

Crawley Borough Council

Report to the Overview and Scrutiny Commission 25th November 2019

Report to Cabinet 27th November 2019

Tenancy Strategy 2019 - 2024

Report of the Head of Strategic Housing, **SHAP/77**

1. Purpose

- 1.1 To request approval for the attached draft Tenancy Strategy 2019 – 2024 (Appendix A) to be adopted to replace the Council's existing Tenancy Strategy.

2. Recommendations

- 2.1 To the Overview and Scrutiny Commission:

That the Commission consider the Tenancy Strategy 2019 - 2024 and decide what comments, if any, it wishes to submit to the Cabinet.

- 2.2 To the Cabinet

- a) The Cabinet is recommended to request Full Council to approve the Tenancy Strategy 2019 – 2024 (Appendix A) for adoption and subsequent publication.
- b) Delegate authority to the Head of Strategic Housing, in consultation with the Cabinet Member for Housing, to make minor amendments to the Tenancy Strategy 2019 - 2024 as further changes to legislation and statutory guidance are introduced and following an annual review of the action plan. (Generic Delegation 7 will be used to enact this recommendation).

3. Reasons for the Recommendations

- 3.1 To fulfil the Council's legal duty to publish a Tenancy Strategy to set out matters to which registered providers are to have regard to when formulating their Tenancy Policies.

4. Background

- 4.1 Section 150(1) of the Localism Act 2011 imposes a legal duty on all local housing authorities to prepare and publish a Tenancy Strategy that sets out matters to which registered providers in the district are to have regard to when formulating their own policies on the kinds of tenancies they grant, the circumstances in which they will grant a tenancy of a particular kind, where they grant tenancies for a term certain, the lengths of the terms, and the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy.

4.2 Section 150(5) of the Localism Act 2011 states that local housing authorities must keep their tenancy strategies under review and may modify or replace it from time to time.

5. Description of Issue to be resolved

5.1 The Council's existing Tenancy Strategy was published in 2012, with a review carried out and modifications made in 2014. It was subject to a further review in 2018 and it was decided that a replacement strategy would be drafted based on that review.

5.2 The draft Tenancy Strategy 2019 – 2024 at Appendix A was prepared following 2018 review and it is proposed that it will, if adopted, replace the Council's existing Tenancy Strategy and would apply to all wards and all service users in Crawley.

6. Information & Analysis Supporting Recommendation

6.1 The Tenancy Strategy identifies key areas that registered providers who have housing stock in Crawley are asked to take into account when formulating their tenancy policies:

- Meeting social obligations as well as regulatory requirements
- The provision of tenancy support services to tenants to prevent homelessness
- Making best use of housing stock to support the Council in meeting housing need
- Ensuring that accessing social housing is equitable for all

6.2 The existing Tenancy Strategy requires updating to reflect the changes to the wider environment in which services are being delivered. Therefore it was considered that a new Tenancy Strategy would better serve the needs of the service and its customers.

6.3 The proposed Tenancy Strategy was drafted alongside the draft Homelessness & Rough Sleeping Strategy 2019 – 2024 because of the role registered providers can play in the prevention of homelessness.

6.4 Key changes from this strategy to the last are the connections to the proposed Homelessness & Rough Sleeping Strategy 2019 – 2024, referencing the 'Commitment to Refer', updated statistics reflecting the current economic and housing environment, removal of the reference to the Housing Strategy (which is no longer operational), and the introduction of design principals agreed through the countywide Task and Finish Group for commissioning supported housing services.

7. Implications

7.1 Financial – There are no financial implications as a direct result of implementing the Tenancy Strategy 2019 – 2024.

7.2 Staffing - There are no staffing implications as result of implementing the Tenancy Strategy 2019 - 2024.

7.3 Legal – Whilst adoption of the Tenancy Strategy 2019 - 2024 fulfils the Council's statutory obligations, there are no direct legal implications from implementing the Tenancy Strategy 2019 – 2024.

7.4 Equalities - An Equalities Impact Assessment has been carried out and does not identify any action that needs to be taken as a result of the strategy. This is attached as Appendix B.

8. **Background Papers**

[Localism Act 2011](#)

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