

Committee: HEALTH AND HOUSING COMMITTEE

Date: September 08, 2005

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Title: TENANT COMPACT

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Item for decision

Summary

This report requests the Committee to approve the revised Tenant Compact. Once approved the Tenant Forum election will take place. The Compact covers the Council's tenants across the District. There are no new specific financial or risk assessment implications relating to this report.

Recommendations

That the Committee approve the revised draft Tenant Compact.

Background Papers

The following papers were referred to by the author in preparation of this report and are available for inspection from the author.

1. Tenant Compact 2000 and 2003.

Impact

Communication/Consultation	Quite considerable. This is a significant document relating to the way the Council and tenants interact.
Community Safety	Good relations will influence community safety issues in the future.
Equalities	The Compact addresses the needs of all tenants.
Finance	It is produced within the existing budget with tenant participation.
Human Rights	It embraces all aspects of this area.
Legal Implications	It lays down a framework on how participation is governed.
Ward-specific impacts	Covers the entire district.
Workforce/Workplace	Has significance and relevance to the working of all departments relating to the provision of housing services.

Situation

1. This report has been presented to members because there is a need to update it prior to the Tenant Forum elections.

Targets

2. We are trying to achieve an updated modernised Compact.

Options

3. There are two potential options.
4. They are we leave it as it is or we change it.

Pay-Offs/Penalties

5. The pay off if we were to leave it alone would be no immediate action would be necessary whereas the penalty would be that it would demonstrate that the Council does not take tenant participation as seriously as it should.
6. If we were to change it would show tenants that we are a progressive Council, or alternatively the penalty may be that it could destabilise the existing situation and lead to a period of uncertainty.

Risk Analysis

7. The following have been assessed as the potential risks associated with this issue.

Risk	Likelihood	Impact	Mitigating Actions
We introduce new compact which tenants don't buy into.	Medium	Medium	Will advertise benefits in a newsletter.

Background

8. It is Government requirements that all stock owning Councils have a Tenant Compact.
9. A Tenant Compact is a document, which is required to clearly outline how the Council (Members and Officers) and its tenants work together to provide the Housing Service. Within the document there is a need to indicate the form of participation and the rules governing tenant involvement.
10. The Council agreed its first Compact in 2000. It was reviewed in 2003 and it is felt that a further review is now necessary prior to the Tenant Forum elections, which will be held during the autumn of this year.

The Current Position

11. Appended to this report is a draft revised Tenant Compact which has been carefully considered and approved in principle by the Tenant Forum, who are recommending it for approval by this Committee. For comparison, the existing document, as amended in 2003, is also appended.
12. The document proposes, amongst other things, an increase in the membership of the Forum from 10 to 12 and for the first time makes specific provision for a leaseholder representative. It also explains in more detail the various opportunities tenants have to participate regarding the services they receive.
13. Once approved the new Tenant Compact will be circulated, as part of the next tenant newsletter, which will also supply tenants with all the relevant information regarding the forthcoming Forum election.

