

APPENDIX A OPTIONS- FURTHER DETAILS

1. Tenancies for older people and disabled people			
Option A (officer recommendation)		Option B	
<p>To retain secure 'lifetime' tenancies for all offers of housing to older people and disabled people.</p> <p>Secure tenancies are the most common form of tenancy issued by local authorities. The council currently offers secure tenancies to all new tenants from the housing waiting list and those that were rehoused as homeless, tenants transferring within our stock and those tenants transferring from another registered provider: local authority or housing association</p>		<p>To offer flexible tenancies for a fixed period of 10 years.</p> <p>The Localism Act 2011 introduced flexible tenancies so that the Council has the flexibility to determine the length of tenancy that it can offer to new tenants. Typically the fixed term will be for a period of not less than 5 years. The council is suggesting a 10 year fixed term tenancy. Twelve months before the end of the flexible tenancy a review process will commence. Tenants will not be asked to move unless suitable alternative accommodation that meets their needs can be offered.</p>	
Pros	Cons	Pros	Cons
<p>These are vulnerable people and secure tenancies remove worries and anxieties from those in housing need often desperate to resolve their housing situation.</p> <p>Disabled people able to enjoy 'lifetime' tenancy in adapted properties.</p> <p>Easy to administer.</p> <p>Under-occupation can be mitigated by a proactive voluntary scheme to move people on.</p>	<p>Older and disabled peoples' needs may change and they may not need the property they have been allocated forever.</p>	<p>This flexibility provides us with the opportunity to address issues such as under-occupation, stock turnover and best use of our housing stock.</p> <p>People under-occupying may not receive full housing benefit and therefore may need to consider their options to move.</p>	<p>Older and disabled people may be faced with anxieties and uncertainty if they are faced with a fixed term tenancies.</p> <p>Finding suitable alternative accommodation on the expiry of the fixed term tenancy may be difficult.</p> <p>There may be a negative impact in terms of commitment to the property, community cohesion and sustainable communities in the villages.</p> <p>May encourage the right to buy leading to a loss of affordable homes in villages.</p> <p>May increase management costs</p>

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			<p>owning to increased turnover, and the necessity to review and monitor the fixed term tenancies.</p> <p>Additional complications involving transfers and mutual exchanges from external providers. The government has indicated that this requires secondary legislation.</p>
2. Tenancies for all other people			
Option A (offer recommendation)		Option B	
To continue to offer secure 'lifetime' tenancies for all other people.		To discontinue offering secure 'lifetime' tenants and offer flexible tenancies for a fixed period of 10 years. Twelve months before the end of the flexible tenancy we will commence the review process. Tenants will not be asked to move unless suitable alternative accommodation that meets their needs can be offered.	
Pros	Cons	Pros	Cons
<p>Commitment to the property and the village, thereby contributing to community cohesion and sustainable communities.</p> <p>Families feeling secure in their homes, confident the children can remain the same schools therefore contributing to the health and well-being of the family and community.</p>	<p>Lack of flexibility when circumstances change and the accommodation is no longer suitable for family or individual needs.</p>	<p>This flexibility provides us with the opportunity to address issues such as under-occupation, stock turnover and best use of our housing stock.</p> <p>People under-occupying may not receive full housing benefit and therefore may need to consider their options to move.</p>	<p>Finding suitable alternative accommodation on the expiry of the fixed term tenancy may be difficult.</p> <p>There may be a negative impact in terms of commitment to the property, community cohesion and sustainable communities in the villages.</p> <p>May encourage the right to buy leading to a loss of affordable homes in villages.</p>

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			May increase management costs owing to increased turnover, and the necessity to review and monitor the fixed term tenancies.
3. Introductory tenancies			
Introductory tenancies introduced by the Housing Act 1996 give landlords the opportunity to present the tenant with a trial period. If there are any problems associated with an introductory tenancy, the landlord may obtain possession by a court order after following due process, and it is not required to prove any grounds for possession. These tenancies are seen as a fast track tool to deal with anti-social behaviour. Introductory tenancies can be used whether the tenancy types a secure lifetime tenancy or a flexible fixed term tenancy.			
Option A		Option B (offer recommendation)	
Not to introduce introductory tenancies but continue to offer secure tenancies across the board		To introduce introductory tenancies to all new tenants except those transferring internally where they previously held a secure tenancy or those transferring from an external provider where they previously a secure or assured tenancy.	
Pros	Cons	Pros	Cons
Continuation of current position and ease of administration.	Tenants who present management issues in the first year of tenancy will only be able to be dealt with using existing legal remedies.	<p>Able to manage and monitor tenancies in their first year more effectively and fast track any required legal action to end the tenancy should management issues occur.</p> <p>Proactive monitoring can provide the ability to sign post tenants with issues to other agencies for additional support.</p> <p>Introductory tenancies are seen as good practice and were</p>	Will require additional administration and necessitate the formation of a review panel to hear appeals where action is taken to end the tenancy.

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		recommended during the Peer Review of our landlord services.	
4. Succession			
<p>Succession is the right to succeed to a tenancy on the death of a tenant. The tenancy usually passes to a joint tenant or a spouse or partner. However other family members may qualify provided they fulfil the appropriate criteria. Tenure reform under the Localism Act provides that all new secure and flexible tenancies include a right to only one succession for spouses and partners. This means that when a husband, wife or partner dies the remaining tenant will automatically succeed to the tenancy. Other family members will <u>not</u> qualify.</p>			
Option A		Option B	
<p>To maintain the status quo for succession. This means that partners and spouses will qualify to succeed but in addition other family members will also qualify provided they meet the appropriate criteria.</p>		<p>To accept the new reforms under the Localism Act and allow only one succession to a partner or spouse and exclude all other family members.</p>	
Pros	Cons	Pros	Cons
<p>Continuation of current practice. Encourages commitment and responsibility to the property and the village.</p>	<p>Could be faced with giving a tenancy to a person not necessarily in the highest need. Therefore not the most effective use of the housing stock.</p> <p>Could also be seen as an anachronism to the days when council housing was in plentiful supply, and there were fewer housing options. Council housing is now a scarce resource and landlords need to be able to more effectively manage their stock.</p>	<p>Only one succession to a surviving partner/spouse.</p>	<p>Potential disruption to community cohesion.</p> <p>Could encourage the right to buy and the resulting loss of affordable homes in villages.</p>