



AGENDA ITEM: 9

SUMMARY

Report for:	Cabinet
Date of meeting:	22nd January 2013
PART:	1
If Part II, reason:	

Title of report:	Strategic Tenancy Policy
Contact:	Cllr Margaret Griffiths, Portfolio Holder for Housing Julia Hedger – Strategic Housing Group Manager
Purpose of report:	To update Cabinet on the comments received from the public consultation on the Strategic Tenancy Policy and, on the basis that the majority of responses were positive and proposed no major changes, to recommend that the Strategic Tenancy Policy be adopted
Recommendations	That the Strategic Tenancy Policy, set out as Appendix 1 to this report, be approved and adopted with immediate effect
Corporate objectives:	The main impacts contribute to the Affordable Housing objective alongside helping meet the objectives for economic development and sustainability.
Implications:	<u>Financial</u> <u>The policy can be implemented within existing budgets.</u>
'Value For Money Implications'	<u>Value for Money</u> The Strategic Tenancy Policy is aimed at improving the effectiveness of lettings to social housing and making best and most efficient use of the stock.
Risk Implications	Risk Assessment completed
Equalities Implications	Equality Impact Assessment carried out – no negative impacts identified.
Health And Safety	None directly relating to the policy

Implications	
<p>Monitoring Officer/ S151 Officer Comments</p>	<p>Deputy Monitoring Officer:</p> <p>Pursuant to S.150 Localism Act 2011 a local housing authority in England must prepare and publish a strategy (a “tenancy strategy”) setting out the matters to which the registered providers of social housing for its Borough are to have regard in formulating policies relating to:</p> <ul style="list-style-type: none"> (a) the kinds of tenancies they grant, (b) the circumstances in which they will grant a tenancy of a particular kind, (c) where they grant tenancies for a term certain, the lengths of the terms, and (d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy. <p>The tenancy strategy must summarise those policies or explain where they may be found.</p> <p>This Strategic Tenancy Policy fulfills the Council’s duty under S.150 Localism Act 2011.</p> <p>Deputy S.151 Officer:</p> <p>There are no budgetary implications arising from this report.</p>
Consultees:	<p>Mark Gaynor – Corporate Director Housing and Regeneration Elliott Brooks – Assistant Director Housing Andy Vincent – Group Manager Tenancy and Leasehold Public consultation undertaken in Summer 2012 included - Tenants and Leaseholders Committee Housing Association Partners 80 tenants via a Council roadshow</p>
Background papers:	<p>H&C OSC – 21st March 2012 Cabinet report – 26th March 2012 H&C OSC – 5th December 2012</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>STP – Strategic Tenancy Policy CBL – Choice Based Lettings LDF – Local Development Framework OSC – Overview and Scrutiny Committee RP – Registered Provider (latest name for Housing Association) STP – Strategic Tenancy Policy TLC – Tenants and Leaseholders Committee H&C OSC – Housing and Community Overview and Scrutiny Committee</p>

Background

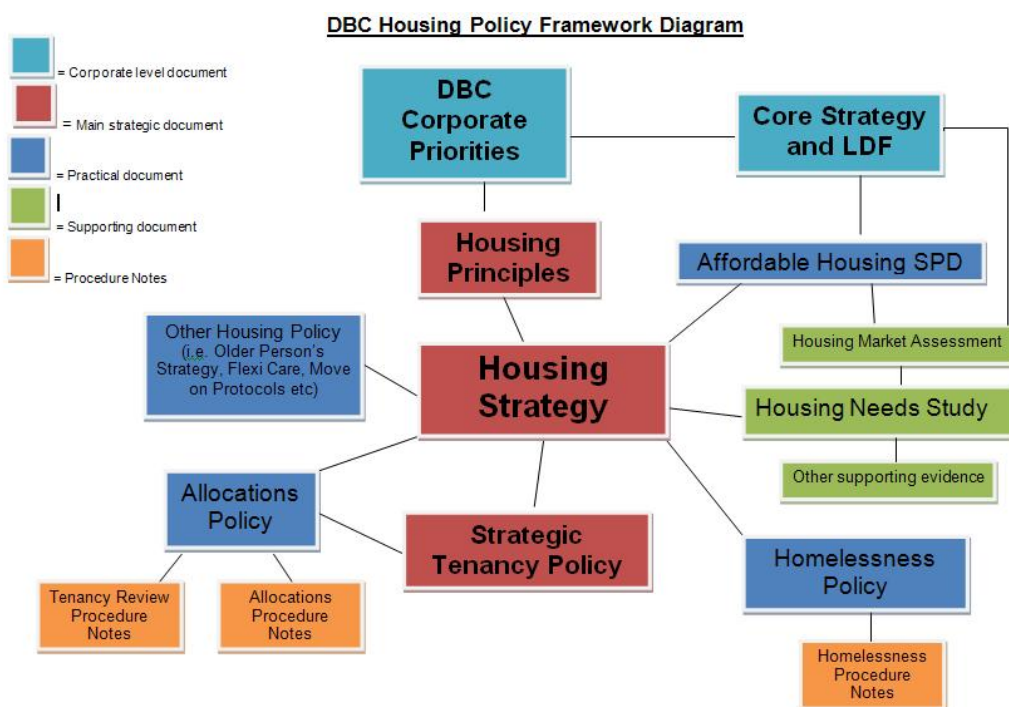
As a result of the Localism Act 2011, Local Authorities have a statutory duty to produce a Tenancy Policy by January 2013. The document will need to explain what different types of tenancies will be granted in the Borough as well as clarifying the process for renewal. Cabinet and the Housing and Community Overview and Scrutiny Committee (H&C OSC) considered the principles and draft policy at their meetings in March of 2012.

The Strategic Tenancy Policy (STP) outlines the Council's approach to the new tenancy types available to let Council and Housing Association properties. Although the document will not be binding for Housing Associations it sets out the Council's preferred approach for Housing Associations to follow. The STP is attached as Appendix 1 to this report.

A full consultation process was undertaken following the OSC and Cabinet reports in March 2012. The Tenants and Leaseholders Committee (TLC) were informed about the Council's duty to produce a STP on the 5th December 2011 and have been involved as part of the consultation process. Tenants have also been consulted, with the results of the consultation included in part 3 of the STP.

Housing Principles

When looking at the Council's corporate priorities and STP requirements early in 2012 it was considered beneficial to set out in a short document the principles underlying the Council's Strategic Housing direction. Therefore, the Housing Principles have shaped the direction of the STP and are included in part 1 of the STP for reference, and illustrated below:



Strategic Tenancy Policy Consultation Draft

The STP Consultation Draft was approved by Cabinet in March 2012 following a discussion at the H&C OSC also in March.

The Consultation Draft was distributed to a group of stakeholders including the TLC and our Registered Provider (RP) partners. It was also available to view online on the Council website. A short questionnaire was also available for tenants to answer as part of a tenant's consultation road show.

The majority of the consultation comments were positive and a summary of the consultation responses has been included in part 3 of the STP document. As a result of the consultation none of the principles from the draft STP were changed or amended.

Due to the fact the STP is a new policy the decision has been taken to include the background information as part 1 of the STP document, followed by the actual policy as part 2, and then the consultation responses, monitoring and review as part 3. When the STP is reviewed in the future, part 2 will become a stand alone document in line with the other Housing policy documents.