

Respondents by landlord

Row Labels	Count of
AHA	63
AKSA HOUSING	6
BEECH	5
CCH	26
GEDLING HOMES	7
LUNE_V	1
MCC	9
NEW CHARTER HOMES	50
OTH	5
Unknown (blank)	1
Grand Total	173

Column Labels	No	Unsure	Yes	(blank)	Grand Total
Count of Each Landlord within the Group can offer periodic (lifetime) or fixed term tenancies (usually for 2 or 5 years). Our intention is to continue to only offer periodic tenancies. We believe periodic tenancies provide more stability for tenants especially those who are vulnerable or have young children. Do you agree with us continuing to offer periodic tenancies?	10	15	148		173

85% of respondents agreed we should offer periodic tenancies
The main reason is around having security and stability, having a home for life

Column Labels	No	Unsure	Yes	(blank)	Grand Total
Count of If we only offered fixed term tenancies would this have stopped you applying or accepting a home with us?	66	48	59		173

Of those answering NO the main reason is the need for a home and confidence that if you comply with tenancy conditions it would be renewed

Of those answering UNSURE the comments left are mainly due to requiring more detail and understanding of the difference between a fixed term and periodic tenancy.

Of those answering YES reasons are wanting stability and a life time home

Column Labels	1 year	2 years	3 months	6 months	Please choose (blank)	Grand Total
Count of We offer different types of periodic tenancies for example: Assured Shorthold (Starter) tenancies and Assured tenancies. This next question is about starter tenancies which usually automatically convert to an assured tenancy at the end of a probationary period providing that the tenancy has been conducted satisfactorily. We offer most of our new tenants a starter tenancy. As an assured shorthold (starter) tenant you have fewer rights than a fully assured tenant and we can take possession of the property more quickly. How long do you think the probationary period should be on an assured shorthold tenancy?	82	27	11	51	2	173

77% believe probation period should be 1 year or under which is around 8 in 10 people

Checks we should make before converting a tenancy to a fully assured tenancy are mainly around completing a property inspection and ensuring that the tenant is complying with tenancy conditions such as keeping the property in a good condition, paying rent on time and not causing anti-social behaviour and neighbour nuisance. Some respondents suggested that we should ask neighbours about the tenants conduct during the tenancy as not all people feel confident reporting issues

Column Labels	Extremely imp	Important	Not important	Please choose (blank)	Grand Total
Count of The practice of using social housing for a purpose other than its intended use has been labelled in a range of ways i.e. tenancy misuse housing fraud unlawful occupancy and unauthorised occupancy. How important is it to you that we take action on suspected tenancy fraud?	140	19	3	11	173

87% said it was important we take action on suspected tenancy fraud. (9 out of 10 people)