

Dorset Council Tenancy Strategy 2026 - 2031

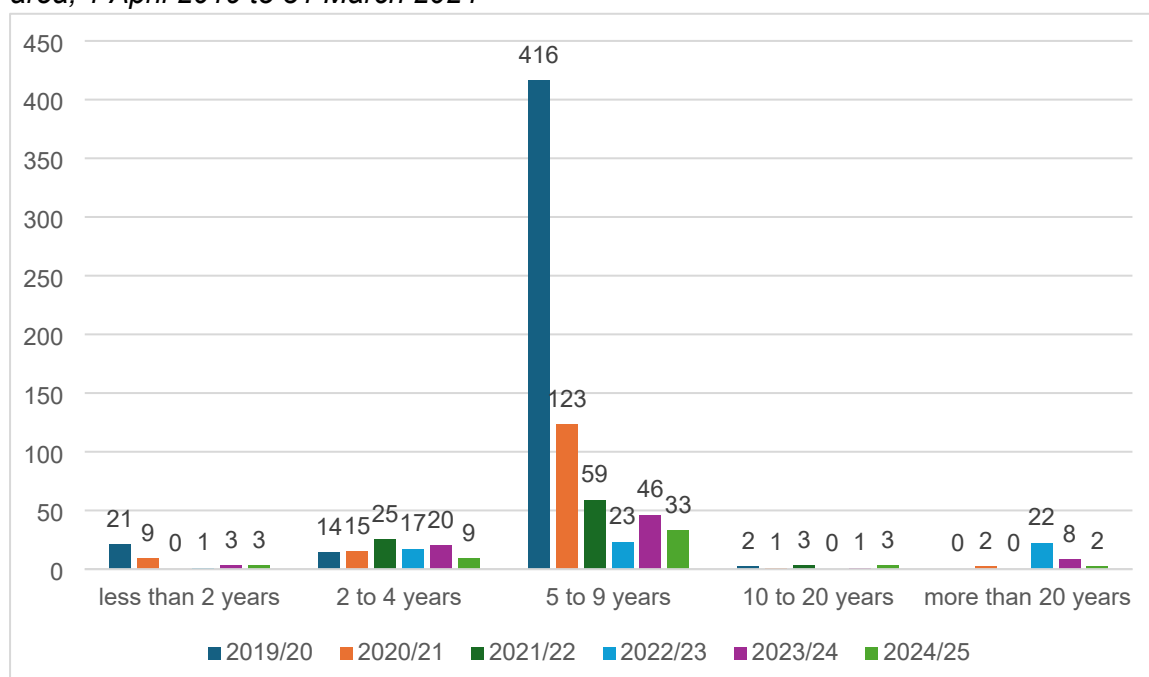
Appendix 2: Fixed-term tenancy statistical analysis.

This appendix provides an in-depth statistical analysis of fixed term tenancy trends in the Dorset Council area from 1 April 2019 to 31 March 2024.

An overview of social housing tenancy statistics can be found in chapter 4 of the strategy.

When fixed term tenancies are granted, the most common length of term is 5 to 9 years, equating to 70% (700) of all fixed term tenancies granted over the past six years. Fixed term tenancies of 10 to 20 years were the least common type of fixed term tenancy granted, equating to just one percent (10) of all fixed term tenancies granted over the past five years.

Chart 3. fixed term tenancy granted by length by registered providers in the Dorset Council area, 1 April 2019 to 31 March 2024



Three registered providers are responsible for granting three-quarters (77%) of fixed term tenancies for a duration of 5 to 9 years.

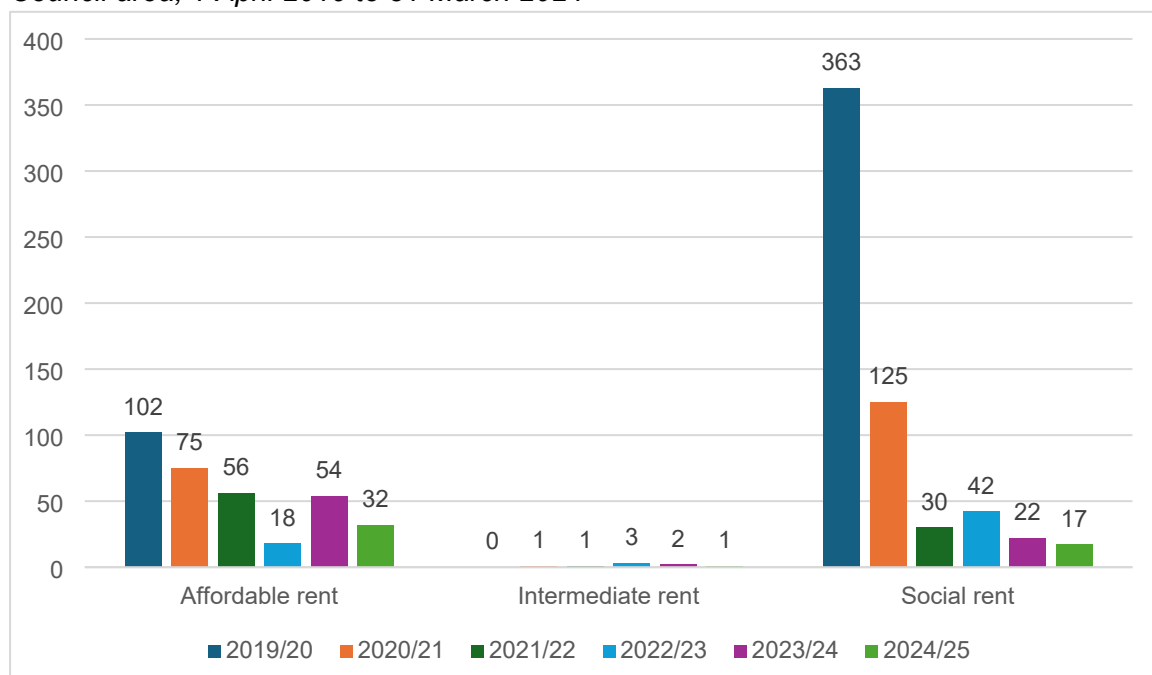
- Magna Group – 140 (20%)
- Sage Homes – 119 (17%)

- Sovereign Network Group – 281 (40%)

Fixed term tenancies have been granted more often to social housing let at the social rent rate, 63% (599) of the total, compared to other rent rates. However, the proportion of fixed terms tenancies let at the at the social rent rate has reduced over the past six years (in relative and real terms), from 78% (363) down to 34% (17). Whereas during the same period fixed term tenancies let at the affordable rent rate has increased from 22% (102) up to 64% (32). This change will be influenced by the increase in the number of new social homes, provided at the affordable rent rate rather than a social rent rate during this period.

These changes are consistent with the changes in rates of fixed term tenancies granted by the three largest registered providers that own stock in the Dorset Council area.

Chart 4. fixed term tenancies granted by rent rate, by registered providers in the Dorset Council area, 1 April 2019 to 31 March 2024



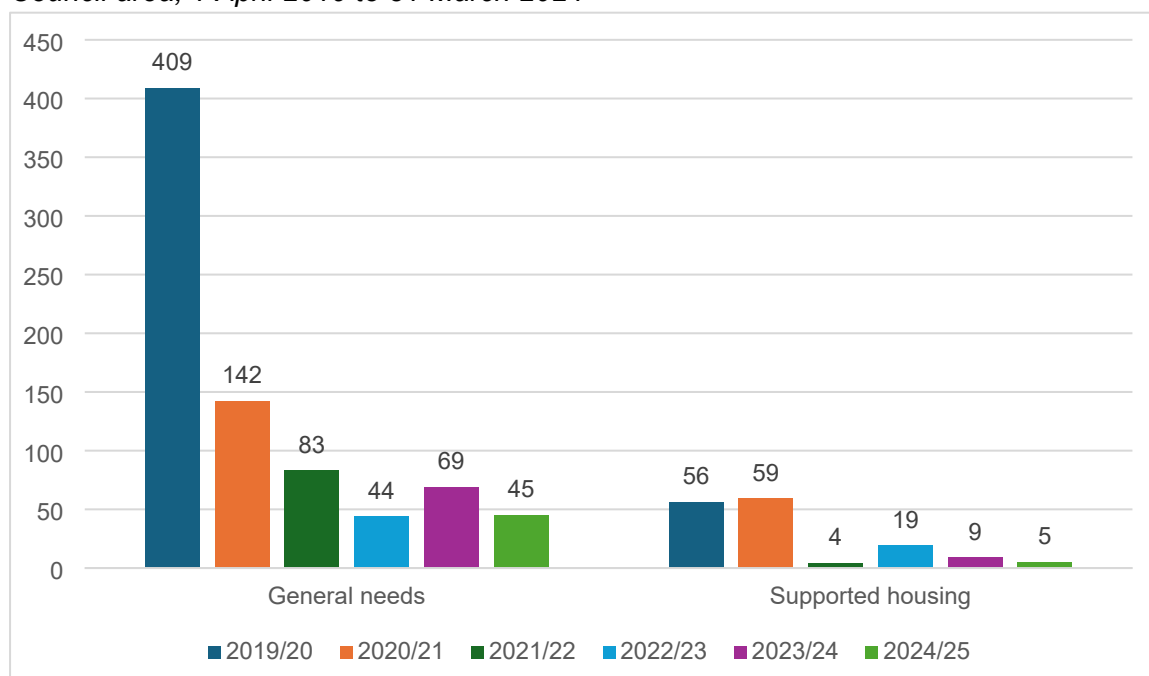
One registered provider, Sage Homes, is responsible for granting 40% of all fixed term tenancies at the affordable rent rate. Sage Homes does not own a large proportion of the social housing stock in the Dorset Council area, and most of their social housing stock is located outside the Dorset Council area.

Five registered providers have granted fixed term tenancies at the intermediate rent rate, granting one or two each.

Fixed term tenancies have been granted to more general needs social housing than supported housing, at average rate of 83% across the five years, and about 10%

higher than the overall rate of general needs social housing stock in the Dorset Council area.

Chart 5. fixed term tenancy granted by provision type, by registered providers in the Dorset Council area, 1 April 2019 to 31 March 2024



10 registered providers have granted supported housing fixed term tenancies.

Six registered providers have a granted only one supported housing fixed term tenancy each.

One registered provider, East Boro Housing, is responsible for granting one third of all supported housing fixed term tenancies. East Boro Housing is a small, registered provider that own stock in two local authority areas, with 8% of its stock in the Dorset Council area, although it represents less than 2% of all social housing stock in the Dorset Council area.

Overall, fixed term tenancies in the Dorset Council are much less likely to be granted now than five years ago. When fixed term tenancies are granted, it is by small number of registered providers, often for a period of 5 to 9 years, at a social rent rate, for general needs housing provision.

The statistics do not provide a reason for why there are less fixed terms tenancies granted now compared to previously, although the reduction in the number granted is part of a long-term prevailing trend.

Given that most social rented housing stock is general needs provision available at the social rent rate, this would explain why fixed term tenancies granted are for this

type of provision at this rent rate, although it's notable that fixed term tenancies granted for general needs provision at the affordable rent rate has increased in relative terms over the past six years.

It's unclear why the period of 5 to 9 years has been the most common duration used when fixed term tenancies are granted, with one registered provider being more prevalent than others, especially as the Regulator of Social Housing recommends fixed terms tenancies be for a period of five years (two years is acceptable when necessary).