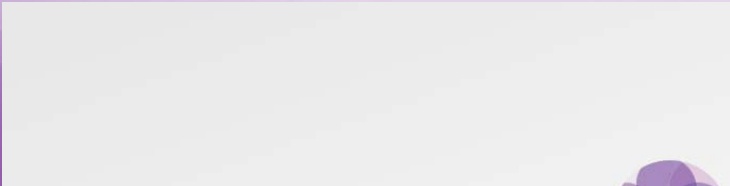


Tenancy Strategies

Housemark Stock Retained Conference

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Overview

- We will cover:
 - the legislation and timescales
 - the requirements
 - types of tenancy
 - making it work for you
 - what needs to be done.

Tenancy Strategies

- Localism Bill – S.137
- Duty on housing authorities to publish within 12 months of Bill's enactment
- Requirement to draw up policy on consultation with other social landlords in your area.



What needs to be in the strategy

- The strategy must set out the issues that registered providers in your area should consider when writing their policies, including:
 - the kinds of tenancies they will grant
 - the circumstance in which they will grant a tenancy of a particular kind
 - the length of any fixed term tenancies
 - when such fixed term tenancies will be extended or terminated.

A closer look

- Criticism of the timing and whether it will have 'teeth'
- In drawing up a tenancy strategy, the authority has to consult various bodies, to consider their current allocation scheme, homelessness strategy and – in London – the London housing strategy.



An effective strategy

- You will need to understand:
 - the current position on turnover rates
 - underoccupation/overcrowding levels
 - the numbers of residents affected by welfare cap
 - the levels of mobility, perceptions, and means of residents to move out of social housing.

Providing an opportunity?

- Valuable to consult neighbouring councils to avoid area clashing and distorting the market
- Taking stock of where you are
- Introduction of flexible tenancies – effective use of stock
- Rents and affordable rents
- Meaningful community engagement
- Better joint working.

Making it work for you

- Assess where you are
- Are you're plans and strategies up to date
- Think about the timescales – April 2012 versus 2013
- Communication with registered providers
- Making an action plan.

What you need to do

- Undertake a full assessment of the existing strategies, local housing market data and context in which the council operates
- Do an impact assessment of the impact of affordable rents and flexible tenancies policy
- Discuss priorities with Partners
- Consult registered providers, tenants and other relevant bodies on a draft Strategy
- Publicise what you are doing – get buy-in.

What you need to think about

- Involvement – member, partners and the community
- Decisions on tenure type and their impact
- Homelessness
- Making best use of stock
- Improving your understanding
- Decisions now will impact later.



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