

RECORD OF EXECUTIVE DECISION

Monday, 12 March 2012

Decision No: (CAB 11/12 7996)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	HOUSING
SUBJECT:	LOCALISM ACT: CONSULTATION - TENANCY STRATEGY 2012-2016
AUTHOR:	Liz Slater

THE DECISION

- (i) To approve the draft tenancy strategy subject to consultation with stakeholders.
- (ii) Following consultation to authorise officers to implement the tenancy strategy. Should significant issues arise then the matter will be referred back to Cabinet for further consideration.
- (iii) To delegate authority to the Senior Manager, Housing Services to develop and implement both the landlord tenancy policy and the allocations policy following completion of the tenancy strategy in consultation with Director Environment and Cabinet Member for Housing.

REASONS FOR THE DECISION

1. The Localism Act 2011 introduces a number of provisions in relation to social housing. In particular, the introduction of a new type of tenancy, the fixed term tenancy, which can be used as an alternative to secure, lifetime tenancies
2. The act also introduces new provisions in relation to the way in which the housing list is managed and how priority can be awarded. Local authorities and other social housing providers now have discretion to consider a greater range of factors when letting properties and when considering the type of tenancy to be awarded.
3. The purpose of the tenancy strategy is for the local authority to set out how it sees the new tenancy type being used, its priorities in relation to who should be housed and for how long and to set the framework within which other providers need to have regard when developing their landlord tenancy policies and allocations policies.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. The tenancy strategy cannot be introduced without consulting registered providers and other stakeholders. Delaying commencement of the consultation was considered, however, this option has been rejected as stakeholders are likely to have considerable interest in the provisions of the strategy and they are required to “have regard” to the strategy when developing their own tenancy policy. We are aware that some providers in the city are already using fixed term tenancies and so it is important that we introduce our tenancy strategy as soon as possible to ensure that all providers are meeting the wider aims of the city in the use of these tenancies.
2. The necessary activities could be carried out in a different sequence. For instance drafting documents and carrying out consultation prior to consideration by Cabinet. However, this would not give early guidance to other providers in the City.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date:
12 March 2011

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*