

Bolsover District Council

Executive

21st May 2018

Tenancy Strategy

Report of the Portfolio Member for People and Places Councillor Mary Dooley

This report is public

Purpose of the Report

- To seek approval of the draft Tenancy Strategy and subsequent amendments
- To agree that the Tenancy Strategy will be valid for 3 years unless any major or legislative changes need to be incorporated

1 Report Details

- 1.1 The Localism Act 2011 placed a new duty on local housing authorities to prepare and publish a tenancy strategy; these provisions came into force on 15 January 2012. The strategy must set out the matters to which Registered Providers of social housing are to have regard in formulating their tenancy policies. These tenancy policies will explain how Registered Providers (RPs) intend to implement the range of new flexibilities introduced through the Localism Act 2011.
- 1.2 The Council adopted its Tenancy Strategy in January 2013 and is now due for renewal, therefore a desk top review of the strategy has taken place.
- 1.3 The Tenancy Strategy provides a framework for how social rented housing is provided in the district, it also links with the Housing Allocations Policy and Homelessness Code of Guidance and outlines the Council's position on the following social housing reforms:
- Affordable Rent
 - Flexible Fixed term Tenancies
 - Discharge of Homelessness Duty by offer of accommodation in the private rented sector
 - Change to Succession Rights.
- 1.4 Under review minor amendments have been identified to keep in line with current legislation, key wording includes;
- wording to incorporate the Homeless Reduction Act
 - amended wording to Succession Rights

Also the statistical data embedded in the Strategy has been updated.

2 Conclusions and Reasons for Recommendation

- 2.1 Under the Localism Act 2011 the Council has a statutory duty to adopt a Tenancy Strategy and review periodically.
- 2.2 It is recommended that Cabinet agree to the draft Tenancy Strategy and subsequent amendments with a review date of 3 years, however if future major legislative or operational amendments are required to be incorporated then a review can be conducted before the term ends.

3 Consultation and Equality Impact

- 3.1 The EIA was completed in January 2013 when the Strategy was adopted.
- 3.2 As there are no major amendments that would impact the district and other housing providers no consultation is required to taken place. These amendments are quoting legislation and bringing up to data the statistical data.

4 Alternative Options and Reasons for Rejection

- 4.1 An alternative option would be not to review the Tenancy Strategy, however as the current strategy is outdated, this option was rejected due to the fact that the Council would not be fulfilling its legal duty.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 No implications

5.2 Legal Implications including Data Protection

- 5.2.1 Not to have a Tenancy Strategy would be illegal under the Localism Act 2011

5.3 Human Resources Implications

- 5.3.1 No implications

6 Recommendations

- 6.1 To approve the draft Tenancy Strategy and subsequent amendments.
- 6.2 To agree for the Tenancy Strategy to be reviewed in 3 years unless any major operational or legislative changes need to be incorporated then a review can take place prior to this date.

7 Decision Information

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or	No
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<p>more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/></p> <p>NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/></p> <p><input type="checkbox"/> Please indicate which threshold applies</p>	
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	No
<p>District Wards Affected</p>	None, this is aimed at registered providers to inform them of what the Council is doing with regards to tenancies and affordable rents etc., and what the Council expects from the registered providers.
<p>Links to Corporate Plan priorities or Policy Framework</p>	<ul style="list-style-type: none"> • Supporting vulnerable and disadvantaged people • Providing good quality council housing where people choose to live • Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth.

8 Document Information

Appendix No	Title
1	Draft Tenancy Strategy
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	
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