

<b>Committee(s):</b> Enforcement, Environment and Housing	<b>Date:</b> 5 July 2021
<b>Subject:</b> Tenancy Strategy	<b>Wards Affected:</b> All
<b>Report of:</b> Tracey Lilley - Corporate Director (Housing and Community Safety)	<b>Public</b>
<b>Report Author/s:</b> Name: Angela Abbott Telephone: 01277 312500 E-mail: angela.abbott@brentwood.gov.uk	<b>For Decision</b>

### Summary

In 2017 the Council approved a tenancy strategy and this has been reviewed to bring the document up to date, whilst also providing the opportunity to engage with registered providers of social housing operating in the Borough.

The updated Tenancy Strategy covering the period 2021 to 2026 is included as Appendix A of this report.

### Recommendation(s)

**Members are asked to:**

**R1. To approve the updated Tenancy Strategy in Appendix One.**

### Main Report

#### **Introduction and Background**

1. The Localism Act (2011 s.150) requires all local housing authorities to produce a tenancy strategy. The role of a local authority's tenancy strategy is to help guide social landlords that operate in its area, in making decisions about what types of tenancies to offer.
2. The current Tenancy Strategy was published in 2017 and is in need of review. When it was formulated, it identified the tenancies the Council expected to see used in the Borough.
3. This approach was reviewed to ascertain if the Council would still like to continue to use fixed term tenancies in certain circumstances and to establish the minimum length of a fixed term tenancy that will be considered acceptable.

4. A Tenancy Strategy needs to include: a recommendation on the type of tenancies local social landlords should grant, where fixed term tenancies are recommended, a proposal of the preferred length of tenancy (eg. regulatory minimum or longer) and the circumstances under which another fixed term tenancy will be granted at the end of an existing one.
5. The 2021 to 2026 Tenancy Strategy aims to make the best use of stock, through the appropriate use of tenure, meeting housing need and set out clear guidance to other registered providers on the types of tenancies to grant, so that all social housing across the Borough is used to meet local needs.
6. The Strategy will be for a five-year period and will be monitored for compliance on the types of tenancies private registered providers of social housing across the Borough are issuing. Also, the number of fixed term tenancies the Council issues and the types of households these are issued to.
7. The Strategy going forward influences tenancies in the social housing sector, due to its links to any existing social housing stock and through nomination agreements with registered providers on any new social housing units.

### **Reasons for Recommendation**

8. To ensure that the Housing Department has an updated Tenancy Strategy covering the types of agreement used by the Council and the preferred approach that the Council would like registered providers to adopt in the Borough.

### **Consultation**

9. Consultations have taken place with the registered providers of social housing in the Borough (e.g. housing associations) and with the Council's housing department.
10. No feedback was received from the registered providers working in the Borough.

### **References to Corporate Plan**

11. Drive continuous improvement of our housing services
12. Continue a service improvement programme to ensure our services are delivered efficiently.

### **Implications**

#### **Financial Implications**

**Name/Title: Jacqueline Van Mellaerts, Corporate Director (Finance & Resources)**

**Tel/Email: 01277 312500/jacqueline.vanmellaerts@brentwood.gov.uk**

There are no direct financial implications from this report. It is expected that having the right policies and procedures in place will benefit the Council from making efficiency savings.

### **Legal Implications**

**Name & Title: Amanda Julian, Corporate Director (Legal & Governance) and Monitoring Officer**

**Tel & Email: 01277 312500 / amanda.julian@brentwood.gov.uk**

The strategy is a statutory requirement, the Council by updating the strategy is fulfilling this statutory duty.

### **Economic Implications**

**Name/Title: Phil Drane, Corporate Director (Planning & Economy)**

**Tel/Email: 01277 312610/philip.drane@brentwood.gov.uk**

There are no direct economic implications.

**Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

### **Background Papers**

There are no background papers to this report.

### **Appendices to this report**

Appendix A: Tenancy Strategy for 2021 to 2026.