

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

POLICY DEVELOPMENT GROUP – 8 MARCH 2017

Title of report	REVIEW OF HOUSING POLICIES
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Purpose of report	To receive Policy Development Group’s comments on the revised and new housing policies attached to this report as Appendix 1 to 4.
Council priorities	Value for Money Homes and Communities.
<p>Implications:</p> <p>Financial/Staff</p> <p>Link to relevant CAT</p> <p>Risk Management</p> <p>Equalities Impact Screening</p> <p>Human Rights</p> <p>Transformational Government</p>	<p>The resource implications of housing policies can be accommodated from within existing approved budgets.</p> <p>Keeping the services policy environment up to date ensures that housing business plan and team plan targets for performance can be achieved.</p> <p>Having a robust policy environment within which to provide services ensured consistency in decision making and minimises the risk of successful challenge of decisions.</p> <p>Equalities Impact Assessments have been completed for the four policies.</p> <p>None</p> <p>Up to date policies that make use of the latest service delivery options and case law precedent ensure we can provide the most effective services possible in the most efficient way.</p>

Comments of Head of Paid Service	Report is satisfactory
Comments of Deputy Section 151 Officer	Report is satisfactory
Comments of Deputy Monitoring Officer	Report is satisfactory
Consultees	Corporate Leadership Team (CLT), Housing Service Management Team (SMT), Homelessness Working Group, Landlord Services Working Group, Tenants and Leaseholders Consultation Forum (TLCF).
Background papers	None.
Recommendations	THAT POLICY DEVELOPMENT GROUP PROVIDES ANY COMMENTS IT MAY HAVE FOR CONSIDERATION BY THE CABINET WHEN IT MEETS ON 25 APRIL 2017.

1.0 REPORT

- 1.1 The Housing Service periodically reviews and updates the policies that provide Officers with a framework for delegated decision making when delivering services. Attached to this report are three revised policies and one new one which require Cabinet approval on 25 April 2017.
- 1.2 Anti Social Behaviour Policy - revised (Appendix 1) – a major revision to the previous policy, which has been undertaken in partnership with our colleagues in the Community Focus team to ensure the approach we take in cases involving our tenants is consistent with that taken for private rented tenants and owner occupiers. The policy also reflects a change of focus away from dealing with every reported case based on the tenants’ perception of the level of seriousness, to focusing on the more serious cases, and encouraging self help for lower level issues. The revision also incorporates recommendations made by the Tenant Scrutiny Panel in their report following a review of our approach to Anti Social Behaviour.
- 1.3 Tenancy Policy – revised (Appendix 2) – this policy was introduced as part of our response to the Localism Act in 2011. The Government has announced that from a date yet to be determined, all new social housing tenancies must be “fixed term” with no more new “lifetime” tenancies. The date for implementing this change and the guidance covering the detailed requirements are still awaited from Government, and are anticipated as being available in the autumn of 2017. The revised policy will allow us to implement this promptly when the detailed guidance is published, and we will be undertaking further consultation prior to completing this.

- 1.4 Compensation Policy – revised (Appendix 3) – the revised compensation policy updates our previous approach in the light of experience from dealing with cases and current best practice.
- 1.5 Private Rented Offer Policy – new policy (Appendix 4) – following a change of legislation recently, we now have the option of being able to discharge our statutory duty to re-house the homeless through an offer of suitable private rented accommodation, rather than just social housing as was previously the case. In order to use this facility we are required to have a new policy determining when and how we will use it.
- 1.6 The next phase of policies to be reviewed will include Repairs and Improvements as well as Aids and Adaptations, and officer and tenant working groups are currently being formed to look into these specific issues, which will be brought forward for consideration in the forthcoming months.
- 1.7 Policy Development Group are invited to consider the proposed policies attached as Appendices 1 to 4 and make any comments they wish to be made to Cabinet as part of their considerations at their meeting on 25 April 2017.