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## **EXCERPT FROM THE MINUTES OF THE EXECUTIVE HELD ON 19 NOVEMBER 2012**

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**EX.146/12    TENANCY STRATEGY**  
(Key Decision – KD.039/12)

**Portfolio**      Communities and Housing

**Relevant Overview and Scrutiny Panel**      Community

**Subject Matter**

The Communities and Housing Portfolio Holder reported (CD.51/12) that, as Members were aware, the Localism Act 2011 introduced a programme of reform which would change the way people accessed social housing; the way tenancies were issued; and the way the homelessness duty was discharged.

In order to meet the requirements of the Localism Act 2011, the City Council was required to publish a Tenancy Strategy by 15 January 2013 providing a framework for the delivery of new affordable homes and setting out the broad objectives that registered providers must have regard to when developing or reviewing their own tenancy policies.

The Portfolio Holder drew Members' attention to the Tenancy Strategy appended to the report, together with the summary of the Council's position on each of the draft Strategy areas.

The Community Overview and Scrutiny Panel had, on 11 October 2012, considered the matter and resolved to endorse the Tenancy Strategy as set out in Report CD.46/12. A copy of Minute Excerpt COSP.69/12 had been circulated.

The Chairman of the Community Overview and Scrutiny Panel informed the Executive that the Panel was concerned as to whether there would be any flexibility in the application of the under occupancy rules, but had been informed that the Government's position was clear and application of the policy would be determined by local providers.

The Panel had also questioned rent levels for social rents, affordable rents and marketable rents and had subsequently received details of the exact figures in writing.

In conclusion, the Communities and Housing Portfolio Holder recommended that the Executive approve the content of the draft Tenancy Strategy; which would come back to the Executive on 17 December 2012, prior to referral to full Council for consideration. The Leader seconded the recommendation.

**Summary of options rejected**    None

## **DECISION**

That the Executive approved the content of the draft Tenancy Strategy, appended to Report CD.51/12, prior to referring it to full Council for consideration.

## **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