

# **KEY DECISION**

Proposed to be made by  
the Cabinet on **4<sup>th</sup> July 2012**

|  |  |  |
|--|--|--|
| <p><b>LEAD MEMBER/ PORTFOLIO HOLDER</b><br/>Councillor Kit Taylor</p>  | <p><b>ITEM</b><br/><br/>Localism - Tenancy Strategy for Bromsgrove, Homeless Policy and Mandatory Allocations Policy Change</p>  | <p><b>WARDS AFFECTED</b><br/><br/><b>ALL</b></p>   |
| <p><b>DOCUMENTS TO BE CONSIDERED BY THE DECISION TAKER</b><br/>'Report of the Head of Community Services'</p><br><br><p><b>REPORT AUTHOR</b><br/>Head of Strategic Housing</p> | <p><b>SUMMARY</b></p> <p>The Localism Act 2011 introduces a number of housing reforms including the ability for local authorities and social landlords to grant fixed term tenancies with limited security of tenure and changes to the allocation of housing and the law relating to homelessness.</p> <p>The Localism Act places a duty on the Local Authority to prepare and publish a Tenancy Strategy by November 2012.</p> <p>A Tenancy Strategy has been developed by working in close consultation with our Registered Providers, stakeholders and the Housing Management Department of Redditch Borough Council.</p> <p>The strategy will come forward, following the close of the consultation period, for approval by Members.</p> <p>The report will update members on new guidance for the allocation of accommodation that it is anticipated will be issued by mid summer. The guidance is expected to</p> | <p><b>REASONS FOR BEING ON THE FORWARD PLAN</b></p> <p>Affects two or more wards within the District</p> |

|  |   |   |
|--|---|---|
|  | addresses issues including the ability to discharge the homelessness duty through the use of private sector rented housing, greater priority for members of the armed forces and additional ability for LAs to formulate local allocation and lettings policy.  |   |
| <b>CONSULTATION DETAILS</b><br><br><b>Stakeholders</b><br>District Councils<br>County Council<br>Supporting People<br>RSLs<br>Homes and Communities<br>Agency<br>GOWM<br>OT Service<br>PCT | <b>Method of Consultation</b><br><br>A multi agency consultation event was hosted by Bromsgrove on the 18 <sup>th</sup> November 2011 for authorities across Worcestershire that enabled all parties to contribute through a workshop approach.<br><br>A draft Tenancy Strategy is being circulated to stakeholders for comments to be returned by the 27 <sup>th</sup> April 2012.<br><br>In addition, Localism introduces an opportunity for local authorities to discharge the homeless duty into the private rented sector, subject to suitability guidelines and the granting of a minimum 12 month tenancy. A Homeless Policy dealing with homelessness generally and discharging the Homeless Duty into the Private Rented Sector has been developed collaboratively with bdht.<br><br>Localism has also introduced a requirement to ensure that members of the Armed Forces get additional priority for social housing, where they have a reasonable preference and urgent housing need. Where they have been discharged from the forces within the last 5 years they should not be discounted from the local authorities waiting list due to residency criteria. | <b>Consultation period or dates</b><br><br>Last week of January - 29 <sup>th</sup><br>February 2012 |

**DECISION TO BE MADE IN PARTNERSHIP WITH**

All six districts are adopting individual Tenancy Strategies. However an approach is being undertaken whereby there is a Countywide framework developed to achieve a degree of uniformity across the County but still allowing for individual authority strategies to reflect the more localised detail necessary. The Bromsgrove strategy is being developed in collaboration with Redditch BC to achieve maximum uniformity. The Homeless Policy has been developed in partnership with bdht who deliver the homeless service on behalf of the Council. The Allocations policy change is supported by the sub regional Home Choice Plus Steering Group