



Tenancy Strategy

2019 – 2023

Introduction

Dacorum Borough Council (DBC) is committed to ensuring that local people have access to genuinely affordable homes.

This strategy applies to all homes owned and managed by the Dacorum Borough Council housing service.

As a local authority, we aim to work closely with housing associations that also own and manage properties in the borough.

Details of our approach to allocating homes in Dacorum is outlined in the Housing Allocations Policy.

This strategy will ...

- Outline different types of tenancies used by DBC and our approach to granting and reviewing them;
- Outline the approach to social and affordable rents in Dacorum; and
- Outline our approach to working with local housing associations to make sure that all the borough's residents have access to affordable, safe housing.

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I am pleased to introduce Dacorum Borough Council's Tenancy Strategy. This document outlines the tenure types available to social housing tenants, and details our commitment to working in partnership with Registered Providers in the borough.

This strategy demonstrates the council's ongoing effort to deliver the provision of affordable housing to Dacorum's residents.

Councillor Mrs Margaret Griffiths

Our vision

Dacorum Borough Council is committed to providing good quality affordable homes, in particular for those most in need.

This strategy also supports the council's corporate vision of

- ***Building strong and vibrant communities***
- ***Providing good quality affordable homes, in particular for those most in need***

National and Local Considerations

This strategy has been developed to align with all relevant current statutory legislation and best practice guidance.

Nationally, with a lack of tenure security and affordable properties in the private rented sector, there is an ever-increasing pressure on local authorities to build and deliver more affordable homes.

Central Government introduced new types of tenancies through the Localism Act 2011, with the aim of creating greater flexibility for tenants and housing providers.

Through this Tenancy Strategy, Dacorum Borough Council will outline our approach both to offering different types of tenancies and towards social and affordable rents within the borough.



Local Impact

Dacorum experiences significant levels of housing need and demand is high for housing of all tenures. There are currently around 6,000 households on the council's Housing Register.

Housing in Dacorum has an important part to play in supporting the local economy, as well as being critical in promoting well-being and achieving positive health outcomes.

It is important to maintain a mix of different sizes, types and tenures of housing to meet a wide range of housing needs.

Dacorum aims to make sure that all the borough's residents have access to affordable, safe housing.

We work to achieve these aims with our own housing stock by following our Homelessness, Housing and Older Persons strategies, but the relationship the council has with Registered Providers in the borough is also vital, because they own a significant proportion of the social housing stock in Dacorum



Relationships with Registered Providers

DBC has working relationships with the Housing Associations (Registered Providers) that operate within the borough. The aim of this section of the policy is to ensure that applicants can access affordable accommodation whether they are a Council or Housing Association tenant.

All social housing stock let to Dacorum residents is affordable and secure. Dacorum will achieve this by a robust joint working approach with all Registered Providers. We do this via individual Service Level Agreements (SLA's) or partnership agreements with each of our registered providers.

These agreements are tailored to the specific Registered Provider and explain their requirements and property numbers in the borough. They all have the same fundamental values to put the needs of Dacorum residents first.

To check progress with agreements we hold regular meetings between relevant service managers to monitor progress, talk about any concerns for example any service changes which will impact on service delivery from either side.

Affordability is a key focus. Through increased joint working and robust SLAs, Dacorum is committed to making sure that Housing Association properties which are let through the Council are let at an affordable rent where tenants are charged an absolute maximum of 80% of market rent levels.



Continued:

Tenure Type:

During consultations with Registered Providers, Dacorum Borough Council has sought clarification on the tenure types being offered. Typically, Registered Providers offer starter/introductory tenancies for one year that are then followed by longer-term tenancies. This is a similar approach adopted by DBC.

As a council, through collaborative working with Registered Providers, we are committed to ensuring this approach continues so that a consistent level of tenure security is offered to all new social housing tenants in the borough, regardless of who their social landlord is.

Allocations:

Dacorum Borough Council is committed to ensuring that there is consistency between our own Housing Allocations Policy and that of our partners.

Whilst the Council cannot dictate the policies and procedures of other Registered Providers, we expect that, in the interests of partnership working, all Registered Providers with landlord responsibilities in the borough should consider the needs of Dacorum residents and apply similar principles to our own.



Conclusion

The introduction of new types of tenancies through the Localism Act aimed to create greater flexibility for both tenants and housing providers.

Dacorum Borough Council is committed to ensuring that through this the needs of residents are being met and ensuring that local people have access to genuinely affordable homes.

To conclude, this strategy demonstrates Dacorum Borough Council's commitment to ensuring that, through enhanced joint working processes, the council has the ability to shape the affordability and security of all properties owned, advertised and let through us to Dacorum's residents.

This strategy will be monitored annually by the Improvement and Engagement team, in conjunction with annual service plan and the HRA Business plan.

