

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 April 2014

Portfolio:	Health and Housing
Subject:	New Tenancy Agreement
Report of:	Director of Community
Strategy/Policy:	Housing Strategy
Corporate Objective:	A Balanced Housing Market

Purpose:

To agree a new tenancy agreement for issue to tenants on a secure, introductory or flexible tenancy.

Executive summary:

This report considers the replacement of the existing secure and introductory tenancy agreements with a new tenancy agreement following consultation with tenants and elected members.

Recommendation/Recommended Option:

That the Executive approves the new Tenancy Agreement, as appended to the report, and requests officers to issue this as soon as possible to all current tenants on a secure, introductory or flexible tenancy.

Reason:

To harmonise the current tenancy agreements, merging these into one agreement which covers secure, introductory and flexible tenancies.

Cost of proposals:

Printing and postage costs associated with issue of new agreement to all current tenants. These can be met from existing budgets.

Appendices: A: Copy of New Tenancy Agreement

Background papers: None

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Executive Briefing Paper

Date: 07 April 2014

Subject: New Tenancy Agreement

Briefing by: Director of Community

Portfolio: Health and Housing

INTRODUCTION

1. At the present time the Council have two different tenancy agreements in use for current tenants, these being:
 - Secure Tenancy Agreement; and
 - Introductory Tenancy Agreement
2. The secure tenancy agreement was last updated in June 2006; the introductory tenancy agreement has not been updated since the Council set up Introductory Tenancies in April 2002. As a result it was proposed to review and update these tenancy agreements in 2013/14.
3. A report outlining plans to review the existing introductory and secure tenancy agreement was considered by the Health and Housing Policy Development Review Panel at its meeting on 14th March 2013. It was agreed that a working group with two elected members, a tenant representative from the Housing Tenancy Board and officers be set up to review the agreements.

CONSULTATIONS

4. Following a number of working party meetings a copy of a draft revised tenancy agreement was presented and discussed at the Health and Housing Policy Development Review Panel on 18th July 2013 and Housing Tenancy Board on 29th July 2013.
5. Further consultation on the draft revised agreement was carried out in August and September 2013 with the General Tenants Forum, other Council teams such as Building Services, Community Safety, Environmental Health, Strategic Housing and Streetscene Services, and with Southampton and Fareham Legal Services Partnership.
6. In light of feedback received from the above consultation, further amendments were made to the revised draft tenancy agreement prior to consultation with tenants.

7. The revised draft tenancy agreement was sent to all current tenants regardless of whether they held a secure, introductory or flexible tenancy for consultation purposes in December 2013 to seek their views and comments. The closing date for consultation was 31st January 2014, which allowed tenants 8 weeks to respond.
8. A number of tenants made comments and suggestions on the revised agreement and these where possible have been incorporated in a further draft of the agreement. Responses and acknowledgments have been sent to all tenants that responded to the consultation.
9. Further consultation has been carried out with Southampton and Fareham Legal Services Partnership and the final draft has been shared with the working group that was originally set up to review the tenancy agreement.

PROPOSAL

10. It is proposed that the Executive notes the consultation carried out and approves the new tenancy agreement.
11. It is further proposed that officers be requested to issue formal 4 week notice of variation to all current tenants and provide them with a copy of the new tenancy agreement which will take effect on expiry of the notice period.

RISK ASSESSMENT

12. There are no significant risk considerations in relation to this report.

CONCLUSION

13. This report has provided the Executive with background on the updating of the current tenancy agreements, details of the consultation that has taken place on the revised agreement and a copy of the new tenancy agreement.

Reference Papers:

Review of Tenancy Agreements reports to Health and Housing Policy Development Review Panel 14th March 2013 and 18th July 2013.

Review of Tenancy Agreements report to Housing Tenancy Board 29th July 2013.