



---

# Erewash Borough Council Tenancy Strategy - Guidance For Registered Providers

**regarding  
Social and Affordable Housing  
Tenancies in Erewash**

## **Appendices**

**November 2012**

## APPENDIX A

### Affordable Housing Stock figures Owned by Registered Providers

#### By PROVIDER

Registered Provider	Number of properties
Futures (formerly Amber Valley Housing Ltd)	27
Derwent	136
English Churches	55
EMHA	169
FCH	80
Guinness	109
Home	12
Longhurst	152
NCHA	87
Riverside	121
Salvation Army	17
Three Valleys	5219
Tuntum	23
Metropolitan	441
Waterloo	43

#### By TENURE

Tenure	Number of properties
Social Rented General Needs	4361
Social Rented Sheltered	2058
Shared Ownership or Intermediate Rent to Shared Ownership (Try before you Buy)	242
Supported	30
<b>Total</b>	<b>6691</b>

## By PROPERTY TYPE

<b>General Needs Social Rented</b>	
<b>Property type</b>	<b>Number of properties</b>
4 bedroomed houses	60
3 bedroomed houses	2207
2 bedroomed houses	831
1 bedroomed houses	11
3 bedroomed ground floor flat	9
2 bedroomed ground floor flat	99
1 bedroomed ground floor flat	239
3 bedroomed upper floor flat	63
2 bedroomed upper floor flat	202
1 bedroomed upper floor flat	486
3 bedroomed bungalow	1
2 bedroomed bungalow	64
1bedroomed bungalow	74
Bedsits	15

<b>“Sheltered” Social Rented for elderly</b>	
<b>Property type</b>	<b>Number of properties</b>
3 bedroomed ground floor flat	3
2 bedroomed ground floor flat	84
1 bedroomed ground floor flat	366
3 bedroomed upper floor flat	34
2 bedroomed upper floor flat	4
1 bedroomed upper floor flat	94
3 bedroomed bungalow	4
2 bedroomed bungalow	450
1bedroomed bungalow	948
Bedsits	70

**Shared Ownership or Intermediate Rent to Shared Ownership (Try before you Buy)**

<b>Property type</b>	<b>Number of properties</b>
4 bedroomed houses	1
3 bedroomed houses	35
2 bedroomed houses	107
1 bedroomed houses	0
3 bedroomed ground floor flat	0
2 bedroomed ground floor flat	39
1 bedroomed ground floor flat	2
3 bedroomed upper floor flat	0
2 bedroomed upper floor flat	50
1 bedroomed upper floor flat	0
3 bedroomed bungalow	0
2 bedroomed bungalow	1
1bedroomed bungalow	0
Bedsits	0

## RE-LETS

<b>Re-lets - General Needs Social Rented</b>	
<b>Property type</b>	<b>Number of properties</b>
4 bedroomed houses	2
3 bedroomed houses	92
2 bedroomed houses	42
1 bedroomed houses	11
3 bedroomed flat	15
2 bedroomed flat	36
1 bedroomed flat	93
3 bedroomed bungalow	0
2 bedroomed bungalow	6
1bedroomed bungalow	11
Bedsits	4

<b>Re-lets "Sheltered" Social Rented for elderly</b>	
<b>Property type</b>	<b>Number of properties</b>
3 bedroomed ground floor flat	0
2 bedroomed ground floor flat	10
1 bedroomed ground floor flat	53
3 bedroomed upper floor flat	0
2 bedroomed upper floor flat	0
1 bedroomed upper floor flat	9
3 bedroomed bungalow	0
2 bedroomed bungalow	31
1bedroomed bungalow	121
Bedsits	2

Information as at 2009  
(to be updated in August 2012)

**APPENDIX B**

**Tenancy Strategy Workshop – Housing and Homeless forum 29.2.12**

**Do you feel that you understand the basic principles/issues around:**  
(handout given out week before the meeting)

<b>Subject</b>	<b>Questions/clarification needed</b>
1. Flexible/Fixed Term Tenancies	No questions. No clarification needed
2. Affordable Rents	No questions. No clarification needed
3. Changes/use of the Private Rented Sector	No questions. No clarification needed
4. Do you think there are other important issues around tenancies in either the Social or Private sector?	None

We will be discussing the impact on different groups.

Young People	Families with school age children or younger	People with Drug/Alcohol problems	
Teenage Parents	Families with older /adult children	Offenders	
Single People/childless couple	People with Learning Disabilities	People Living in rural areas	
People with Mental ill health	People from the Black and Minority Ethnic community	Disabled People	
		Older people	

In this forum - Mainly dealing with young people, single people. Domestic violence services - families

## Flexible /Fixed Term Tenancies

<u>Question/area for discussion</u>	<u>Advantages/ questions</u>		
5. Flexible/Fixed Term Tenancies in general	<p><i>Advantages</i></p> <ul style="list-style-type: none"> <li>• <i>Will reduce people in tenancies who don't need – e.g. under-occupying.</i></li> <li>• <i>People's needs change</i></li> <li>• <i>People may be good tenants as want the tenancy to be renewed.</i></li> </ul> <p><i>Disadvantages</i></p> <ul style="list-style-type: none"> <li>• <i>Vulnerable people having to deal with change</i></li> <li>• <i>Need to make sure measures in place to make sure people understand</i></li> <li>• <i>Offer Housing assistance at the end of fixed term</i></li> <li>• <i>Could termination of tenancy be challenged under Human Rights Laws?</i></li> <li>• <i>Could lead to unsettled communities</i></li> <li>• <i>Lot of administration and cost to the Housing Association</i></li> </ul> <p><i>Impact on:</i></p> <ul style="list-style-type: none"> <li>• <i>Families – worrying that will need to move schools etc</i></li> <li>• <i>Older People – not like insecurity</i></li> </ul> <p><i>Questions</i></p> <ul style="list-style-type: none"> <li>• <i>Should it be too onerous a task – surely Housing Associations have an ongoing understanding of their tenants changing circumstances. Responses from several of the group – if the HA are getting their rent paid, and no ASB/repairs issues – the Housing Associations may know very little about their tenants</i></li> </ul> <p><i>Comment:</i></p> <p><i>Not all Housing Associations have yet decided whether/when to do fixed term tenancies</i></p>		
6. Minimum Term – 2 years	<i>Disadvantages</i>		

	<ul style="list-style-type: none"> <li>• <i>Too short</i></li> <li>• <i>People would feel very insecure</i></li> </ul>		
7. Minimum term – Five years	<p><i>Advantages</i></p> <ul style="list-style-type: none"> <li>• <i>Much better than e.g. a 6 month private tenancy</i></li> </ul> <p><i>Ideas</i></p> <ul style="list-style-type: none"> <li>• <i>Rather than a 5 year tenancy – could copy commercial tenancies – e.g. 15 year tenancies with reviews and “break clauses” every 5 years – can terminate under very specific prior agreed reason</i></li> </ul> <p><i>Views</i></p> <ul style="list-style-type: none"> <li>• <i>5 year term considered reasonable by all</i></li> </ul>		
8. Reason for termination – income	<p><i>Advantages</i></p> <ul style="list-style-type: none"> <li>• <i>Should people be using up social housing if they can afford other options?</i></li> <li>• <i>Good if they can get help to buy the property, or another property</i></li> </ul> <p><i>Disadvantages</i></p> <ul style="list-style-type: none"> <li>• <i>Discourages people to work</i></li> <li>• <i>Not reasonable to ask to leave because can afford a market rent – they would be moving to a less secure tenancy</i></li> </ul> <p><i>Questions</i></p> <ul style="list-style-type: none"> <li>• <i>Who assesses what income means they can afford other options? Set nationally or locally?</i></li> <li>• <i>How do you judge what is affordable?</i></li> </ul>		
9. Reason for termination – under-occupancy	<p><i>Advantages</i></p> <ul style="list-style-type: none"> <li>• <i>As long as housing associations assist the person(s) to move to a smaller suitable property, this seems a good idea.</i></li> </ul> <p><i>Ideas:</i></p>		



	<i>Could encourage older person who is under-occupying in a fixed term tenancy to move, by promising a secure “lifetime” tenancy in smaller (e.g. sheltered) accommodation</i>		
10. Reason for termination – facilities not needed – e.g. adaptations, support	<i>Advantages</i> <ul style="list-style-type: none"> <li>• <i>Is reasonable as there are so few properties for people with physical disabilities available</i></li> </ul>		
11. Other reasons for termination	<i>None discussed</i>		
12. Who should advise the tenant of their options towards the end of the fixed term? <ul style="list-style-type: none"> <li>• <i>Option should be given to seek legal advice and to also offer some independent advice</i></li> <li>• <i>People need to know implications</i></li> <li>• <i>Should be set out in advance – when the “review” will start (e.g. 1 year before end of fixed term tenancy), and set out exactly circumstances could be asked to leave and options available</i></li> <li>• <i>If people need to move – Housing Association should give help with moving costs etc.</i></li> </ul>			
13. Do you feel your service is geared up to advise people what FTs are, and implications for them? What could be done to assist? <ul style="list-style-type: none"> <li>• <i>No – not fully geared up</i></li> </ul> <p><i>Suggested Actions:</i></p> <ul style="list-style-type: none"> <li>• <i>Confirm which Housing Associations to adopt Fixed Term Tenancies and when</i></li> <li>• <i>Do a short training session</i></li> <li>• <i>Provide a leaflet and downloadable pdf document to advise service users.</i></li> <li>• <i>Keep updated</i></li> </ul>			

## “Affordable” Rents

Question/area for discussion			
14. Affordable Rents in General	<p><i>Disadvantages/Concerns</i></p> <ul style="list-style-type: none"> <li>• <i>Term is misleading - Affordable Rents might be unaffordable</i></li> <li>• <i>Discourages people from getting a job/being in work – as may be unaffordable if not on benefits.</i></li> </ul>		
15. Which properties should be considered for Affordable Rents?			
• a) Sheltered/Elderly	<i>No. If dependent on Housing benefit, income unlikely to change in the future</i>		
• b) One & two bedroomed flats	<i>No. Single people and childless couples will already be affected by Welfare reform cuts/under-occupancy</i>		
• c) 2 bedroomed houses	<i>No comments made</i>		
• d) 3 bedroomed houses	<i>No comments made</i>		
• e) 4 bedroomed houses	<i>No. People would not be able to afford</i>		
• f) Disabled properties	<i>No. If e.g. a wheelchair bungalow – the rental valuation would be likely to make the Affordable Rent unaffordable. to most households</i>		
16. Who should be allowed to bid for Affordable Rented properties?			
• g) Working – reasonable incomes	<i>No comments</i>		
• h) Working – low incomes but not on benefits	<i>No comments</i>		
• i) Seeking work or on low incomes – on benefits	<i>No comments</i>		
• j) Likely to be on benefits long-term	<i>No comments</i>		
18. Who/how should assess/decide if prospective tenants can afford an AR property?			
<ul style="list-style-type: none"> <li>• <i>Would have to assess at the point of registration - as the Home Options system would only show them properties which they are able to bid for.</i></li> <li>• <i>Housing Associations say they will check whether a successful bidder can afford the rent – but what happens if their circumstances then change?</i></li> </ul>			

19. Do you feel your service is geared up to advise people what Affordable Rents are, and implications for them? What could be done to assist?

*No – not fully geared up*

*People need to understand what choices are before them on Home Options, and implications of taking on an Affordable Rented property*

*Suggested Actions:*

- *Do a short training session*
- *Provide a leaflet and downloadable pdf document to advise service users.*
- *Keep updated*

## Using the Private Rented Sector

<b>Question/area for discussion</b>		
20. Using the Private Rented Sector in general	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• <i>Large supply across all areas.</i></li> <li>• <i>Easier/quick to access by families in the south of the borough, than social rented for most people</i></li> </ul> <p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• <i>Not secure – normally only 6 month tenancies</i></li> </ul>	
21. How willing are you and clients to use the private rented sector? Why/why not	<ul style="list-style-type: none"> <li>• <i>Single people – not very willing – see 24 below – and quality and condition of properties is poor. Rents expensive</i></li> <li>• <i>Families willing to use in the south of the borough, as there is a long wait for Housing Association properties in this area. Even if private tenancy ends – can normally find another property within the area so can keep at same schools etc</i></li> <li>• <i>Housing Options team need to refer people to whom no duty to offer Housing Association tenancy, or for some reason are unable to access a Housing Association tenancy</i></li> <li>• <i>Housing Options team are not using PRS to discharge homeless duties – as they are unable to secure minimum 1 year tenancies</i></li> </ul>	
22. What are implications of 6 month to one year tenancies for different groups	<ul style="list-style-type: none"> <li>• <i>Most people would prefer a one year tenancy</i></li> </ul>	
23. What do you/your clients think of the quality/safety of PRS accommodation?	<ul style="list-style-type: none"> <li>• <i>Although there are some good landlords – the quality of some PRS accommodation is very poor</i></li> </ul>	
24. Which people find particular difficulties in accessing PRS and why?	<ul style="list-style-type: none"> <li>• <i>A few landlords very willing to take people on benefits – but a large number do not want anyone on benefits – particularly single people</i></li> <li>• <i>Lettings Agents charging e.g. £300 admin fees; 2 months rent up front; require CRB checks etc</i></li> </ul>	
25. Are you finding that PRS rents are increasing/decreasing? Are they generally affordable to people on benefits/on low incomes?	<ul style="list-style-type: none"> <li>• <i>LHA rates have fallen – indicating rents decreasing – but the LHA rates are based on wide areas so not necessarily reflect true pictures –</i></li> </ul>	

<p>26. Are PRS landlords becoming unwilling to take tenants on benefits and why?</p> <ul style="list-style-type: none"> <li>• <i>A few landlords very willing to take people on benefits – but a large number do not want anyone on benefits – particularly single people</i></li> </ul>
<p>27. What could you/we realistically do to improve the PRS as a good housing option?</p> <ul style="list-style-type: none"> <li>• <i>Support providers and other agencies managing the properties for the owners – ensuring quality and management standards</i></li> <li>• <i>Accredited landlords – but only a handful in Erewash. Landlords do not see the benefit to themselves of getting accreditation.</i></li> <li>• <i>Encourage Social Lettings Agencies – although some difficulties</i></li> <li>• <i>Advertise PRS on Home Options – Julie Liversidge – DASH staff seconded to EBC – looking at this at the moment. Lettings Agencies may see this as unfair competition</i></li> <li>• <i>Offer advice to people considering becoming landlords</i></li> <li>• <i>Encourage <u>more</u> people to become private landlords (but only if quality properties, well managed etc)</i></li> </ul> <p><i>Comment:</i>  <i>A lot of “one-off” landlords can cause problems – inexperience; too much personal “involvement” in their properties (e.g. if used to be family home, they know the neighbours etc)</i></p> <p><i>Action:</i></p> <ul style="list-style-type: none"> <li>• <i>Tessa to email all support providers etc to see if they are likely to want to lease properties from private landlords during the next year or so. To use this information, pass onto landlords who are expressing an interest in buying properties in Erewash for this purpose.</i></li> <li>• <i>Do work with Erewash Partnership re people setting up businesses – advise on setting up as a private landlord</i></li> </ul>

### APPENDIX C – RENT COMPARISONS

<u>Number of bedrooms</u>	<u>Current social housing rents</u>  Per week	<u>Market rents – average for Ilkeston/Long Eaton</u>  Per week	<u>Local housing allowance at November 2010 (average Derby/Nottingham)</u>  Per week	<u>80% of market rent – per week</u>	<u>Additional rent per week – social rent to 80% market rent</u>	<u>Single room rent</u>	<u>Market rents – Ilkeston (per week)</u>  Average	<u>Market rents - - Long Eaton (per week)</u>  Average
General needs								
1 bed	£65	£81	£86	£65	£0	£55-£68	£76	£85
2 bed	£80	£100 (flats) £109 (houses)	£104	£80 Flats £87 Houses	£0 Flats £7 Houses	£55-£68	£98 Flats £102 houses	£103 flats £116 houses
3 bed	£90	£128	£115	£94	£4		£121	£135
4 bed		£176	£158	£114			£194	£158

Information from Strategic Housing Market Assessment Update 2012 (draft)

## APPENDIX D

### Issues relating to specific groups

We have taken note of the issues and concerns relating to specific groups:

<u>Specific group</u>	<u>Issues and concerns</u>	<u>Likely to affect</u>
Families with children of school age or younger	<ul style="list-style-type: none"> <li>• Security and stability during a child's education is critical to educational attainment.</li> <li>• Families rely on nearby friends and relatives to provide care for their children.</li> </ul>	<ul style="list-style-type: none"> <li>• the length of fixed term tenancies being offered</li> <li>• The location of alternative accommodation being offered at the end of a fixed term tenancy, or where a move is needed due to under-occupation</li> </ul>
Single and couple households under the age of 60	<ul style="list-style-type: none"> <li>• Households who are in fixed-term local employment but have no other connection to an area</li> <li>• More likely to change circumstances e.g. singles forming partnerships and families</li> <li>• May have less need to stay in a particular area</li> </ul>	<ul style="list-style-type: none"> <li>• The length of fixed term tenancies</li> <li>• The location of alternative accommodation being offered at the end of a fixed term tenancy, or where a move is needed due to under-occupation</li> </ul>
Households on a low income, but not in receipt of housing benefit	<ul style="list-style-type: none"> <li>• Younger working households who are using social housing as a short term solution to enable them to access home ownership.</li> <li>• Some still find Affordable Rents too expensive</li> <li>• Potential to access Shared Ownership or full home ownership via Right to Acquire or Preserved Right to Buy</li> </ul>	<ul style="list-style-type: none"> <li>• The length of fixed term tenancies</li> <li>• The affordability of Affordable Rented; Shared Ownership and full home ownership under Right to Acquire or Preserved Right to Buy</li> </ul>
Households with a disabled member	<ul style="list-style-type: none"> <li>• Limited stock for disabled people</li> <li>• Some disabled people likely to remain living in their property for some time and still require the adaptations. Their situation regarding income, under-occupancy may</li> </ul>	<ul style="list-style-type: none"> <li>• The length of fixed term tenancies</li> <li>• The location of alternative accommodation being offered at the end of a fixed term tenancy, or where a move is needed due</li> </ul>

	<ul style="list-style-type: none"> <li>• Some households may have only a short-term need for adapted properties – e.g. people with short-term disabilities; needs of a disabled child may change; the child may move out</li> <li>• Easy access to education and employment, health, care and support, and to informal support networks, may be particularly important to this household group.</li> </ul>	
Older people over the age of 60	<ul style="list-style-type: none"> <li>• Their situation regarding income, under-occupancy may be unlikely to change if they are already living in “over 60s” homes</li> <li>• The uncertainty of a short-term tenancy may add to someone’s worries about their future and be detrimental to health and well-being</li> <li>• Friends and relatives living nearby may be vital to enabling independence</li> </ul>	<ul style="list-style-type: none"> <li>• Whether to use fixed term tenancies on “over 60s” homes</li> <li>• Length of fixed term tenancies</li> <li>• The location of alternative accommodation being offered at the end of a fixed term tenancy, or where a move is needed due to under-occupation</li> </ul>



## APPENDIX E

### HOW THE EREWASH TENANCY STRATEGY 2012 – 2016 HAS REGARD OTHER EREWASH STRATEGIES AND POLICIES

#### Erewash Homelessness Strategy 2008 – 13

<u>Key Objectives and Actions of the Erewash Homelessness Strategy</u>	<u>How reflected in the Erewash Tenancy Strategy</u>
Prevent homelessness where possible	<p>Fixed term tenancies:</p> <ul style="list-style-type: none"> <li>• “On the review of the tenancy – the tenant should receive comprehensive and independent advice regarding the options available to them, at least 6 months before the end of the term”</li> <li>• “No-one leaving a tenancy at the end of the fixed-term period should be in the position of being homeless or living in unsuitable or temporary accommodation”</li> </ul> <p>Under-occupation</p> <ul style="list-style-type: none"> <li>• “Registered providers’ processes and liaison with the Housing Options team should try to avoid tenants from becoming homeless or living in unsuitable or temporary accommodation due to these benefit reductions”</li> </ul>
Tackle unmet homelessness needs	<p>Fixed Term Tenancies:</p> <ul style="list-style-type: none"> <li>• “The Council accepts that more effective matching of stock with those in most need is essential”</li> </ul>
End the use of Bed & Breakfast accommodation & Reduce the use of other forms of temporary accommodation for homeless households	<p>Fixed Term Tenancies</p> <ul style="list-style-type: none"> <li>• “No-one leaving a tenancy at the end of the fixed-term period should be in the position of being homeless or living in unsuitable or temporary accommodation”</li> </ul> <p>Under-occupation:</p> <ul style="list-style-type: none"> <li>• The encouragement to move – frees up social homes for those who need it, thus reducing the use of, or the time spend in temporary accommodation</li> </ul>

	<ul style="list-style-type: none"> <li>• “Registered providers’ processes and liaison with the Housing Options team should try to avoid tenants from becoming homeless or living in unsuitable or temporary accommodation due to these benefit reductions”</li> </ul>
Ensure an adequate supply of affordable housing	<p>Affordable rents:</p> <ul style="list-style-type: none"> <li>• “The Council accepts that the additional funding generated by the higher rents can be used to support new build investment in a time where Homes and Communities Agency (HCA) subsidy is falling dramatically and we desperately need more affordable properties in the borough”</li> </ul>
Investigate initiatives for encouraging the release of under-occupied Properties and develop a scheme to reflect local needs	<p>Under-occupation:</p> <ul style="list-style-type: none"> <li>• “The Council encourages the most efficient use of properties, freeing up homes for those who need them”</li> <li>• “There will be ongoing discussions between the Council’s Housing Options Team and Housing Benefit section, and registered providers about how to tackle the issues”</li> <li>• “Assistance should be given to those who want to/need to move. Moves should be in a planned and structured way, which will not negatively impact on those on the housing register waiting to be housed. Every attempt should be made to keep people within their communities; where children are settled in school; and where people receive and give support”</li> </ul>

**Home Options Policy at September 2011** (Choice Based Lettings Allocations)

<u>Issue</u>	<u>Tenancy Strategy issue</u>	<u>Home Options Policy</u>	<u>Comments</u>
Affordable Rent	<ul style="list-style-type: none"> <li>• Affordable Rents should be within Housing Benefit Local Housing Allowance limits.</li> <li>• Affordable Rents should meet our affordability criteria (That households should not spend more than 30% of their gross household income on housing costs (housing costs mean rent, mortgage and service charges)</li> </ul>	<p>Eligibility criteria within the adverts for the property will be shown, such as:</p> <ul style="list-style-type: none"> <li>· Whether preference will be given to applicants satisfying any local lettings policy.</li> </ul> <p>The advert will also specify:</p> <ul style="list-style-type: none"> <li>· The weekly rent, including any other charges</li> </ul>	<p>The fact that a property is an Affordable Rented property can be advertised here</p> <p>Applicants can compare the Affordable Rents to Social Rents being advertised at the same time</p>
Under-occupation	<p>“Assistance should be given to those who want to/need to move. Moves should be in a planned and structured way, which will not negatively impact on those on the housing register waiting to be housed”</p>	<p>“Tenants willing to move to a one-bedroom home or give up at least two bedrooms are normally given additional priority, unless the accommodation was originally under-occupied at the point of letting i.e. a family with one child offered a three-bed house.</p> <p>“Eligibility criteria within the adverts for the property will be shown, such as:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/>The minimum and maximum number of persons in the household</li> <li><input type="checkbox"/>The number of bedrooms in the property”</li> </ul>	<p>This may need to be reviewed in the light of discussions regarding tackling the issue of reduction of housing benefit due to under-occupation</p> <p>This should assist applicants to apply only for properties where they will not be penalised for under-occupation</p>
Local Lettings Policies	<p>“Lettings of Social Rented and Affordable Rented properties should normally be done via the normal Home Options Policy allocations policies. However, on specific sites, or areas, or</p>	<p>“Local lettings policies have an important role in widening housing choices for local people and helping to provide sustainable communities.....Properties may be made available to households that would not otherwise have the</p>	

	<p>to tackle specific issues – local lettings policies may be used to ensure mixed and balanced communities”</p>	<p>opportunity to access affordable housing. This will ensure the developments cater for a variety of residents as opposed to concentrations of households with particular support needs”</p> <p>Local lettings policies will be based upon the needs of local people and developed in consultation with residents.</p> <p>Where there are specific issues, local lettings policies can also assist in the management of existing stock to help resolve issues such as child density, antisocial behaviour or mixed communities.</p> <p>In appropriate locations, local lettings policies may be used to give a higher priority to certain applicants having a specific local connection to a village, parish or locality</p>	
--	--	---	--

## Housing Strategy 2011 – 2016

<u>Key Objectives of the Erewash Housing Strategy</u>	<u>How reflected in the Erewash Tenancy Strategy</u>
Deliver affordable housing across the Borough	<p>Affordable Rents:</p> <ul style="list-style-type: none"> <li>• “The Council accepts that the additional funding generated by the higher rents can be used to support new build investment in a time where Homes and Communities Agency (HCA) subsidy is falling dramatically and we desperately need more affordable properties in the borough”</li> </ul>
Increase the number of homes in the borough to provide choice and meet needs	<p>Affordable Rents</p> <p>“The Council accepts that the additional funding generated by the higher rents can be used to support new build investment in a time where Homes and Communities Agency (HCA) subsidy is falling dramatically and we desperately need more affordable properties in the borough”</p>
Address the housing needs of people with physical disabilities	<p>Fixed Term Tenancies</p> <ul style="list-style-type: none"> <li>• “There is a shortage of suitable properties for people with physical disabilities, and therefore it seems reasonable to ask those in significantly adapted or purpose-built properties to leave these at the end of the fixed term, if they no longer need it. However, the situation should be dealt with sensitively, and an alternative long-term property offered.</li> </ul>
Tackle and prevent homelessness	<p>Fixed term tenancies:</p> <ul style="list-style-type: none"> <li>• “On the review of the tenancy – the tenant should receive comprehensive and independent advice regarding the options available to them, at least 6 months before the end of the term”</li> <li>• “No-one leaving a tenancy at the end of the fixed-term period should be in the position of being homeless or living in unsuitable or temporary accommodation”</li> </ul> <p>Under-occupation</p> <ul style="list-style-type: none"> <li>• “Registered providers’ processes and liaison with the Housing Options team should try to avoid tenants from becoming homeless or living in unsuitable or temporary accommodation due to these benefit reductions”</li> </ul>
Provide a mix of housing tenures, types and sizes in order to create mixed and balanced communities	<p>The tenancy strategy outlines support for several different tenure types – social rented; affordable rented; shared ownership; full home ownership</p>

## Erewash Corporate Plan 2012 – 2016

<u>Key Vision, Objectives of the Corporate Plan</u>	<u>How reflected in the Erewash Tenancy Strategy</u>
<p>Improve the quality of life for people who live, work and visit the Borough</p>	<p>Affordable rents:</p> <ul style="list-style-type: none"> <li>• “The Council accepts that the additional funding generated by the higher rents can be used to support new build investment in a time where Homes and Communities Agency (HCA) subsidy is falling dramatically and we desperately need more affordable properties in the borough”</li> </ul> <p>Under-occupation</p> <ul style="list-style-type: none"> <li>• “The Council encourages the most efficient use of properties, freeing up homes for those who need them”</li> </ul>
<p>increase the availability of suitable housing and build vibrant communities where people get on well together and have pride in their neighbourhood</p>	<p>Affordable rents:</p> <ul style="list-style-type: none"> <li>• “The Council accepts that the additional funding generated by the higher rents can be used to support new build investment in a time where Homes and Communities Agency (HCA) subsidy is falling dramatically and we desperately need more affordable properties in the borough”</li> </ul> <p>Fixed term tenancies:</p> <ul style="list-style-type: none"> <li>• “People need to know that they will be able to remain within the same community which they are part of, even if their circumstances have changed. So even if they have to move from their current property, there should be alternative long-term accommodation available to them in the area, if that is what they wish. This is particularly pertinent to families with children settled in local schools, or people who need to remain in the area to give or receive support”</li> </ul> <p>Under-occupation:</p> <ul style="list-style-type: none"> <li>• “Assistance should be given to those who want to/need to move. Moves should be in a planned and structured way, which will not negatively impact on those on the housing register waiting to be housed. Every attempt should be made to keep people within their communities; where children are settled in school; and where people receive and give support”</li> </ul>

**Erewash Sustainable Community Strategy 2009-2014**

<u>Key Priorities and Objectives of the Sustainable Community Strategy</u>	<u>How reflected in the Erewash Tenancy Strategy</u>
<p>To improve opportunities for employment, skills and housing</p> <p>Facilitate new and improved housing to meet the needs of our residents</p>	<p>Affordable rents:</p> <ul style="list-style-type: none"> <li>• “The Council accepts that the additional funding generated by the higher rents can be used to support new build investment in a time where Homes and Communities Agency (HCA) subsidy is falling dramatically and we desperately need more affordable properties in the borough”</li> </ul> <p>Under-occupation</p> <ul style="list-style-type: none"> <li>• “The Council encourages the most efficient use of properties, freeing up homes for those who need them”</li> </ul>

## APPENDIX F

### Localism Act 2011 Relevant sections re Tenancy Strategy

*(how addressed in the Erewash Tenancy Strategy is highlighted in italics)*

#### **Tenancy strategies**

(1) A local housing authority in England must prepare and publish a strategy (a “tenancy strategy”) setting out the matters to which the registered providers of social housing for its district are to have regard in formulating policies relating to—

(a) the kinds of tenancies they grant,

(b) the circumstances in which they will grant a tenancy of a particular kind,

(c) where they grant tenancies for a term certain, the lengths of the terms, and

(d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy.

(2) The tenancy strategy must summarise those policies or explain where they may be found. *(Explains where may be found – on website)*

(3) A local housing authority must have regard to its tenancy strategy in exercising its housing management functions. *n/a*

(4) A local housing authority must publish its tenancy strategy before the end of the period of 12 months beginning with the day on which this section comes into force. *(to be adopted and published by September 2012)*

(5) A local housing authority must keep its tenancy strategy under review, and may modify or replace it from time to time. *(highlighted in the “Actions” section)*

(6) If a local housing authority modifies its tenancy strategy, it must publish the modifications or the strategy as modified (as it considers appropriate). *(highlighted in the “Actions” section)*

(7) A local housing authority must—

(a) make a copy of everything published under this section available at its principal office for inspection at all reasonable hours, without charge, by members of the public, and *(will be available on website and hard copy in receptions)*



(b) provide (on payment if required by the authority of a reasonable charge) a copy of anything so published to any member of the public who asks for one.  
*(will be available on website and hard copy in receptions)*

(8) In this section and section 151 (preparation of tenancy strategy)—

(a) references to a registered provider of social housing for a district are to a registered provider who grants tenancies of dwelling-houses in that district, and

(b) “district”, “dwelling-house” and “local housing authority” have the same meaning as in the Housing Act 1985.

### **Preparation of tenancy strategy**

(1) Before adopting a tenancy strategy, or making a modification to it reflecting a major change of policy, the authority must—

(a) send a copy of the draft strategy, or proposed modification, to every private registered provider of social housing for its district, and *(2 week consultation on first draft. 3 week consultation on full draft) to all providers)*

(b) give the private registered provider a reasonable opportunity to comment on those proposals. *(2 week consultation on first draft. 3 week consultation on full draft)*

(2) Before adopting a tenancy strategy, or making a modification to it reflecting a major change of policy, the authority must also—

(a) consult such other persons as the Secretary of State may by regulations prescribe, *(no further regulations with regard to this as at June 2012)*

(b) in the case of an authority that is a London borough council, consult the Mayor of London. *n/a*

(3) The authority must, in preparing or modifying a tenancy strategy, have regard to—

(a) its current allocation scheme under section 166A of the Housing Act 1996, *(shown in Appendix E)*

(b) its current homelessness strategy under section 1 of the Homelessness Act 2002, and *(shown in Appendix E)*

(c) in the case of an authority that is a London borough council, the London housing strategy. *n/a*

Any queries about this document to:

Tessa Paul  
Housing Strategy Officer  
Erewash Borough Council  
Policy and Development

Email: [tessa.paul@erewash.gov.uk](mailto:tessa.paul@erewash.gov.uk)

Town Hall, Long Eaton, Derbyshire NG10 1HU  
Phone: 0115 9072269 Internal: 3083  
Fax: 0115 9072267