

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Executive

18 June 2012

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
6.	(Pages 1 - 2)	Tenancy Strategy – Revised appendix B	Strategic Housing Manager	The information remains the same but the presentation has been revised

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Consultation Report – Tenancy Strategy

Who was consulted?

A wide variety of stakeholders were consulted, including Registered Providers, Statutory and Voluntary agencies, Council members and members of the public. A list is found at the end of this report.

How were they consulted?

A variety of consultation methods were used, including email, letter, face to face and telephone, depending on the audience.

What was the feedback?

There was a general acceptance of the principle of Affordable rents. Members of the public felt that this was a fair way of setting rents. Registered Providers appreciated the support offered by Cherwell in setting out its strategy at an early date and in enabling the provision of more affordable housing through the acceptance of Affordable Rents. Council Members have expressed some concerns about Affordable Rents, which were discussed at a Council Member consultation.

Generally, respondents supported the use of flexible tenancies. Again this was strongly supported by members of the public who felt that flexible tenancies offer a fair way of dealing with a scarce resource.

How was the Tenancy Strategy changed?

As a result of consultation, several changes were made, including:-

- Strengthening the requirement that supported housing overall charges remain within Local Housing Allowance rates to enable vulnerable residents to continue to afford the support they need
- The section explaining how restricting the rate of conversion of void properties to Affordable rent will secure social rent lettings was extended and the explanation made clearer
- The section on disposals was extended to include the possibility of an RP disposing of a property to the existing tenant. This could happen during or at the end of a flexible tenancy, if the tenant's circumstances allow. Some RP partners plan to encourage this solution in areas of low home ownership
- The section on open market disposals was strengthened to improve Cherwell District Council's negotiating position on keeping investment within the District, when social housing properties are sold.

Consultation

Statutory and Voluntary agencies including

Beacon Centre
Citizens' Advice Bureau
Connexions
Homes and Communities Agency
Mind
Oxfordshire Rural Community Council
Shelter
Thames Valley Police

Local Authorities, including

Oxfordshire County Council
South Northamptonshire District Council
Oxford City Council
South Oxfordshire District Council
Vale of White Horse District Council

Registered Providers, including

A2Dominion Housing
Anchor
Bromford Group
Catalyst Group
GreenSquare Group
Housing 21
Paradigm Housing
Sanctuary Housing
Sovereign Group

Equalities groups, including

Age UK
Banbury Asian forum
Cherwell Equality and Access to Services panel
Cherwell Strategic Housing Residents' panel
Oxfordshire Learning Disability
Shifa Trust

Within CDC, stakeholders including

Council Members
Customer Services
Development Control and Major Developments
Eco Bicester
Equalities Officer
Planning Policy
Revenues and Benefits
Safer communities

Developers, including

Barratt Homes
Bovis
Taylor Wimpey