

Flexible Secure Tenancies

What is a Flexible Secure Tenancy?

A Flexible Secure Tenancy (FST) is a type of Secure tenancy which has an end date. This means at the end date, the Council can recover the property if it is reasonable to do so. Most Council tenancies are Secure Tenancies – these tenancies do not have an end date and, if there are no tenancy breaches, they run on indefinitely.

How long do Flexible Secure Tenancies last?

In North Kesteven, the tenancy period will be five years. This may be shorter if you have already spent time as a Council tenant with a Non Secure or Introductory Tenancy.

Why have Flexible Secure Tenancies in North Kesteven?

The Council has decided Flexible Secure Tenancies are a good way of making sure the Council's limited number of properties are used in the best possible way to meet housing need in the district. FSTs are used for family homes in high-demand areas. By using them, the Council can check if the tenant's housing need has changed, and would be better met by alternatives, freeing up the accommodation for another family.

Rights and responsibilities

As a Flexible Secure Tenant you have the same rights and responsibilities as a Secure tenant, including the right to:

- Exchange your home;
- Take in lodgers;
- Sub-let any part of your home;
- Buy your council home;
- Carry out improvements to your home.

Review of your tenancy

Your Housing Officer will visit you about six weeks after your tenancy starts to make sure everything is going OK.

Between twelve and six months before the end of the flexible tenancy we will contact you to check your circumstances and decide whether to:

- Issue a new flexible tenancy at the same address
- Issue a new flexible tenancy at a different address (for example, if the property is now too big for the households needs)
- Issue no new tenancy: if you no longer need affordable housing the tenant may not be granted a new tenancy. You will be given advice to help you find suitable alternative housing, perhaps a private rented sector property or shared ownership.

It is unlikely that there would be many occasions when a new tenancy would not be granted (at the same address or a different address). Reasons for not granting a new tenancy may include any significant tenancy breaches and/or pending possession proceedings or legal action for ASB.

If your tenancy is not to be renewed, we will give you notice at least six months before your tenancy is due to end.

If there are problems

If you break the terms of your tenancy agreement your Housing Officer will tell you what you need to do to sort it out.

The Council can still bring your tenancy to an end before the end of the fixed period if you breach your tenancy and a Court decides it is reasonable to make a possession order. We will always make it clear to you what you need to do to stop breaching the terms of your tenancy.

Information and Advice

If you need any further information do contact us.

You can also get your own advice from a solicitor or housing advice centre.