

Committee: Cabinet

Agenda Item

Date: 25th October 2012

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Title: Tenancy Strategy

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Key decision: No

Summary

The West Essex Tenancy Strategy has now finished a period of consultation within the three contributing Authorities and the Housing Board have recommended its approval by Cabinet.

Recommendations

1. That Cabinet approve the adoption of the West Essex Tenancy Strategy.

Financial Implications

None

Background Papers

None

Impact

- 2.

Communication/Consultation	Web and partner agencies
Community Safety	N/A
Equalities	EIA in place
Health and Safety	N/A
Human Rights/Legal Implications	Strategy required for other registered housing providers to have regard to when formulating their tenancy policies
Sustainability	N/A
Ward-specific impacts	All wards
Workforce/Workplace	N/A

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Situation

3. The council has been working with Epping and Harlow councils to produce a West Essex Tenancy Strategy. This is an overarching strategy that registered providers and the council's housing departments must have regard to when deciding where, how and if to use fixed term tenancies when allocating their stock and under what circumstances these tenancies would not be renewed.
4. Members have previously been briefed on this strategy and it has been consulted upon widely across the three authorities. The Strategy has been amended to take on comments by members and others and is now ready to be approved by Cabinet.

Risk Analysis

7.

Risk	Likelihood	Impact	Mitigating actions
Registered Providers within the district will formulate their own tenancy policies that do not meet the requirements of the Council and which the Council would be unable to challenge	1 as the council will have a Tenancy Strategy for RP's to have regard to	2 without strategy RP's could let their properties in a way that is not compatible to council policies	By having the West Essex Tenancy Strategy in place registered providers must have regard to this when agreeing their tenancy policies

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.