
EXCERPT FROM THE MINUTES OF THE EXECUTIVE HELD ON 17 DECEMBER 2012

EX.164/12 **TENANCY STRATEGY
(Key Decision – KD.039/12)

(In accordance with Paragraph 15(i) of the Overview and Scrutiny Procedure Rules, the Mayor had agreed that call-in procedures should not be applied to this item)

Portfolio Communities and Housing

Relevant Overview and Scrutiny Panel Community

Subject Matter

Pursuant to Minute EX.146/12, the Communities and Housing Portfolio Holder submitted report CD.59/12 attaching a Tenancy Strategy, the publication of which was a requirement of The Localism Act 2011.

The Tenancy Strategy (attached as Appendix 1) outlined the City Council's approach to the following areas of its housing and homelessness functions:

- Fixed-term tenancies – Registered providers were now being given the freedom to offer limited term 'flexible tenancies' to new social housing residents.
- Affordable rents – Registered providers operating in Carlisle could now charge an 'affordable rent' on a proportion of new build and re-let properties.
- Allocations – Local authorities now had the freedom to limit access to the housing register, basing eligibility on local needs and priorities.
- Homelessness – The Localism Act gave local authorities the freedom to discharge homeless duties through the offer of suitable accommodation in the private rented sector.

A summary of the Council's position on each of the areas identified above was shown on page 23 of the draft Tenancy Strategy and, for ease of reference, in Table 1 of the report. Details of the consultation and timetable for endorsement of the Tenancy Strategy were also provided.

The Communities and Housing Portfolio Holder explained that the two key issues related to Fixed-term tenancies and homelessness.

In conclusion, the Communities and Housing Portfolio Holder moved that the Executive approve the Tenancy Strategy and recommend it to full Council for approval in accordance with the Council's Policy Framework. The Leader seconded the recommendation.

Summary of options rejected None

DECISION

The Executive approved the Tenancy Strategy, appended to Report CD.59/12, and recommended it to full Council for approval in accordance with the Council's Policy Framework.

Reasons for Decision

Carlisle City Council is required to publish a Tenancy Strategy by 15 January 2013 to provide the framework for the delivery of new affordable homes, and to set out the broad objectives that registered providers must have regard to when developing or reviewing their own tenancy policies