

AGENDA ITEM: 7

SUMMARY



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| Report for: | Housing and Communities Overview & Scrutiny |
| Date of meeting: | 5th December 2012 |
| PART: | 1 |
| If Part II, reason: | |

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| Title of report: | Strategic Tenancy policy |
| Contact: | Cllr Margaret Griffiths, Portfolio Holder for Housing Julia Hedger – Strategic Housing Group Manager |
| Purpose of report: | 1. To update the Committee on the comments received from the public consultation on the Strategic Tenancy Policy |
| Recommendations | 1. That the Overview and Scrutiny Committee comment and support the recommendation for Cabinet to adopt the Strategic Tenancy Policy from January 2013. |
| Corporate objectives: | Affordable Housing |
| Implications: | <u>Financial</u> None directly relating to the policy |
| 'Value For Money Implications' | <u>Value for Money</u> No impact |
| Risk Implications | Risk Assessment completed |
| Equalities Implications | Equality Impact Assessment carried out |
| Health And Safety Implications | None directly relating to the policy |

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| Consultees: | <p>Mark Gaynor – Corporate Director Housing and Regeneration</p> <p>Elliott Brooks – Assistant Director Housing</p> <p>Andy Vincent – Group Manager Tenancy and Leasehold</p> <p>Tenants and Leaseholds Committee</p> <p>Housing Association Partners</p> <p>80 tenants via a Council roadshow</p> |
| Background papers: | <p>H&C OSC – 21st March</p> <p>Cabinet report – 26th March</p> |
| Glossary of acronyms and any other abbreviations used in this report: | <p>STP – Strategic Tenancy Policy CBL – Choice Based Lettings</p> <p>LDF – Local Development Framework</p> <p>OSC – Overview and Scrutiny Committee</p> <p>RP – Registered Provider (latest name for Housing Association)</p> <p>STP – Strategic Tenancy Policy</p> <p>TLC – Tenants and Leaseholders Committee</p> |

Background

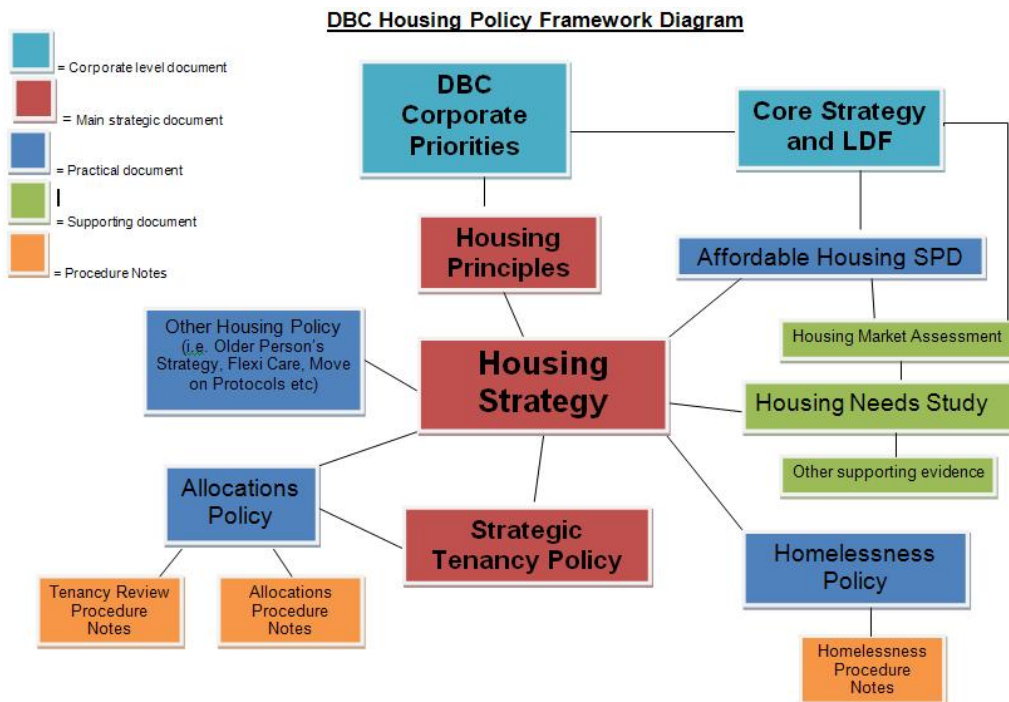
As a result of the Localism Act 2011, Local Authorities have a statutory duty to produce a Tenancy Policy by January 2013. The document will need to explain what different types of tenancies will be granted in the Borough as well as clarifying the process for renewal.

The Strategic Tenancy Policy (STP) outlines the Councils approach to the new tenancy types available to let Council and Housing Association properties, although the document will not be binding for Housing Associations, the document sets out the Councils preferred approach for Housing Associations to follow.

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 DBC'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.



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 Housing Association 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.

Next Steps

Following the H&C OSC meeting on 5th December comments and suggestions will be noted with an updated report produced to be discussed at Cabinet in January 2013 with a recommendation to adopt the STP document with immediate effect.