



Report to: Homes & Health

Decision Date: November 2022

Portfolio Holder: Cllr Tim Wendels

Director Lead: Suzanne Shead – Director Housing, Health & Wellbeing

Lead Officer: Julie Davidson, Business Manager Housing and Estates Management
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Report Summary	
Type of Report	Open report Non-key decision
Report Title	Tenancy Strategy – Review and Update
Purpose of Report	The purpose of the report is to: 1. Share the revised Tenancy Strategy that has been updated to reflect the current policy landscape
Recommendations	To approve the Tenancy Strategy
Alternative Options Considered	N/A
Reason for Recommendation	Tenancy Strategy last produced in 2013 so review and update required. The main updates are to refine the strategy and ensure it is reflective current legislation. The Strategy was endorsed for approval at Tenant Engagement Board on 17 November 2022.
Decision Taken	As per the recommendation

1.0 Background

1.1 The Localism Act 2011 placed a duty on all local authorities to produce a Tenancy Strategy that sits alongside the Housing Strategy, Homelessness Prevention and Rough Sleeper Strategy, Allocations Scheme and Housing Providers' Tenancy Policies.

1.2 The Council produced a strategy in response to this back in 2012; a review has been done and a new, refreshed strategy produced.

1.3 The revised Strategy is succinct but compliant with all the requisites as determined by the Localism Act 2011 and has been produced using good practice from other housing organisations.

1.4 The objectives of the strategy are:

- Protect and provide stability for vulnerable people - social housing is an essential and valuable resource for vulnerable people.
- Make the best use of the stock - social housing supply in Newark and Sherwood does not keep pace with demand, there is a clear need to make the best use of the housing stock for those most in need.
- Be fair and assist households to access other tenure options - social housing is not necessarily the tenure of choice for all so where appropriate other tenure options should be explored and considered.
- Ensure those most in need are housed - the District Council believes that people prioritised through Newark and Sherwood's Allocation Scheme should benefit from affordable housing.
- To support social mobility – to ensure tenants can move into or remain in employment

1.5 These objectives support us to deliver the housing priorities detailed in our Community Plan:

- Create more and better quality homes through our roles as landlord, developer and planning authority
- Create vibrant and self-sufficient local communities where residents look out for each other and actively contribute to the local area

2.0 Proposals

2.1 The Tenancy Strategy and a table of changes are attached as appendices to this report for approval

2.2 Once approved the Strategy will replace the previous version on the Councils website

2.3 The Grenfell Tower fire in June 2017 was one of the UK's worst modern disasters and in the aftermath of this the Government have unveiled important planned changes to

the regulation and management of social housing. In its Green Paper 'A new deal of social housing' published 14 August 2018, the Government confirmed that it no longer intended to implement the provisions in the Housing and Planning Act 2016 that sought to make fixed term tenancies mandatory for local authorities after listening to residents' concerns. The Social Housing White Paper published on 17 November 2020 set out a Charter for Social Housing Residents and affirms the Government's continued commitment to give social housing tenants a greater voice, the right to safe and secure accommodation and of the importance of good quality homes and neighbourhoods to live in. Nationally these changes have been the catalyst for some large RP's and Councils to evaluate the benefits of fixed term tenancies and the potential they have to undermine their work to create sustainable communities. As a result, many have already expressed their intention to stop offering this type of tenancy.

3.0 Implications

3.1 In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding and Sustainability.

3.2 Financial Implications - FIN22-23/5587

This strategy has no direct financial implications

3.3 Equalities

The strategy has no direct equalities implications. An Equality Impact Assessment has been completed. In addition there is added protection in this Strategy for the survivors of Domestic Abuse in the retaining of their secure tenancies.

This strategy provides clear and transparent information for all applicants and tenants regarding tenancy security.

Background Papers and Published Documents

Nil.