

Subject:	Rossendale Tenancy Strategy	Status:	For Publication
Report to:	Overview and Scrutiny	Date:	11 th February 2013
Report of:	Health, Housing and Regeneration Manager	Portfolio Holder:	Housing & Environmental Health
Key Decision:	<input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	Members are actively consulted as part of the process of developing a robust Rossendale Tenancy Strategy.

2. PURPOSE OF REPORT

- 2.1 To present to Members the draft Rossendale Tenancy Strategy to inform debate and discussion this can be reflected in the final adopted report.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **A clean and green Rossendale** – creating a better environment for all.
 - **A healthy and successful Rossendale** – supporting vibrant communities and a strong economy.
 - **Responsive and value for money local services** – responding to and meeting the different needs of customers and improving the cost effectiveness of services.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 There are no specific risk issues for members to consider arising from this report

5. BACKGROUND AND OPTIONS

- 5.1 The Localism Act places a new duty on local authorities to produce a strategic tenancy strategy, which all Registered Providers in the area must have regard to when formulating their own individual tenancy policies. Tenancy Strategies are expected to be in place in early 2013.
- 5.2 The aim of Tenancy Strategies is to produce social housing lettings for customers that meet local housing need and improve the functioning of the local housing market. They are to be developed in cooperation with local partners and reviewed every five years.
- 5.3 Attached is a draft of the proposed strategy which is currently being consulted on with local Registered providers, interested stakeholders, internal departments (such as Planning) and members through Overview and Scrutiny.
- 5.4 The Tenancy Strategy is an 'Advisory Document' and does not specify detail changes that will be made to lettings and assessment policies within the BwithUs choice based lettings

scheme, but provides broad objectives to be followed. Similarly, baseline rental data across the Borough is included, but the Strategy does not advise on rent (including affordable rents) setting.

5.5 Within Rossendale, as within the whole of Lancashire, there will be a need to focus on improving the match between the housing 'offer' and the aspirations of existing and potential new households and ensuring housing policy is linked to improving life chances in deprived communities, attracting and retaining the best talent and moving towards a low-carbon economy. The challenge will be to meet these new demands in ways which provide affordable housing options and help to create and maintain mixed vibrant communities where people want to live.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

6.1 No comment.

7. MONITORING OFFICER

7.1 No comment.

8. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

8.1 No comment.

9. CONSULTATION CARRIED OUT

9.1 Consultation is currently being carried out with a number of interested groups including:-

- Registered providers operating in Rossendale.
- Internal departments within the Council.
- Members.
- External stakeholders.

10. CONCLUSION

10.1 The Rossendale Tenancy Strategy meets the requirements of the Localism Act provides the context to enhance the ability of agencies to work together to meet housing priorities in Rossendale.

No Background Papers