



29 March 2022

Title	Tenancy Strategy
Purpose of the report	To make a Key Decision
Report Author	Marta Imig, Strategic Lead, Housing
Ward(s) Affected	All Wards
Exempt	No
Exemption Reason	<i>N/a</i>
Corporate Priority	Housing
Recommendations	Committee is asked to: Approve the Tenancy Strategy
Reason for Recommendation	This Strategy is a review of the existing Tenancy Strategy, originally introduced in 2012.

1. Key issues

- 1.1 The Council's Tenancy Strategy has not been reviewed since it has been originally introduced in 2012. Within the Housing Strategy, it was stated that the original Tenancy Strategy (enclosed in Appendix B) should be reviewed, to ensure that tenures offered to residents meet local needs.
- 1.2 The revised Strategy (enclosed in Appendix A) is a more comprehensive version of the original document, setting out all types of tenancies permitted within the Borough and the circumstances when those can be offered. The revised draft Strategy focuses on local needs and affordability of housing within the Borough.
- 1.3 The proposed Strategy was consulted with Registered Providers (RPs) and Knowle Green Estates (KGE) in July 2021. At the time, it proposed a reduction of the affordable rent - up to 70% of market value. The reduction was supported by the RPs and KGE at the time, but it was rejected by the Members. Thus, the redrafted version of the Strategy proposes to retain the affordable rent levels at up to 80% of market rent value.

2. Options analysis and proposal

Option 1: To reject the Tenancy Strategy

The revised Strategy will not apply, and the existing Tenancy Strategy will remain in force.

Option 2: To adopt the proposed Tenancy Strategy (**recommended**)

The adoption of the revised Tenancy Strategy will ensure that tenancies are offered fairly and consistently across the Borough by Registered Providers (RPs) and Knowle Green Estates.

Option 3: Adopt an alternative Tenancy Strategy

There remains the possibility of adopting an alternative Tenancy Strategy, should Committee consider it appropriate.

3. Financial implications

3.1 The revised Tenancy Strategy proposes to retain affordable rent levels at up to 80%, therefore there is no financial impact on RPs and KGE.

4. Other considerations

4.1 N/A

5. Equality and Diversity

5.1 An Equality and Diversity Impact Assessment has been carried out and is provided in Appendix C.

6. Sustainability/Climate Change Implications

6.1 The proposed Strategy itself does not have any impact on the Council's sustainability / climate change position.

7. Timetable for implementation

7.1 Once adopted, the Strategy will be put into effect immediately.

7.2 This Strategy will be comprehensively reviewed every 5 years.

Background papers: There are none.

Appendices:

List as Appendix A, B etc with a short description of each.

Appendix A: Revised Tenancy Strategy

Appendix B: Original Tenancy Strategy

Appendix C: Equality Impact Assessment for Tenancy Strategy