

## **MAIDSTONE BOROUGH COUNCIL**

### **HOUSING CONSULTATIVE BOARD**

#### **REPORT OF HEAD OF HOUSING AND COMMUNITY SERVICES**

**Report prepared by Andrew Paterson**

#### **1. ADOPTION OF TENANCY STRATEGY**

##### 1.1 Key Issue for Decision

- 1.1.1 To consider adopting the tenancy strategy attached as appendix 1, which will have to be done within 12 months of s150 of the Localism Act coming into force and which has been consulted on with every Registered Provider of Social Housing within the Borough.

##### 1.2 Recommendation of Head of Housing and Community Services

That the council adopts the attached appendix 1 as its formal tenancy strategy.

##### 1.3 Reasons for Recommendation

- 1.3.1 The Localism Act requires Local Authorities adopt a Tenancy Strategy within 1 year of s151 of the Act coming into force.
- 1.3.2 The strategy attached as appendix 1 has been consulted on with Registered Providers of Social Housing and reflects feedback from them.
- 1.3.3 The strategy complies with legislation and maintains Maidstone Borough as a flexible and attractive place to build and has been developed with regard to the council's Allocation Scheme and Homelessness Strategy.
- 1.3.4 The strategy enables Maidstone Borough Council to influence the tenancy policies of Registered Providers of Social Housing and provides a response to recent government changes in the area; such as affordable rent and flexible tenure.

##### 1.4 Alternative Action and why not Recommended

- 1.4.1 The Council could adopt a more rigid, detailed and prescriptive Tenancy Strategy that would set out more formal limits and options for

tenancies. This is not recommended because Registered Providers of Social Housing work across multiple areas and they must continue to see Maidstone as an attractive and profitable place to do business in order to ensure a continuing supply of homes within the Borough.

1.4.2 The Council could choose to delay adopting a strategy, however, Registered Providers of Social Housing are adopting tenancy policies of their own as required by separate legislation and in order to influence this the Council needs to adopt a strategy quickly.

1.4.3 The Council could choose not to adopt a policy but this would put the Council in breach of legislation.

#### 1.5 Impact on Corporate Objectives

1.5.1 The Tenancy Strategy will impact positively on ensuring Maidstone is a decent place to live and in supporting that Maidstone has a growing economy.

#### 1.6 Risk Management

1.6.1 None

#### 1.7 Other Implications

1.7.1

1. Financial
2. Staffing
3. Legal
4. Equality Impact Needs Assessment
5. Environmental/Sustainable Development
6. Community Safety
7. Human Rights Act
8. Procurement
9. Asset Management


1.8 Relevant Documents

1.8.1 Appendices

Appendix A - Tenancy Strategy Document

1.8.2 Background Documents

None

**IS THIS A KEY DECISION REPORT?**

Yes

No

If yes, when did it first appear in the Forward Plan?

...12/01/12.....

This is a Key Decision because: it affects more than one ward.....

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Wards/Parishes affected: All.....

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**How to Comment**

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

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