants and tenants of Registered Providers in the borough. Haringey Council's tenant population shows the following characteristics compared to the wider borough population:
- a significantly higher proportion of young people (under 24) and older people (over 50).
 - a significantly higher proportion of individuals who have a disability under the Equalities Act.
 - a slightly higher proportion of individuals who report their gender identity as different from sex registered at birth.
 - a significantly lower proportion of individuals who are married or in a registered civil partnership.

- a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individual who identify as Christian, Buddhist or another religion. This is countered by a significantly lower proportion of tenants who don't associate with any religion or identify as Jewish, Hindu or Sikh.
 - a significantly higher proportion of female individuals.
 - a significantly lower proportion of individuals who report their sexual identity as something other than Straight or Heterosexual.
- 9.15 Data that splits Local Authority social rented households from other Housing Association or Registered Provider social rented households is not available.
- 9.16 A full analysis of the impact of the strategy on people with protected characteristics is contained in the Equality Impact Assessment found at Appendix 2.
- 9.17 The Tenancy Strategy recommends that other Registered Providers of social housing in Haringey follow the same principles adopted by the Council's Tenancy Management policy such as:
- issuing lifetime tenancies
 - supporting tenants by taking early action to address any concerns which could put their tenancy at risk
 - producing tenancy agreements that are accessible and available to tenants including vulnerable tenants.
- 9.18 The Tenancy Strategy will have a positive impact on the protected characteristics of age, disability and race. It will have a neutral impact on those with other protected characteristics.

10. Use of Appendices

Appendix 1 — Tenancy Strategy

Appendix 2 — Equality Impact Assessment of the Tenancy Strategy and Tenancy Management Policy

Appendix 3 — Consultation responses

11 Background papers

- **Haringey Housing Strategy 2024 – 2029:**
[https://new.haringey.gov.uk/sites/default/files/202405/haringey_housing_strategy_2024 - 2029.pdf](https://new.haringey.gov.uk/sites/default/files/202405/haringey_housing_strategy_2024_-_2029.pdf)
- **Housing Services Improvement Plan:**
<https://www.minutes.haringey.gov.uk/documents/s138660/Appendix%201.pdf>