

Appendix A

Tenancy Strategy Consultation Responses

Consultation Question 1:

Are there any additional factors which need to be considered in deciding the type of tenancy offered for a property?

66% skipped question
33% answered question

Responses were a mix of general comments on the Property Pool Plus allocation policy or disagreeing with Fixed Term Tenancies. The Strategy has been amended as consultees suggested that Assured Shorthold Tenancies should be added as one of the main types of tenancies issued by RPs.

Consultation Question 2:

Do you agree with the groups of people the Strategy suggests should be offered lifetime tenancies? If not, please suggest which groups should be removed or added to the list and the reasons why.

Yes – 65.5%
No – 34.5%

The Strategy has been amended as follows to take account of responses:

- to acknowledge the use of license agreements in certain circumstances;
- that if people aged over 55 are to be excluded from fixed term tenancies they must have dependants at the time of the new tenancy;
- that dependants are acknowledged as needing stability in certain circumstances and therefore the tenant is offered a lifetime tenancy in these circumstances;

Consultation Question 3:

Do you agree that fixed term tenancies should be issued for a 5 year period except in exceptional circumstances? Please provide reasons if you disagree with this approach.

Yes – 75.9%
No – 24.1%

No alternatives were suggested, therefore no changes were necessary for this section.

Consultation Question 4:

Do you agree with the circumstances suggested where a fixed term tenancy will not usually be renewed? If not, please tell us why.

Yes – 72.4%

No – 27.6%

Following comments, the Strategy has been amended as follows:

- to reflect situations where the tenant themselves may have funded major adaptations to the property and their fixed term tenancy should therefore be extended; and
- removing the reference to a change in household financial circumstances as these can quickly change as well as the need to encourage unemployed tenants to gain employment;

Consultation Question 5:

Is the time period of six months prior to the end of a tenancy long enough to provide support, advice and assistance in accessing alternative accommodation? If not, please suggest an alternative time period.

Yes – 62.1%

No – 37.9%

Most consultees to have responded “no” suggested longer time periods of up to one year however it is the view of officers that six months should be viewed as a minimum and tenants may need greater time periods depending on their individual needs. Individual RPs will also be able to set longer time periods if they feel this is necessary.

Consultation Question 6

Do you agree with the circumstances suggested where fixed term tenancies will usually be renewed and the other factors informing the decision on renewal? If not, please tell us why.

Yes – 76.0%

No – 24.0%

The Strategy has been amended following comments suggesting that where the household has children of school age and there is no suitable alternative accommodation *in the immediate area* or there are non-dependant children present to prevent under-occupation, fixed term tenancies should usually be renewed.

Consultation Question 7

Please provide any comments you may have on the Council’s monitoring and enforcement of the Tenancy Strategy.

72% skipped question

28% answered question

It was suggested that Council contact details are provided in the Strategy should tenants find their landlord is not “having regard” to the Tenancy Strategy. Although the Council can liaise with RPs on this issue, it has no power to enforce the Strategy. The Strategy has however been amended to make clear the general complaints procedure for RP tenants and has also highlighted the role of the new Housing Ombudsmen and the new active role of “designated persons” (tenant panels, MPs and Councillors) in resolving complaints that came into effect on 1st April 2013.

Consultation Question 8

Please provide any additional general comments you may have on the Council’s Tenancy Strategy.

75% skipped question

25% answered question

Most comments were about Property Pool Plus and the Allocations Policy, which have been referred to the Property Pool Plus team manager, or disagreeing entirely with fixed term tenancies.