

**Draft Tenancy Strategy
(Report by the Housing Strategy Manager)**

1. PURPOSE OF REPORT

- 1.1 For Overview and Scrutiny and Cabinet to consider the Council's draft Tenancy Strategy.

2. BACKGROUND INFORMATION

- 2.1 The requirement to adopt a Tenancy Strategy within 12 months of the Act coming into force was contained within the Localism Act 2011.
- 2.2 The Tenancy Strategy sets out the Council's view on the type of tenancies we would like social housing providers to grant, the circumstances in which they should grant a tenancy of a particular type, our view on fixed term tenancies and the circumstances to be considered on the review and possible renewal of any fixed term tenancies.
- 2.3 While there is a legal requirement to have a Tenancy Strategy, social housing providers only need to have 'regard' to it so it is not legally binding on them when setting their own Tenancy Policies.
- 2.4 The Strategy has been drafted to include seven principles which we encourage providers to support within their policies. These include support for the use of fixed term tenancies of five years rather than the current assured tenancies which give 'homes for life'. The use of fixed term tenancies is encouraged as a way to help make best use of the existing housing stock.
- 2.5 The document also supports social housing providers setting rents at Social Rents rather than Affordable Rents, unless Affordable Rents are found to be necessary to facilitate development to proceed. Luminus, the main provider of social housing do not anticipate charging Affordable Rents in the district although they are planning to introduce fixed term tenancies from April 2012. Therefore their approach broadly aligns with our strategic principles.
- 2.6 The Tenancy Strategy and the principles proposed within it were considered by social housing providers attending a consultation event on 24 July 2012, and through a consultation exercise via email to all providers. Apart from Luminus who supported our strategy no other providers have responded formally, indicating that they do not strongly oppose our principles and adopted approach.

3. RECOMMENDATION

- 3.1 The Tenancy Strategy 2012 be approved.

BACKGROUND INFORMATION

Localism Act 2011; CLG; November 2011

<http://www.communities.gov.uk/localgovernment/decentralisation/localismbill/>

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