

Points for Consultation

| Aspect                                 | Current position  | Preferred option and reasons why   | Alternatives to consider  |
|--|---|--|---|
| Flexible Tenancies (5-year fixed term) | Flexible tenancies were operated by both Selby and Harrogate but were never adopted by Richmondshire.   | <p>Cease to offer Flexible Tenancies and convert existing ones to fully secure tenancies over time.</p> <p>This will reduce the administration for the housing team and more importantly, provide additional security for all tenants. This is the approach now being adopted by most Local Authorities.</p>                 | <ul style="list-style-type: none"> <li>Retain flexible tenancies and extend to all new tenants including Richmondshire.</li> <li>Retain flexible tenancies for some tenants in certain situations such as those who have been offered larger homes or homes which have been significantly adapted for example.</li> </ul> |
| Succession rights                      | Both Selby and Harrogate opted to restrict succession rights to tenancies which started after 1 April 2012. Richmondshire opted to grant discretionary rights of succession.  | <p>Adopt the approach taken by Selby and Harrogate and limit the rights of succession to those set out in statute for all new tenants.</p> <p>This is legally the more straightforward option and easier to understand to implement.</p> <p>Discretion can also still be given to grant a new tenancy where appropriate.</p> | <ul style="list-style-type: none"> <li>To adopt the approach taken by Richmondshire and offer all tenants equal rights of succession.</li> </ul>  |
| Joint tenants                          | Harrogate was fairly strict in limiting who could be offered a joint tenancy and only to persons in a relationship with anything else by exception only (there was no clarity as to what actually amounted to such an exception however). Richmondshire took a similar approach, but Selby was silent on the subject. | <p>To allow a wider group of persons to be offered a joint tenancy including siblings.</p> <p>This option recognises the cost-of-living challenge faced by many single person households combined with the lack of single person accommodation within our stock for those age under 60.</p>                                  | <ul style="list-style-type: none"> <li>Retain the current approach and limit the offer of a joint tenancy to those in a relationship.</li> <li>Widen the group of persons who can be offered a joint tenancy but only to those who have an existing history of living together such as siblings.</li> </ul>               |
| Introductory tenancies                 | Both Harrogate and Richmondshire offered introductory tenancies to all new tenants.   | To offer introductory tenancies to all new tenants.  | <ul style="list-style-type: none"> <li>Adopt the Selby approach and offer secure tenancies to certain groups of tenants immediately</li> </ul>  |

**Appendix B**

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|  | <p>Selby opted to offer secure tenants to those moving into Sheltered Housing, those over pensionable state age or those deemed “vulnerable” without the requirement to complete a probationary period.</p> | <p>This option recognises that we do experience issues with both older tenants and those moving into Sheltered Housing, and which are impactful on other residents in those schemes.</p> | <p>with no requirement to offer an introductory tenancy first.</p> |
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