

## Appendix B - Tenancy Strategy Consultation

37 responses

**Q1. How far do you agree or disagree with the proposed fixed-term tenancy of five years?**

	Count	%	
Strongly agree	11	30%	54%
Tend to agree	9	24%	
Neither	4	11%	
Tend to disagree	5	14%	
Strongly disagree	7	19%	
No answer	1	3%	
Total	37	100%	

**Q2. Do you have any comments to make about the five year fixed term tenancy?**

1. The proposal states that there will be only a introductory tenancy or a 5 year fixed tenancy. However there are certain circumstances when a tenant who fails the renewal criteria will not be forced to move. e.g. when a child in the family is sitting A levels that year. In that case, will the 5 year renewal apply? 2. Homelessness If as a result of the renewal decision, a tenant will be made homeless with they be found temporary accommodation or remain in the property. 3. Succession Rights If only a spouse of civil partner will have succession rights the following cases will be unfairly disadvantaged: • Grown up children who have cared for an elderly parent, when the parent dies will be forced to move out of their family home. • Vulnerable adults who may be made more vulnerable by their parent death will have to find alternative accommodation. • In a society where marriage is becoming less common and more people are in9 term st able relationships, it is discriminatory to only allow couples who are married or have civil partnerships to have succession rights 4. Appeal Process If the tenant decides to appeal a decision, would the tenancy be extended or

Consideration must be given to any possible adverse effects particularly on children in the household or elderly people - forcing a move could be very unsettling and lead to other problems which ultimately have a cost (such as antisocial behaviour, care needs etc). But the 'home for life' current situation is fundamentally wrong.

Excellent idea and one which caters for change in a families circumstances.

From the view of a housing repairs inspector, there may be increased maintenance costs because a limited tenancy will not encourage tenants to take on any improvements to the property themselves, and in some cases, the condition of the property may decline.

<p>I don't think the public sector should be replicating the poor security offered in the private sector. While five years may be longer than six months it still does not allow tenants to plan for the longer term. This not only affects them directly but also their immediate community as tenants are less likely to engage in community activities or care about its upkeep if they have no long term stake in it.</p>
<p>I think this could be seriously disrupting for children when they are at school. If they think they will have to move away from their school and their friends it could result in illness.</p>
<p>In cases where people have to give up their homes, for example, when a single elderly person has a large home, they should be re-housed within their current community. Sheltered housing should be weighted to local people, of local origin, or have local links.</p>
<p>It is an absolute necessity when housing is scarce. It will deter people from making an application to the council believing it is a home for life. When so many people living within the private sector are subject to a fixed term of only six months to a year, why should anyone be offered a home for life, unless they are committing to a mortgage?</p>
<p>Its a good idea</p>
<p>My feeling is that it will help with the housing situation, however I am concerned about the impact this will have on families if they have children and they are moved this could cause problems with schooling etc. There is also the concern that this could potentially be unsettling for families as they won't necessarily feel they can make the property home if they may be moved in 5 years because of their circumstances.</p>
<p>None</p>
<p>Offering people the limited option of private rented accommodation as opposed to continued tenancy will introduce a greater level of uncertainty and will have consequences for people with complex issues</p>
<p>Situations change and housing needs can be different. Important that they should be appropriate. However this shouldn't be seen as a means of eviction for tenants who behave properly and whose needs haven't changes at end of 5 year period</p>
<p>Tenancy should be fore a fixed period but why as long as 5 years</p>
<p>These would presumably remove the "right to buy" from new tenants. RTB and its successor is a good scheme in principle but it is because local authorities were not permitted to use the proceeds of such sales to build more social housing to replace that sold, that there is now such an acute shortage of social housing and such long waiting lists. The idea that tenants can be encouraged to move on after a fixed period might help to release social housing from those no longer in need, and also to ensure that families are in the most appropriate size of housing.</p>
<p>This is not appropriate for older peoples housing / services</p>
<p>This should not be back dated to include current tenant - but SHOULD include offspring i.e. child, step child etc</p>

This will create a transient population with little attachment to the parish. I can not understand how you expect the current high standards to be maintained with a fixed term tenancy. We expect, and gain from, all settled social housing to discover their natural leaders. If these are to be (removed the area will become less settled and less easy to maintain. The proposal has economic merit but absolutely no social merit for the area under consideration or any other area within CBC. The proposal should be rejected.
Too long
Will need the resources available to monitor tenancies that this will involve a lot of work. May need to consider monitoring every year.
Adults with autism need stability and certainty in their lives. Whilst I can see positives in generally implementing the 5 year tenancy, if an adult with autism finds accommodation that they feel comfortable and secure in, generally, little will change in their lives regarding the type of accommodation that they need
As Registered Provider of social housing Guinness South has no current plans to introduce fixed term tenancies. However, we continue to review the position subject to changes in Government Policy and would formally review this position should the circumstances dictate. (Ian Kavanagh, Operation Manager, Guinness South)
Concerns over process of renewal or exit strategies both from resourcing viewpoint - additional work for staff, and; for the recognition and provision of support for those who may not be considered 'vulnerable' or reach minimum criteria and recognition as needing support, such as those with mental health issues, or long term health issues who are 'independent' but may deteriorate through the process, as has been seen with the changes to the incapacity system, plus the increased costs that may be associated with high levels of appeal against decision not to renew.
Good to be able to review people's personal circumstances and gives others the opportunity to move up the list quicker.

**Q3. How far do you agree or disagree with the introductory tenancy**

	Count	%	
Strongly agree	20	54%	70%
Tend to agree	6	16%	
Neither	6	16%	
Tend to disagree	0	0%	
Strongly disagree	4	11%	
No answer	1	3%	
Total	37	100%	

**Q4. Do you have any comments to make about the introductory tenancy?**

A good control on behaviour - long overdue
Anti social behaviour should put tenants in breach of their tenancy do not see why this is necessary

As stringent as the Allocations policy and checking process is, there will always be people who are able to gain priority through collusion or fraudulence. An introductory tenancy will promote resolution of any issues which show up in the early stages of the tenancy, and if resolution cannot be reached, enable the LA to evict more easily.
Excellent idea. Prevents problem families from getting a foothold and causing serious nuisance to law-abiding tenants.
Good Idea
If tenants do not receive tenancy training or do not know how to maintain a tenancy this may make it more likely that they will lose their accommodation. The introduction of this measure needs to sit alongside greater emphasis on tenancy support and sustainment.
If you have disruptive tenants who are making everyone's life terrible, then you can remove them a lot quicker.
It works really well in other areas
None
The introductory tenancy arrangement is a "try before you buy" probationary set-up and I think it has advantages for both the tenant and the Local Authority.
There is a danger of the tenant being moved away from their community, in which they have built up familiarity, feeling of belonging and friendships.
This is not appropriate for older peoples housing / services
This seems a fair approach although I do not have knowledge beyond the bald facts
This will not deliver stable communities in the rural area and social tenants are to be moved like cattle from where they have built and invested in their needs
Very good idea, especially if there are bad tenants
Providing the appropriate long term support is in place, anti social behaviour is rarely an issue from adults with autism. What is not uncommon is that they can be victimised because of their unusual behaviour and I am aware of several instances where rehousing has been necessary as they are victims. Therefore probationary tenancies are valuable for potential victimisation, but unsettling for adults with autism.
Provision of tenancy training and high quality literature to inform new tenants of their responsibilities, rights, access to assistance, communications pathways etc, could be beneficial in ensuring successful completion of introductory tenancies and transfer to fixed term tenancies

**Q5. How far do you agree or disagree that tenancies should not be renewed if...**

**Q5a. The property is now under-occupied, as some of the original household members have moved on**

	Count	%	
Strongly agree	10	27%	62%
Tend to agree	13	35%	

Neither	4	11%
Tend to disagree	4	11%
Strongly disagree	4	11%
No answer	2	5%
Total	37	100%

**Q5b. There has been a significant improvement in the households financial**

	Count	%	
Strongly agree	14	38%	68%
Tend to agree	11	30%	
Neither	4	11%	
Tend to disagree	3	8%	
Strongly disagree	1	3%	
No answer	4	11%	
Total	37	100%	

**Q5c. The current property has been adapted to help a resident but it is no**

	Count	%	
Strongly agree	10	27%	70%
Tend to agree	16	43%	
Neither	5	14%	
Tend to disagree	2	5%	
Strongly disagree	1	3%	
No answer	3	8%	
Total	37	100%	

**Q5d. The tenancy has not been conducted satisfactorily**

	Count	%	
Strongly agree	22	59%	70%
Tend to agree	4	11%	
Neither	5	14%	
Tend to disagree	3	300%	
Strongly disagree	0	0%	
No answer	3	8%	
Total	37	100%	

**Q5e. The tenant has allowed the property to become severely overcrowded**

	Count	%	
Strongly agree	16	43%	73%
Tend to agree	11	30%	
Neither	4	11%	
Tend to disagree	3	8%	
Strongly disagree	0	0%	
No answer	3	8%	
Total	37	100%	

**Q5f. The tenant refuses to participate in the renewal process**

	Count	%	
Strongly agree	16	43%	59%
Tend to agree	6	16%	
Neither	7	19%	
Tend to disagree	3	8%	
Strongly disagree	1	3%	
No answer	4	11%	
Total	37	100%	

**Q6. Do you have any comments to make about the renewal process?**

A significant improvement in the household's financial circumstances must be properly measured and defined to account for the difference between the cost of social housing and the cost of private housing otherwise there is a risk that more expensive private housing would simply render the household as either no better off or even worse off in real terms.

1. Under-occupancy In determining under occupancy the 'bedroom standard' will be used. Does that mean that the same exemptions will apply as apply for Housing Benefit? E.g. children at university, specially adapted properties where the tenant needs the adaptation? 2. It is recognised that there are insufficient 1-bedroom properties in Central Beds. For tenants who remain in housing need, what will happen if no suitable smaller property can be found before the renewal of the tenancy. 3. Substantial Improvement in Household's financial position a) If the improvement in the Household income is due to a young adult leaving education and starting work, will this trigger this criterion? If the family are forced to look at private rental or home ownership, this could cause financial difficulties in the future when the young adult moves out of the family home. b) This will be a disincentive to work longer hours, find a higher paid job or, for those on benefits or about to leave school, to find any job. An adapted property no longer suitable for the tenants needs The draft proposal suggests that this will only happen if the tenancy comes up

Each circumstance should be considered

Houghton Regis Town Council considered this consultation on 17th January. It was Resolved to note the consultation and to welcome measures to improve the efficiency of the use of social housing stock subject to: The measures outlined in the Strategy were supported provided that safeguarding measures were put in place to ensure that tenants were provided with suitable alternative accommodation should they be required to relocate; The wording describing the circumstances where the Council believed that the tenancy should not be renewed was too wide ranging and required more careful definition; In relation to succession rights it was considered that should the situation arise that siblings live together provision should be made in the strategy to accommodate this situation. I hope that these comments can be taken into consideration. Regards Clare Evans Town Clerk .

I am worried about mixed messages regarding working?

I don't understand the second point - surely if the household finances improve they will be paying a higher rent (i.e. commercial rate) anyway and therefore this money could be used to add to the housing stock? I don't live in social housing so I don't know how the system works but this is surely a more practical solution than forcing people to move. Penalising people for earning more money is already creating an environment where people choose not to earn over a certain amount of money to stay within boundaries. Whilst the 'need' may be less, surely a rent increase is better as circumstances can easily change the other way. Forcing children to move house just because their dad has been promoted seems unfair.

If it takes five years to terminate a tenancy because it has not been conducted satisfactorily suggests that measures at the Council's disposal have not been properly used. The new measure should not be a replacement for poor housing management. While the Council needs to make good use of its stock the introduction of these new tenancies will be disruptive to families and potentially increase the number of moves within the stock. This increases workloads and administration, as will the monitoring of the tenancies in the first place. If the Council wishes to move people it should help with incentives and other assistance e.g. many older people are reluctant to move because they do not have assistance to do so.

If the property is now under-occupied if the householder is moved against their wishes it is essential that they remain within the same community, i.e. the village or town where they are already living, and they should not be moved until a smaller house in the same village/town is available. It is extremely important, as it is likely to cause stress and illness to take them away from the community who know them and can care for them if needed. If you move them out of the community you would be isolating them.

It is not clear what sanctions are available to the Council if the tenant refuses to co-operate. Withdrawing a tenancy or evicting a tenant surely means that the tenant is then in need of emergency accommodation in either the same Council area or another Council's area.

Its the basic humane right for a person to have a roof over their head A person may be only a short time better of financially due to economic circumstances. There is no thing as job security and with high unemployment and this is the case for an assured tenancy when you become unemployed
Need more info, what happens if CBC decide to renew but not the existing tenancy?
None
Not all circumstances apply to the under-occupied scenario - the household might be under-occupied whilst children are at university or college, but they may come back to live with their parents, as they can't find their own home. The renewal process might create unnecessary worry to tenants that they may be moved every five years. Without the security of tenure, there may be less inclination to look after and maintain their properties.
Original tenant Should be able to continue to occupy the premises, provided they have paid rent, no asbos, i.e. behaved in a responsible way
Q5 (1) Suitable alternative housing within the same community must be available before this could be implemented unless the tenant expressly wishes to move from the current community. Q5 (6) Control measures should be implemented to ensure that tenants with specific educational or mental health issues are offered specific one-to one consultation to ensure non-renewal of a tenancy is not as a result of failing to "understand" the policy.
Q5 needs a great deal of information before a reasonable judgement can be made. The question is reasonable but it is driven by economic necessity. I would prefer to pay my rates and support those who are not clearly seen in the questions.
This is not appropriate for older peoples housing / services
Decisions around renewal of a property which has been adapted but is considered no longer suitable may benefit from joint working with Social Care and Health to access potential additional adaptations, increased provision of support and care in the community and the social isolation impact of non-renewal. Potential move on from local support networks, familiarity with surroundings, particularly of relevance to early stages of demementia(increasing levels of sufferers of working age possible) could cause deterioration in health, particularly mental heath, and depression. This may be more aarent in rurual locations, possibly.
Most rented accommodation is for a one year contract so this could lead families vulnerable and continually needing to move on so no stability. There needs to be an appeal process to allow individual needs to be assessed.

**Q7. Are you responding as an individual or as an organisation?**

	Count	%
Individual	27	82%
Organisation	10	30%
No answer	0	0%
Total	37	112%

**Q8. What is your age?**



	Count	%
30 or under	3	9%
31-50	11	33%
51-70	11	33%
71+	1	3%
No answer	11	33%
Total	37	112%

**Q9. Are you:**

	Count	%
Male	12	36%
Female	15	45%
No answer	10	30%
Total	37	112%

**Q9. Is your gender identity the same as the gender you were at birth?**

	Count	%
Yes	23	70%
No	1	3%
Prefer not to say	2	6%
No answer	11	33%
Total	37	112%

**Q10. Do you have a long-standing illness, disability or infirmity?**

	Count	%
Yes	5	15%
No	20	61%
No answer	12	36%
Total	37	112%

**Q11. Are you currently a social housing tenant?**

	Count	%
Yes	3	9%
No	23	70%
No answer	11	33%
Total	37	112%

**Q12. Which of these activities best describes what you are doing?**

	Count	%
Permanent employee in full-time job	13	39%
Temporary employee in full-time job	4	12%
Permanent employee in part-time job	0	0%
Temporary employee in part-time job	0	0%
Self employed full or part-time	2	6%
On a government supported training programme	0	0%
Full-time education	0	0%
Unemployed and available for work	0	0%
Permanently sick/disabled	1	3%
Wholly retired from work	5	15%
Looking after the home	0	0%
Other (landlord/ farmer)	1	3%
No answer	11	33%
Total	37	112%

**Q13. To which of these groups do you consider you belong?**

	Count	%
British	20	61%
Irish	0	0%
European	2	6%
Other White background	0	0%
Bangladeshi	0	0%
Indian	0	0%
Pakistani	0	0%
Other Asian background	0	0%
Caribbean	0	0%
African	0	0%
Other Black background	0	0%
White & Black Caribbean	0	0%
White & Black African	1	3%
White & Asian	0	0%
Other mixed background	0	0%
Arab	0	0%
Gypsy/ Romany/ Irish Traveller/ Show people	0	0%
Chinese	0	0%
Other	1	3%
No answer	13	39%
Total	37	112%

**Q14. What is your Religion or belief?**

	Count	%
Buddhist	1	3%
Christian	15	45%
Hindu	0	0%
Jewish	0	0%
Muslim	0	0%
Sikh	0	0%
No religion	10	30%
Other	0	0%
No answer	11	33%
Total	37	112%

**Q15. What is your sexual orientation?**

	Count	%
Lesbian/ gay woman or gay man	0	0%
Bisexual	0	0%
Heterosexual	20	61%
Prefer not to say	5	15%
Other	1	3%
No answer	11	33%
Total	37	112%

**Q16. What is your home postcode?**

BH23 8AA

LU1 4EJ

LU3 4DY

LU5 6DJ

LU56NH

LU7 1RX

MK17

MK41

MK45

MK45 1EN

MK45 2TB

MK45 4PA

NN4

PE19 8UQ

SG16 6AS

SG166HJ

sg18 8qq

SG5 4AN

SG7 6NU

**Q17. If you are responding as an organisation, what type of organisation are you?**

Housing Association or Social Landlord

Housing Association or Social Landlord

Voluntary Organisation or Charity

Voluntary Organisation or Charity

Voluntary Organisation or Charity

Town or Parish Council

Town or Parish Council

Town or Parish Council

Town or Parish Council

Public Services Commissioner