

Subject:	Rossendale Tenancy Strategy	Status:	For Publication
Report to:	Policy O & S Cabinet	Date:	11 th February 2013 6 th March 2013
Report of:	Health, Housing and Regeneration Manager	Portfolio Holder:	Housing & Environmental Health
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Community Impact Assessment:	Required: Yes	Attached:	Yes
Biodiversity Impact Assessment	Required: No	Attached:	No
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1.	RECOMMENDATION(S)
1.1	Members approve the Rossendale Tenancy Strategy
1.2	All future minor amendments to strategy and programme to be delegated to the Head of Health, Housing & Regeneration in consultation with the Portfolio Holder.

2. PURPOSE OF REPORT

2.1 To seek approval for the Rossendale Tenancy Strategy.

3. CORPORATE PRIORITIES

3.1 The matters discussed in this report impact directly on the following corporate priorities:

Priority 1: Regenerating Rossendale: This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.

Priority 2: Responsive Value for Money Services: This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.

Priority 3: Clean Green Rossendale: This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

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 final draft of the proposed strategy which has been considered by Overview and Scrutiny in February 2013.
- 5.4 Members of Overview and Scrutiny considered the draft Strategy at their meeting on the 11th February and felt that it was a useful document which met the legislative requirements.
- 5.5 The draft Tenancy Strategy has also been shared with a range of Registered Providers operating in Pennine Lancashire but no substantive comments were received.
- 5.6 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.
- 5.7 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 There are no material financial implications arising.

7. MONITORING OFFICER

- 7.1 No additional comments

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

- 8.1 There are no human resource issues arising from the report.

9. CONSULTATION CARRIED OUT

- 9.1 Members of Overview and Scrutiny, Portfolio Holder for Housing & Environmental Health, Pennine Lancashire Registered Providers.

10. CONCLUSION

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

No background papers