

**APPENDIX****Introductory Tenancies****Overview**

An introductory tenancy is a type of tenancy that lasts for 12 months and is offered to all new tenants to social housing at Broxtowe Borough Council. The tenancy does not apply to existing secure tenants.

An introductory tenancy has less rights and security than a secure tenancy. It is therefore quicker for the Council to bring a tenancy to an end in the event of a breach or breaches.

Part of the introductory tenancy procedure is for the new tenant to have at least 3 visits from the Housing Team to provide them with tenancy advice and support as necessary. Attending these visits is part of an introductory tenant keeping to the terms of their tenancy agreement.

The Council began offering introductory tenancies from April 2019.

**How many tenants have so far been affected?**

As of the end of September, there were 73 tenancies that have introductory tenancy status. These are across both General Needs Housing and Independent Living.

There were 159 tenancies in total started over the same period. Tenants who move within social housing stock or start a new tenancy for any other reason do not lose their secure tenancy status, so therefore there are still a number of tenants that are offered new secure tenancies.

**What has been the impact on rent arrears?**

One of the key reasons to introduce introductory tenancies is to ensure that tenants comply with the terms of tenancy from the very start. A most common tenancy breach that the Council encounters is non-payment of rent by the tenant.

Of the 73 introductory tenancies, 39 of them had a 0 balance or had a credit on their account (53%) 34 tenancies therefore are in breach of their introductory tenancy for rent arrears. Tenancy action is being considered in accordance with the introductory tenancy procedure by the Income Collection Team.

In terms of arrears, the total amount of arrears across the introductory tenancy rent accounts is £7032.67 in arrears. An introductory tenant in arrears therefore has an average of £206 of arrears on their account.

Of the 86 secure tenancies started in this period as a direct comparison, 43 accounts are in credit or have a 0 balance (50%).

In terms of arrears, the total is £9,467.67 in arrears. A new secure tenant in arrears therefore has an average of £220 on their account.

### **Tenancy Enforcement and Breaches**

Apart from the 34 tenancies in rent arrears, there has been some isolated instances of tenants missing appointments for their reviews with the Housing Team. Upon investigation, these have been for reasons that Officers have considered to be reasonable and therefore have not been classed as tenancy breaches.

No Notices of Proceedings to Possession have been served on tenants and there has been no need to consider enforcement action to date.

There are currently no incidents or investigations of anti-social behaviour involving introductory tenants.

### **Visits to Introductory Tenants**

As at the end of September, the Housing Team had completed 77 introductory tenancy visits to tenants. As some of the tenancies started longer than 4 months ago, some of the tenants affected are now on their second visit from an Officer.

The introductory tenants were engaging well with attending their visit appointments with their Housing Officer or Independent Living Coordinator.