

North Tyneside Council

Report to Cabinet

Date: 25 January 2021

Title: North Tyneside Tenancy Strategy 2021 – 2025 Consultation Exercise

Portfolio(s): Housing	Cabinet Member(s): Councillor Steve Cox
Report from Service Area: Environment Housing and Leisure	
Responsible Officer: Phil Scott, Head of Environment, Housing and Leisure	(Tel: (0191) 643 7295)
Wards affected: All Wards	

PART 1

1.1 Executive Summary:

The Authority is required under Section 150 of the Localism Act 2011 to prepare and publish a Tenancy Strategy.

North Tyneside's existing Strategy covers the period between 2013 -2018. Since then, new legislation and significant welfare reform changes have been introduced. These changes mean that affordable and secure homes are a greater priority for those households where renting is the only option available to them.

A review of the existing Tenancy Strategy is required to ensure the document clearly sets out the Authority's expectations to registered providers of social housing on the type of tenancies to be awarded in the Borough.

It is a requirement of any Tenancy Strategy review that the Authority must carry out a consultation exercise with registered providers of social housing within North Tyneside.

This report seeks Cabinet's approval to undertake a consultation exercise with relevant stakeholders on the draft North Tyneside Tenancy Strategy 2021 – 2025. This report also seeks Cabinet's approval to open the consultation to our residents of North Tyneside.

1.2 Recommendation(s):

It is recommended that Cabinet approves the consultation exercise with relevant stakeholders for the draft North Tyneside Tenancy Strategy 2021 – 2025.

1.3 Forward Plan:

Twenty-eight days' notice of this report has been given and it first appeared on the Forward Plan that was published on 27 November 2020.

1.4 Council Plan and Policy Framework

This report relates to the following priorities in the 2020-2024 Our North Tyneside Plan:

Our Places Will:

- Be great places to live by focusing on what is important to local people;
- Offer a good choice of quality housing appropriate to need, including affordable homes that will be available to rent or buy; and
- North Tyneside Council's housing stock being decent, well managed and its potential maximised.

In addition to Our North Tyneside Plan 2020-2024 the current plans and strategies in the Framework are as follows:

North Tyneside Housing Strategy 2016 – 2021 'a great place to live'

This strategy has four strategic objectives, of which two support this strategy:

- More and better homes; and
- Better housing, better health and wellbeing.

North Tyneside Lettings Policy 2017

This policy aims to help people access secure, suitable and affordable social sector homes within North Tyneside.

North Tyneside Homelessness Prevention and Rough Sleeping Strategy 2019 - 2021

This strategy has four priorities. Priority Two: meeting local housing and Priority Three: supporting households to secure and sustain an affordable home complement this strategy.

1.5 Information:

1.5.1 Background

The Localism Act 2011 placed a duty on all local housing authorities in England to publish a tenancy strategy, that sets out their expectations that registered providers of social housing must have regard to when formulating policies relating to:

- The kind of tenancy to be granted;
- The circumstances in which they will grant a tenancy of a particular kind;
- Where they grant tenancies for a term certain, the length of the terms; and
- Other circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy.

1.5.2 The tenancy strategy must summarise those policies or explain where they may be found.

- 1.5.3 A local housing authority must have regard to its tenancy strategy when exercising its own housing management functions.
- 1.5.4 A local housing authority must keep its tenancy strategy under review; and may amend or replace it from time to time.
- 1.5.5 When amending or replacing the strategy, the Authority must consult with registered housing providers who operate in the Borough.
- 1.5.8 The Authority wish to extend the consultation and include relevant stakeholders including residents.
- 1.5.9 The consultation exercise will be available on the Authority's website through "Have your Say", and email correspondence. Hard copies of the information can be made available, upon request. Once the consultation exercise is completed all results will be analysed to consider any amends to the proposed strategy

1.6 Next Steps

Should Cabinet approve commencement of the consultation exercise with relevant stakeholders on the draft North Tyneside Tenancy Strategy 2021 – 2025. The Authority is required to consult with registered providers of social housing in the Borough

The engagement plan will meet both the statutory requirements and the Authority's recognised corporate standards for consultation. Due regard will be given to the on-going restrictions imposed by the Covid-19 pandemic.

As stated, the consultation responses will be collated and analysed with recommendations being brought back to a future Cabinet meeting so that an informed decision can be taken to approve the Tenancy Strategy 2021 – 2025.

1.7 **Decision options:**

The following decision options are available for consideration by Cabinet

Option 1

The Authority is required to consult with registered providers who operate in the Borough when amending or replacing their Tenancy Strategy. The Authority wish to extend the consultation cohort to include residents, therefore Cabinet is requested to approve the consultation exercise on the draft Tenancy Strategy.

Option 2

Cabinet may reject the request for the consultation cohort and exercise to be increased on the draft strategy; however, the Authority could be at risk of failing to meet its duty in formulating and publishing a Tenancy Strategy, that is kept under review and amended or replaced from time to time.

Option 3

Cabinet may request further information prior to approval of the consultation cohort and exercise on the draft Tenancy Strategy being received.

Option 1 is the recommended option.

1.8 Reasons for recommended option:

Option 1 is recommended for the following reasons:

It is a statutory requirement that local authorities publish a Tenancy Strategy. When amending or replacing the strategy, the Authority must consult with registered providers of social housing who operate in the Borough. The Authority wishes to increase the consultation cohort to include residents who may either already be a social housing tenant or who may become a social housing tenant in the future.

1.9 Appendices:

Appendix 1: North Tyneside Tenancy Strategy 2021 – 2025

Appendix 2: Engagement Plan

1.10 Contact officers:

Paul Worth, Senior Manager, Housing Operations, tel: (0191) 643 7554

Toby Hartigan Brown, Manager Housing Services, tel: (0191) 643 7736

Fiona Robson, Housing Policy and Development Manager, tel: (0191) 643 6212

Darrell Campbell, Senior Business Partner, tel: (0191) 643 7052

1.11 Background information:

The following background papers/information have been used in the compilation of this report and are available at the office of the author:

North Tyneside Tenancy Strategy 2013 – 2018

North Tyneside Housing Strategy 2016 - 2021

The Housing Act 1996

The Homelessness Act 2002

The Localism Act 2011

Equality Impact Assessment (EIA)

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

There are no financial implications arising from the consultation exercise.

2.2 Legal

When amending or replacing a Tenancy Strategy the Authority must consult with registered providers who operate in the Borough.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

No internal consultation has taken place at this time.

2.3.2 External Consultation/Engagement

The consultation exercise will be open for six weeks and will be available to registered providers who operate in North Tyneside, residents and any other relevant stakeholder to participate in.

2.4 Human rights

There are no human rights implications arising from this strategy.

2.5 Equalities and diversity

All equality and diversity implications that may arise from this Strategy have been considered. These are highlighted in the Equality Impact Assessment which forms part of the background information.

2.6 Risk management

Any risks associated with this consultation exercise have been considered. The draft Tenancy Strategy must be consulted on to ensure the Authority's preferred approach to tenancies meets local housing need and makes best use of housing stock.

2.7 Crime and disorder

There are no crime and disorder implications arising from this consultation exercise.

2.8 Environment and sustainability

There are no environment and sustainability implications directly arising from this consultation exercise.

PART 3 - SIGN OFF

- Chief Executive
- Head(s) of Service
- Mayor/Cabinet Member(s)
- Chief Finance Officer
- Monitoring Officer
- Head of Corporate Strategy and Customer Service