

Populo

Group Tenancy Policy

March 2026 (amended due to introduction of Renter's Rights Act 2026)

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Department	Customer Services
Approved by	Populo Living Board, 16 April 2026 Populo Homes Board, 3 June 2026
Next review date	June 2027. or earlier if there are significant legislative or regulatory changes that impact this policy.

1. Introduction

As both a Private Landlord and a Registered Provider of homes, Populo Living and Populo Homes recognises the need to balance our responsibilities to support and manage tenants and licensees with our responsibilities to our wider customer base.

We are committed to delivering a flexible, effective and efficient tenancy and licence management service that:

- reflects best practice
- complies with all relevant legislation
- recognises and protects the rights of our tenants and licensees
- supports sustainable, successful tenancies

This policy sets out the types of tenancies and licences that Populo Living and Populo Homes will typically grant following the legislative changes introduced by the Renter's Rights Act 2026.

2. Scope

This policy outlines:

- the types of tenancies and licences Populo Living and Populo Homes will grant
- how legislative changes affect existing and new agreements
- the rights and responsibilities associated with each tenure type

3. Legislative and Regulatory Requirements

The primary legislation governing the tenancies used by Populo Living and Populo Homes is the Housing Act 1985 (as amended).

Key elements of this Act have been amended or superseded by the Renter's Rights Act 2026, including the abolition of:

- Assured Shorthold Tenancies (ASTs)
- Starter Tenancies
- all fixed-term tenancy arrangements

The Regulatory Framework for Social Housing in England sets out the standards that registered providers must meet. The Tenancy Standard and the Tenant Involvement and Empowerment Standard require providers to publish clear, accessible policies explaining their approach to tenancy management.

4. Starter Tenancies (Abolished)

Following the introduction of the Renter's Rights Act 2026, starter tenancies can no longer be issued.

From 1 May 2026, all pre-existing starter tenancies automatically converted to periodic assured tenancies.

Government guidance confirms that:

“Landlords won’t need to change or re-issue existing written tenancy agreements. Instead, they will need to provide tenants with a copy of a government-produced information sheet, explaining how the reforms may have affected the tenancy.”

5. Assured Tenancies (Lifetime Tenancies)

All Populo Homes London Affordable Rent (LAR) tenants will be granted an assured tenancy.

Starter periods can no longer be applied. A lifetime tenancy continues indefinitely, provided the tenant complies with the terms of their agreement. Assured Tenancies will change to Assured Periodic Tenancies (APT) once the government updates the Tenure Standard and issues a Direction to the Regulator of Social Housing.

Assured tenants have the following rights:

- Right to repair
- Right to improve
- Right to assign
- Right to succeed
- Right to take in a lodger
- Right to exchange
- Right to information
- Right to be consulted

Populo may only seek possession using the statutory grounds available for assured tenancies.

6. Assured Shorthold Tenancies (Abolished)

Assured Shorthold Tenancies (ASTs) no longer exist under the Renter’s Rights Act 2026.

New tenants must be signed up using tenancy documentation that complies with the new legislation.

Existing AST tenants do not need to sign a new agreement. Instead, landlords must provide the government-issued information sheet explaining how the reforms affect their tenancy.

7. Assured Periodic Tenancies (APTs)

Following the Renter’s Rights Act 2026, all new assured tenancies granted by Populo Living will take the form of Assured Periodic Tenancies (APTs).

APTs are periodic from the outset and have no fixed end date. They provide long-term security while allowing flexibility for both tenants and Populo.

Key features of APTs:

- The tenancy runs on a rolling periodic basis.
- Tenants retain the full rights associated with assured tenancies.

- Tenants may remain in their home indefinitely, provided they comply with their tenancy conditions.
- Populo may only seek possession using statutory grounds.
- Tenancy documentation must be compliant with the Renter's Rights Act 2026.
- Tenants must be provided with the government-produced information sheet explaining the reforms.

APTs support Populo's commitment to providing stable, secure homes while ensuring fair and transparent tenancy management.

8. Licence Agreements

A licence agreement is used where the occupant does not have exclusive possession of the property. Populo will issue excluded licences, which fall outside the Protection from Eviction Act 1977, in the following circumstances:

- where accommodation is provided on a shared or non-exclusive basis
- where a household is temporarily decanted into alternative accommodation while retaining their primary tenancy with Populo

Licence agreements are used only where appropriate and lawful.

9. Exceptions

Populo recognises that individual circumstances may require flexibility.

Exceptions to this policy may be considered where:

- a customer has specific vulnerabilities
- there are safeguarding or welfare concerns
- a rigid application of policy would result in unfairness

All exceptions will be assessed on a case-by-case basis. Decisions will be made with empathy, fairness and respect, ensuring that customers' needs are appropriately considered.

Appendix 1 Tenancy Types

Current Tenancy Types Table - A breakdown of the types of tenancy Populo offer

Tenancy / Licence Type	When Granted	Applicable To	Review / Termination
Assured Periodic Tenancy (APT)	From 1 May 2026, all new assured tenancies are granted as periodic from the outset under the Renter's Rights Act 2026.	PL	Can only be ended using statutory grounds in Schedule 2 of the Housing Act 1988 (as amended). Requires a valid Notice of Seeking Possession (NoSP) and a court-granted possession order. Mandatory grounds may be used for serious rent arrears and criminal ASB.
Assured Tenancy	Granted to all PH tenants except those in temporary accommodation where a licence applies. LAR tenants receive lifetime security.	PH	Termination only via statutory grounds in Schedule 2 Housing Act 1988 (as amended). Requires a valid NoSP and possession order. Mandatory grounds may be used for rent arrears and criminal ASB.
Excluded Licence Agreement / Licence to Occupy	Used where: • The occupant does not have exclusive possession (Excluded Licence). • Occupation is temporary, e.g., temporary accommodation or decant where the tenant holds a tenancy elsewhere (Licence to Occupy).	PH & PL	Normally ended by serving a Notice to Quit (NTQ) giving 28 days' notice. If the licensee does not vacate, Populo must obtain a possession order. For Excluded Licences, an NTQ is <i>not</i> legally required and eviction can occur without a court order, but notice must be reasonable. Populo will usually give 28 days, unless there is a risk of violence or security concerns, in which case the Head of Housing Services may authorise a shorter period.