The Direction on the Tenure Standard 2026

The Secretary of State gives this Direction in exercise of the powers conferred by section 197(1) and (2)(aa) of the Housing and Regeneration Act 2008.

Before giving this Direction, the Secretary of State consulted the bodies required by section 197(4) and (5) of that Act.

In accordance with section 197(3) of that Act, in deciding whether to give this Direction the Secretary of State has, in particular, had regard to the Regulator of Social Housing's fundamental objectives.

Citation, commencement, application and interpretation

1.—(1) These Directions may be cited as the Direction on the Tenure Standard 2026.

(2) This Direction comes into force on the day after the day on which it is given.

(3) This Direction applies—

(a) to the Regulator of Social Housing, and

(b) in relation to low cost rental accommodation that is not intermediate rent accommodation or low cost home ownership accommodation.

(4) In this Direction—

"intermediate rent accommodation" has the meaning given in paragraph [5.5] of Chapter 5 of the Rent Policy Statement;

"Rent Policy Statement" means the Policy Statement on Rents for Social Housing published by the Ministry of Housing, Communities and Local Government on 28 January 2026;

(5) Where an expression is used but not defined in this Direction, that expression has the same meaning as in Part 2 of the Housing and Regeneration Act 2008.

Direction to set a standard relating to tenure

2. The regulator must set a standard relating to tenure ("the Tenure Standard") with a view to achieving, so far as possible, the tenure requirements set out in paragraph 3.

Tenure requirements

3.—(1) The tenure requirements are set out in sub-paragraphs (2) to (3).

(2) Registered providers must—

(a) grant tenancies which are compatible with the purpose of the accommodation, the needs of individual households, the sustainability of the community, the efficient use of their housing stock and which meet the legislative requirements on tenure type;

(b) in their approach to granting tenancies, have regard to granting the most secure tenancies suitable, including by taking into account the factors at 3(2)(a);

(c) where fixed term tenancies are used, provide notice in writing to the tenant before the expiry of the fixed term tenancy stating either that—

(i) they propose to grant another tenancy on the expiry of the fixed term, or

(ii) they do not propose to do so;

(d) take all reasonable steps to engage with tenants in finding alternative accommodation to agree to move to, where moving is necessary because of redevelopment or other works.

(3) Registered providers must be clear and transparent with tenants and, where relevant, prospective tenants about—

(a) their approach to tenancy management, including preventing unnecessary evictions and tackling tenancy fraud;

(b) the type of tenancies they grant and the circumstances in which they grant different types of tenancies, and where they grant fixed term tenancies, the length of their terms and the circumstances in which they grant tenancies of a particular length;

(c) how tenants or prospective tenants may appeal against or complain about decisions relating to the type and length of tenancy offered;

(d) how tenants may appeal against or complain about decisions not to offer a tenancy on the expiry of a fixed term tenancy;

(e) their approach to—

(i) taking into account the diverse needs of tenants and other household members, when granting tenancies;

(ii) providing advice and assistance to tenants on finding alternative accommodation before a tenancy ends;

(iii) where applicable granting discretionary succession rights and the circumstances in which they will grant these, taking into account the diverse needs of tenants and other household members.

Revocation

4. Paragraph 2 of the Directions on Regulatory Standards dated 1st March 2012 is revoked.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Date 26/10/2026 Ministry of Housing, Communities and Local Government