



<b>REPORT TO:</b>	Cabinet
<b>DATE:</b>	12 November 2024
<b>SUBJECT:</b>	Tenancy Strategy 2024-2029
<b>PURPOSE:</b>	To adopt the Tenancy Strategy 2024-2029
<b>KEY DECISION:</b>	No
<b>PORTFOLIO HOLDER:</b>	Portfolio Holder for Strategic and Operational Housing
<b>REPORT OF:</b>	Jason King, Assistant Director - Housing
<b>REPORT AUTHOR:</b>	Vikki Cherry, Housing Transformation Programme Manager
<b>WARD(S) AFFECTED:</b>	All Wards
<b>EXEMPT REPORT?</b>	No

## **SUMMARY**

The Localism Act 2011 places an obligation on each local authority to have a tenancy strategy. It sets out our expectations of registered providers in the districts and provides guidance on our preferred approach to tenure and affordability.

This strategy will help to maintain stable and sustainable communities, make better use of existing social housing stock, and ensure that specialist accommodation can be made available to households most in need.

The purpose of the tenancy strategy is to provide guidance and levels of expectations to Registered Providers in our district.

## **RECOMMENDATIONS**

1. That Cabinet adopts the Tenancy Strategy 2024-2029.
2. That Cabinet delegates minor operational amendments to the Tenancy Strategy 2024-2029 to the Assistant Director – Housing, in consultation with the Portfolio Holder for Strategic and Operational Housing.

## REASONS FOR RECOMMENDATIONS

The Localism Act 2011 places an obligation on each local authority to have a tenancy strategy. Registered Providers will be consulted following consulting Policy Development Panel.

## OTHER OPTIONS CONSIDERED

**Do nothing** – to not adopt the Strategy. This option is not recommended – it is good practice to update strategies on a regular basis and amendments are required due to changes in the sector.

## 1. BACKGROUND

- 1.1 As per the Localism Act 2011, local housing authorities are under a duty to prepare and publish a tenancy strategy. The attached Tenancy Strategy sets out how South Holland District Council meets its obligations under section 150 to 153 of the Localism Act 2011, replacing the existing strategy, most recently reviewed in 2019.
- 1.2 The purpose of the tenancy strategy is to provide guidance and levels of expectations to registered providers in our district regarding the rent that is charged and the type of tenancy afforded to our residents.
- 1.3 The strategy has been drafted to meet both registered provider's and the authority's requirements. The proposal to implement this strategy is to ensure that we are meeting these requirements in addition to providing clarity to residents about which tenancy they will be afforded, the reason why such a tenancy is being offered, and why.

## 2. REPORT

- 2.1 As the local housing authority, the Council is legally required to prepare and publish a Tenancy Strategy, to provide guidance to registered providers relating to:
  - the types of tenancies they will grant;
  - the circumstances in which different types of tenancies will be granted;
  - where fixed-term tenancies are granted, the length of the fixed term and the circumstances in which a further tenancy will be granted when the fixed term expires.
- 2.2 The Council's Tenancy Strategy was most recently reviewed in 2019. The draft Strategy 2024-29 provides updated national and local context along with the latest information relating to the requirements of the Regulator of Social Housing and delivering the outcomes of the Regulator of Social Housing's Tenancy Standard.
- 2.3 Registered providers must "have regard" to local authorities' tenancy strategies when formulating their own individual policies on tenancies. Key elements of the proposed new Tenancy Strategy include guidance to registered providers on rent levels, tenure and measures to prevent homelessness, including support for vulnerable groups such as people fleeing domestic abuse.
- 2.4 The strategy aims to give Registered Providers guidance to inform their policies and practices. The key objective of the strategy is to ensure the social housing stock is used in

the best possible way to provide homes for those households who are unable to secure or afford a home that meets their needs in the private sector.

### **3. CONCLUSION**

- 3.1. This Strategy enables us to meet the requirements of the Localism Act - to prepare and publish a tenancy strategy. The document provides guidance for Registered Providers on our expectations regarding delivering and managing social housing in the district of South Holland.

### **4. EXPECTED BENEFITS TO THE PARTNERSHIP**

- 4.1 South Holland as a sovereign partner Council continues to contribute to the overall reputation of the Partnership. Therefore, continuing to show preparedness for an upcoming external inspection from the Regulator of Social Housing will support the Partnership's reputation.

### **5. IMPLICATIONS**

#### **5.1 SOUTH AND EAST LINCOLNSHIRE COUNCILS PARTNERSHIP**

- 5.1.1 None.

#### **5.2 CORPORATE PRIORITIES**

- 5.2.1 None. This Strategy supports the Health Lives priority by improving the management of social housing, supporting the movement of those no longer in need of social housing with disabled aids and adaptations and prioritising the letting of adapted properties to those in need. Guidance also includes steps around preventing homelessness.

#### **5.3 STAFFING**

- 5.3.1 None.

#### **5.4 WORKFORCE CAPACITY IMPLICATIONS**

- 5.4.1 None.

#### **5.5 CONSTITUTIONAL AND LEGAL IMPLICATIONS**

- 5.5.1 None. This Strategy delivers the requirements of the Localism Act 2011 section 150(1) determining that local housing authorities in England must prepare and publish a tenancy strategy, and that registered providers of social housing must have regard to this in formulating their own tenancy policies.

#### **5.6 DATA PROTECTION**

- 5.6.1 None.

#### **5.7 FINANCIAL**

- 5.7.1 None.

#### **5.8 RISK MANAGEMENT**

- 5.8.1 None.

## **5.9 STAKEHOLDER / CONSULTATION / TIMESCALES**

5.9.1 The following have been consulted:

- Portfolio Holder for Strategic and Operational Housing
- Assistant Director – Strategic Growth and Development
- Assistant Director – Housing
- Assistant Director – Wellbeing and Community Leadership
- Head of Delivery
- Homelessness Reduction Manager
- Housing Services Manager
- Housing Strategy and Enabling Officer.

5.9.2 Policy Development Panel reviewed the document on 24 September 2024 and supported the proposals, with no changes suggested.

5.9.3 The purpose of the tenancy strategy is to provide guidance and levels of expectations to Registered Providers in our district. Consultation has been carried out with the following Registered Providers:

- South Holland Homes
- Longhurst Group
- Platform Housing Group
- Accent Housing
- CKH - Cross Keys Homes
- Hastoe Housing Association
- LHP- Lincolnshire Housing Partnership
- Lincolnshire Rural Housing Association
- Muir Group Housing Association
- Sage Homes
- Pinnacle Group.

## **5.10 REPUTATION**

5.10.1 None.

## **5.11 CONTRACTS**

5.11.1 None.

## **5.12 CRIME AND DISORDER**

5.12.1 None.

## **5.13 EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING**

5.13.1 None. This strategy makes reference to:

- ensuring homes with disabled adaptations are let to those who need them
- ensuring vulnerable households are supported to maintain their tenancy and with their right to mutual exchange;
- providing assistance to victims of domestic abuse.

5.13.2 An equality impact assessment has been completed and there are no additional mitigations required.

## 5.14 HEALTH AND WELL BEING

5.14.1 None. This strategy makes reference to:

- ensuring homes with disabled adaptations are let to those who need them
- ensuring vulnerable households are supported to maintain their tenancy and with their right to mutual exchange;
- providing assistance to victims of domestic abuse.

## 5.15 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

5.15.1 None.

## 5.16 LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER

5.16.1 This paper contributes to the following Missions outlined in the Government's Levelling Up White paper:

- Housing – guiding partner Registered Providers on standards of letting and management of social housing.
- Crime – we will review our approach to managing Anti-Social Behaviour, Domestic Abuse and Hate Crime.
- Pride in Place – letting and management of affordable housing
- Wellbeing – supporting vulnerable tenants.

## 6. ACRONYMS

6.1 None.

### APPENDICES

Appendices are listed below and attached to the back of the report: -

APPENDIX A	Tenancy Strategy 2024-2029
APPENDIX B	Equality Impact Assessment

### BACKGROUND PAPERS

Background papers used in the production of this report are listed below: -

Document title	Where the document can be viewed
Regulator of Social Housing - Consumer Standards	<a href="http://www.gov.uk/government/consultations/consultation-on-the-consumer-standards">www.gov.uk/government/consultations/consultation-on-the-consumer-standards</a>
Housing Ombudsman Complaint Handling Code	<a href="https://www.housing-ombudsman.org.uk/landlords-info/complaint-handling-code/">https://www.housing-ombudsman.org.uk/landlords-info/complaint-handling-code/</a>

### CHRONOLOGICAL HISTORY OF THIS REPORT

Policy Development Panel – 24 September 2024

<b>REPORT APPROVAL</b>	
Report author:	Vikki Cherry, Housing Transformation Manager vcherry@sholland.gov.uk
Signed off by:	Jason King, Assistant Director - Housing jasonking@sholland.gov.uk
Approved for publication:	Councillor Tracey Carter, Portfolio Holder for Strategic and Operational Housing