

# Community Wellbeing and Housing Committee



28 March 2023

|                                  |  |
|----------------------------------|--|
| <b>Title</b>                     | Tenancy Strategy   |
| <b>Purpose of the report</b>     | To make a Key Decision   |
| <b>Report Author</b>             | Marta Imig, Strategic Lead, Housing  |
| <b>Ward(s) Affected</b>          | All Wards  |
| <b>Exempt</b>                    | No   |
| <b>Exemption Reason</b>          | N/A  |
| <b>Corporate Priority</b>        | Affordable Housing   |
| <b>Recommendations</b>           | Committee is asked to:<br>Approve the Tenancy Strategy   |
| <b>Reason for Recommendation</b> | This Strategy is a review of the existing Tenancy Strategy, following a request from a Councillor. |

## 1. Summary of the report

- 1.1 The Tenancy Strategy was reviewed and approved in March 2022 by the Community Wellbeing and Housing Committee. Following the approval, the Community Wellbeing and Housing Committee agreed to review the strategy in light of concerns from some of its members, namely, to remove all references to Knowle Green Estates (KGE) – further revised version with tracked changes is enclosed in Appendix A.
- 1.2 The proposed changes to the strategy were discussed with Knowle Green Estates Board at its February Board meeting.

## 2. Key issues

- 2.1 The aim is to ensure that the strategy applies to all Registered Providers (RP) and so that KGE can maintain flexibility when setting rent levels. However, this is already the case as RPs must only have regard to the Tenancy Strategy (it is not enforced).
- 2.2 When KGE becomes an RP, the strategy will apply to KGE again.

## 3. Options analysis and proposal

### Option 1: To reject the amendments to the Tenancy Strategy

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

### Option 2: To adopt the proposed amendments to the Tenancy Strategy (recommended)

The adoption of the amendments to the Tenancy Strategy will remove all references to KGE from the strategy, thus KGE will not need to have regard to the provisions within the strategy when setting their rent.

Option 3: Adopt an alternative Tenancy Strategy

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

**4. Financial implications**

- 4.1 The revised Tenancy Strategy proposes to retain affordable rent levels at a maximum of up to 80% of market rental, or Local Housing Allowance rate, whichever is the lowest, for Registered Providers (RPs), therefore no change to the rent setting for RPs, but KGE will not specifically be mentioned as having to have regard to the strategy. However, should all or part of KGE later achieve registered provider status, this would change.

**5. Risk considerations**

- 5.1 There is a risk that RPs may perceive this move as unfair that the Council's own company does not follow the same rent setting guidelines, thus some reputational risk.

**6. Procurement considerations**

- 6.1 Not applicable.

**7. Legal considerations**

- 7.1 None identified.

**8. Other considerations**

- 8.1 None identified.

**9. Equality and Diversity**

- 9.1 An Equality and Diversity Impact Assessment has been carried out and is provided in Appendix B.

**10. Sustainability/Climate Change Implications**

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

**11. Timetable for implementation**

- 11.1 Once adopted, the Strategy will be put into effect immediately.  
11.2 This Strategy will be comprehensively reviewed every 5 years.

**12. Contact**

- 12.1 Marta Imig – [marta.imig@spelthorne.gov.uk](mailto:marta.imig@spelthorne.gov.uk)

**Background papers: None.**

**Appendices:**

*Appendix A: Revised Tenancy Strategy*

*Appendix B: Equality Impact Assessment for Tenancy Strategy*