

Tenancy Policy

1. Purpose

This policy explains the type of tenancy Stoll will offer to new tenants and the reasons that this tenancy type has been agreed.

2. Background

- 2.1 Stoll is a Registered Provider and Charity whose objective is to provide supported housing to vulnerable Veterans that enables them to live as independently as possible.
- 2.2 Many of the Veterans Stoll house come from insecure or unsuitable accommodation and may have experienced a cycle of homelessness for many years.

3. Legal and Good Practice Context

- 3.1 Stoll will ensure that this policy reflects best practice and complies with relevant Housing Act legislation, the Localism Act 2011 and the Homes and Communities Agency's Regulatory Framework, in particular the Tenancy Standard.
- 3.2 In the drafting of this policy, due regard has been taken of the Tenancy Strategies of the Local Authorities in which Stoll has housing stock with a view to ensuring that the best use of Stoll's housing is achieved.

4. Policy Objectives

- 4.1 The objectives of this policy are to:
 - Ensure that the type of tenancy offered allows Veterans to rebuild their lives and become as independent as possible
 - Encourage move-on into fully independent living wherever possible and appropriate
 - Use and manage our housing stock to help as many Veterans in need of supported housing as possible
 - Achieve balanced and sustainable communities
 - Ensure that there is a commitment from tenants to maintaining tenancy conditions
 - Ensure that tenants engage with the support service Stoll provides.

5. Tenancy Types

- 5.1 Stoll has considered the various tenancies available for use with the Veterans it houses and has chosen the most appropriate one both for the best management of its stock and in the best interests of its current and future clients.
- 5.2 For many Veterans, Stoll provides their first experience of secure accommodation and a chance to begin rebuilding their lives in a safe and settled environment until such time as they can move into fully independent housing if this is appropriate.
- 5.3 Stoll will therefore offer a tenancy which provides both a long enough period of stability and security and a focus on preparation to enable the Veteran to move on to fully independent living within a reasonable period of time.
- 5.4 A Starter Tenancy will be offered to all new tenants with the intention that this tenancy will be converted to a fixed term tenancy for the remainder of the five year term after 12 months (or 18 months if extended) unless Stoll take steps to end the tenancy due to a serious breach of tenancy conditions.
- 5.5 A review will take place prior to the end of the fixed term tenancy to determine whether a further fixed term will be offered. The review process and right of appeal is explained in the Tenancy Policy procedure.
- 5.6 The process by which Starter Tenancies and Fixed Term Tenancies will be managed is explained in the Tenancy Policy procedure.

6. Policy Monitoring and Review

- 6.1 Stoll undertakes a thorough review of this policy every three years, unless legislation requires that it is reviewed earlier or areas for improvement are identified.