

Meeting Cabinet
Portfolio Area Housing and Housing Development
Date 24 July 2024



TENANCY POLICY

KEY DECISION

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1 PURPOSE

- 1.1 The purpose of this report is to introduce a revised Tenancy Policy 2024-2026.
- 1.2 The policy will ensure the Council is compliant with the Regulator of Social Housing's Tenancy Consumer Standard.

2 RECOMMENDATIONS

- 2.1 That Cabinet note the duty placed on the Council via the Tenancy Standard to produce and publish clear and accessible policies related to key housing management functions and the on-going work to bring the Council's housing policies in line with new Regulations.
- 2.2 That Cabinet approve the content and the adoption of the draft Tenancy Policy 2024-2026, as seen in Appendix A .
- 2.3 That the Strategic Director (RP), after consultation with the relevant Portfolio Holder, be given delegated authority to make minor updates and changes to this policy arising from new legislation.

3 BACKGROUND

- 3.1 In April 2012, the Homes and Community Agency became the Regulator for Social Housing (RSH) and set a revised regulatory framework for Social Housing in England and Wales with a set of regulatory standards, one of which was the Tenancy Standard. The Tenancy Standard placed an expectation on all providers of social housing to publish a Tenancy Policy that has due regard to the Local Authorities Tenancy Strategy.
- 3.2 In April 2024, the RSH published a revision to the Social Housing Regulatory Framework and a new set of Consumer Standards. The updated Tenancy Standard reinforces the requirement for all social housing providers to publish clear and accessible policies which outline their approach to tenancy management.
- 3.3 The draft Tenancy Policy revises and updates the Council's Tenancy Policy (2017) in line with the new Tenancy Standard that came into effect in April 2024. There are no material changes to the way in which the Council delivers services or to the types of tenancies offered.

4 REASONS FOR RECOMMENDED ACTIONS AND OTHER OPTIONS

- 4.1 The draft Tenancy Policy has been updated to reflect the changes in Regulatory reform and the new Tenancy Standard. The draft Tenancy Policy covers the following:
 - a) The type of tenancies the Council will grant.
 - b) The circumstances under which the Council will grant tenancies of a particular type.
- 4.2 The draft Tenancy Policy also details how the Council will respond to requests to changes of tenancy and how we will implement those changes. Included are succession rights and a tenants' right to mutual exchange. Where policies already exist, they have been referenced within the draft Tenancy Policy.
- 4.3 The draft Tenancy Policy highlights the support that is given to tenants who are experiencing difficulty in maintaining their tenancy due to vulnerability or financial circumstances.
- 4.4 The draft policy also demonstrates the Council's commitment to the prevention and awareness of Tenancy Fraud.
- 4.5 A list of housing related policies that have been or will be updated throughout 2024/25 can be seen in Appendix C. The list identifies whether the policies will be adopted by way of key officer decision or by the Cabinet.
- 4.6 The draft Tenancy Policy was reviewed by the Executive Housing Working Group on the 26th June 2024 and the group recommend that Cabinet approve the adoption of the draft Tenancy Policy.

5 IMPLICATIONS

5.1 FINANCIAL IMPLICATIONS

5.1.1 There are no direct financial implications from the recommendations contained in this report. However, failure to manage housing stock effectively may result in financial losses due to poor tenancy management, tenancy fraud or not supporting tenants to sustain their tenancy.

5.2 LEGAL IMPLICATIONS

5.2.1 The Tenancy Policy will ensure the Council is compliant with the Consumer Regulations as set out by the Regulator for Social Housing.

5.3 EQUALITIES AND DIVERSITY IMPLICATIONS

5.3.1 An Equalities Impact Assessment has been completed and can be seen in Appendix C. There are no negative equality, diversity and inclusion implications arising from the Tenancy Policy.

5.4 RISK IMPLICATIONS

5.4.1 There are no direct significant risks to the Council in agreeing the recommendation(s). However, officers responsible for implementing any improvement activity set out within this report will need to consider any risk implications that arise.

5.5 CLIMATE CHANGE IMPLICATIONS

5.5.1 The Council declared a climate change emergency in June 2019 with a resolution to work towards a target of achieving net zero emissions by 2030. There are no direct climate change implications arising from this report.

5.6 OTHER CORPORATE IMPLICATIONS

5.6.1 The Council is at reputation risk if it does not comply with the Regulator for Social Housing's Consumer Standards' and this will affect the rating the Council is given on inspection.

6 BACKGROUND DOCUMENTS

[SBC Tenancy Policy 2017](#)

[The Tenancy Standard](#)

7 APPENDICES

- Appendix A: Draft Tenancy Policy 2024-2026
- Appendix B: Tenancy Policy Equality Impact Assessment
- Appendix C: List of housing policies for revision in 2024/25