

To: CEB

Date: 5 December 2012

Report of: Head of Housing

Title of Report: Approval of a Tenancy Strategy and Policy

Summary and Recommendations

Purpose of report: To seek approval of the Tenancy Strategy and Policy for Oxford following consultation with partners, stakeholders, tenants and the public

Key decision? Yes

Executive lead member: Cllr Scott Seamons

Policy Framework: Housing Strategy

Recommendation(s) CEB is asked to recommend the Tenancy Strategy for Oxford City and Tenancy Policy for Council homes outlined in this report to Council for formal adoption.

1. Background

- I. Oxford City Council has a duty to adopt a Tenancy Strategy by January 2013 as the strategic housing authority for the area. Registered Providers should have regard to Oxford City Council's Tenancy Strategy when they determine their own policies within the City. The Council must also adopt a Tenancy Policy for its own housing. The report to CEB on 12 September 2012 provides more detail in relation to this

2. Detail

- I. Consultation has taken place with partners, stakeholders, council tenants and the public, including Registered Providers on the consultation draft strategy approved by CEB on 12 September 2012.
- II. There were 2 strands to this consultation –public consultation and Registered Providers.

The public consultation was undertaken via the Council's public consultation forum e consult and circa 200 direct invitations were sent to registered users. The consultation has been publicised in the Housing Needs Newsletter provided for those households on the Housing Register (circulation 6,000); and a paper version of the survey was included in the council tenants newsletter Tenants in Touch (circulation 8,000). There were over 100 responses to the public consultation. The Tenancy Strategy and Policy was also discussed at the Improvement Monitoring Panel of council tenants and leaseholders in September 2012.

- III. Consultation was also undertaken with Registered Providers with housing in Oxford who were asked additional questions about their policies and proposals as well as questioning their level of support for Oxford City Councils proposed policy. The matter was also discussed at the ORAH (Oxford Register of Affordable Housing) meeting in October. However, only a limited response was received from Registered Providers.
- IV. Consultation outcomes are included in Appendix A
- V. The Housing Scrutiny Panel considered the draft Strategy in October 2012 and supported the Executive's position
- VI. Further discussions and monitoring of Tenancy Policies and their implementation will continue via proposed consultation on revised Housing Allocations Scheme and ORAH meetings. Further information and communication in relation to the impacts of the Tenancy Policy for prospective and current tenants will be included in communications such as tenants newsletters and on the council's website.
- VII. Having considered the consultation responses, the final proposed Tenancy Strategy and Policy has been slightly amended to improve clarity but proposals remain as per the consultation draft approved by CEB in September. The proposed final Strategy and Policy is included at Appendix B
- VIII. **Level of risk** - an initial risk register is appended to this report
- IX. **Climate change / environmental impact** – none
- X. **Equalities impact** – a equality impact assessment is appended to this report
- XI. **Financial implications** – none directly as a consequence of this report
- XII. **Legal Implications.** – there is a duty on all housing authorities to adopt a Tenancy Strategy by virtue of the Localism Act 2012

Appendices to report

- A. *Summary of consultation responses*
- B. *Proposed Oxford Tenancy Strategy and Policy*
- C. *Risk register*
- D. *EIA*

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List of background papers: none

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