

WELWYN HATFIELD BOROUGH COUNCIL
CABINET – 6 MARCH 2018

Recommendations from the Cabinet Housing Panel on 22 January 2018:-

40. TENANCY POLICY AND FLEXIBLE TENANCY POLICY:

This report is being brought back to Cabinet after the decision to approve the policy was deferred from the council meeting held on 21 February 2018. The decision was deferred from the council meeting pending clarification on whether any future changes to procedures in relation to this policy would need to be referred back to Cabinet Housing Panel for approval.

This report therefore clarifies the nature of the decision which Cabinet is being asked to make in respect of this Policy, prior to the policy being re-presented to council for approval.

Background

The report of the Executive Director (Housing and Communities) was presented to Cabinet Housing Panel on 22 January seeking authority to update the Council's Tenancy Policy which included the removal of references to the Housing Trust and also to align the policy with the Tenancy Strategy which was published in 2013.

The previous tenancy policy had been approved in April 2012 by the Housing Trust's Board.

The Council had been granting five year flexible term tenancies since November 2013 and the review process for these had been due to commence in November 2017. Now that this process was about to commence on current tenancies, the functional details of the review process have been identified, including reporting, and had been updated in a new, separate, procedural document to provide better guidance for staff who would be carrying out the reviews.

There were no changes in the updated policy to the grounds for refusing to renew a flexible tenancy at the end of the five year term. These were the same as already approved in April 2012.

The legally mandated procedural guidance for tenants who wished to seek a review of a decision not to renew a flexible tenancy was now also in a separate document that could be issued to tenants separately on request.

Members received a tabled document, which identified the changes made to the original Tenancy Policy, dated April 2012.

Members were of the view that any future amendments to the flexible tenancy review procedure made in line with any future legal changes or changes in procedure should be brought back to the Panel and delegated powers not be given to the Executive Director, (Housing and Communities).

Following discussion Members agreed that further information on the assessment of financial assessment, including trigger points relating to income levels, savings, investments or equity be brought to a future meeting of the Panel.

RESOLVED:

- (1) That the revised policy be recommended to Cabinet for adoption by the Council.
- (2) That the procedure document be brought back to the Panel for consideration before any future amendments to the flexible tenancy review procedure were made.
- (3) That further information on the assessment of financial assessment, including trigger points relating to income levels, savings, investments or equity be brought to a future meeting of the Panel.