



Item

TENANCY STRATEGY

To:

Councillor Richard Johnson, Executive Councillor for Housing
Housing Scrutiny Committee 15/1/20

Report by:

David Greening, Head of Housing
Tel: 01223 - 457997 Email: david.greening@cambridge.gov.uk

Wards affected:

All

Not a Key Decision

1. Executive Summary

1.1 There is a statutory requirement for local authorities, in their strategic housing role, to have a tenancy strategy setting out the issues which Registered Providers operating in the local area must have regard to when deciding: the type of tenancies to offer; the circumstances in which they will offer a tenancy of a particular kind; the length of any fixed term tenancy; and the circumstances in which they will grant a new tenancy when a fixed term tenancy comes to an end.

1.2 The Localism Act also requires tenancy strategies to be kept under review.

1.3 Minor changes are proposed to the requirements laid down in the original strategy published in 2012, reflecting more recent changes to government policy, more recent data, and the Greater Cambridge Housing Strategy 2019-2023.

2. Recommendations

2.1 The Executive Councillor is recommended to:

2.1.1 Approve the revised Tenancy Strategy attached at Appendix 1.

3. Background

Page: 2

3.1 The Localism Act 2011 requires each local authority, in its strategic housing role, to have a Tenancy Strategy setting out the issues which Registered Providers operating in the local area must have regard to when deciding: the type of tenancies to offer; the circumstances in which they will offer a tenancy of a particular kind; the length of any fixed term tenancy; and the circumstances in which they will grant a new tenancy when a fixed term tenancy comes to an end. No enforcement powers are attached.

3.2 The Council's existing Tenancy Strategy was approved by the Executive Councillor for Housing in June 2012.

3.3 The Localism Act requires authorities to keep their Tenancy Strategy under review. This report presents a 'refresh' of the council's Strategy, taking into account more up to date evidence, changes to national policy, and the requirements set out in the Greater Cambridge Housing Strategy approved by the Executive Councillor and Housing Services Scrutiny in March 2019.

3.4 The council has its own Tenancy Policy 2017-2020 which covers the approach in relation to the council's own housing stock, and was written in the context of the Tenancy Strategy 2012. The policy is due for review during 2020, taking into account the requirements of this broader Tenancy Strategy.

3.5 Although data and some of the wording in the proposed Strategy has been updated from the 2012 version, only minor changes have been made to what the council would expect from registered providers. How this refreshed Tenancy Strategy differs from the one approved in 2012 is summarised in Appendix 2 to this report.

3.6 The Tenancy Strategy will be reviewed again once the Greater Cambridge Housing Strategy 2019-2023 has been reviewed. (The Housing Strategy is due for review towards the end of 2023, or sooner if required.)

4. Implications

a) Financial Implications

There are no financial implications .

b) Staffing Implications

There are no staffing implications .

c) Equality and Poverty Implications

An Equality Impact Assessment has been carried out and is available as a background report.

d) Environmental Implications

Environmental impact = Nil. There are no environmental implications.

e) Procurement Implications

There are no procurement implications.

f) Community Safety Implications

There are no community safety implications.

5. Consultation and communication considerations

It is a requirement under the Localism Act that before adopting a tenancy strategy, or making major modifications to it, the authority must send a copy of the draft strategy or any proposed modification to every Registered Provider of social housing operating in the district.

Although only minor modifications have been made, Registered Providers operating in the Cambridge area were invited to comment on the refreshed strategy.

No specific public communication is planned.

Registered Providers will be sent a copy of the final Strategy and it will be published on the housing strategy page of the council's website.

6. Background papers

Background papers used in the preparation of this report:

- Equality Impact Assessment
- Cambridge City Council Tenancy Strategy 2012
- Localism Act 2011

7. Appendices

Appendix 1: Tenancy Strategy 2020, including Annexes A&B

Appendix 2: Summary of differences between Tenancy Strategy 2012 and Tenancy Strategy 2020 refresh.

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Helen Reed, Housing Strategy Manager, tel: 01223 - 457943, email: helen.reed@cambridge.gov.uk.