

Authorisation to consult on proposed changes to the Conditions of Tenancy for Council homes

SUMMARY

- 1.1 Derby Homes are in the process of carrying out a review of tenancy conditions for the Council's homes. The purpose of this report is to gain the necessary authority for Derby Homes to consult with tenants on the proposed revisions to the Conditions of Tenancy.

RECOMMENDATION

- 2.1 To agree that authorisation be given to Derby Homes on behalf of the Council to consult with the Council's tenants and any other parties or representative bodies as required on proposed revisions to the Conditions of Tenancy.

REASONS FOR RECOMMENDATION

- 3.1 There is a requirement to consult customers on any revisions to tenancy conditions and authorisation to do so requires a Cabinet Member approval.

SUPPORTING INFORMATION

- 4.1 Tenancies provided by Derby City Council are either introductory or secure tenancies. Tenants have a wide range of rights, under the Housing Act 1985, as amended; equally tenants have a number of responsibilities as listed in the Tenancy Agreement.
- 4.2 The current Tenancy Agreement has been in use since 2002 with minor amendments being made from time to time. It is good practice to review the terms and conditions periodically to make sure they comply with legislation and good practice.
- 4.3 In December 2013, a workshop was held with Derby Homes' Heads of Service to examine the current tenancy conditions. The primary purpose of the workshop was to review issues that had been raised by frontline staff, and respond to relevant changes in legislation and emerging best practice.

- 4.4 This has resulted in a series of proposed revisions. The purpose of this report is simply to authorise Derby Homes to consult on the proposed revisions on the Council's behalf, so this report will not make reference to the proposed revisions, which will be subject to Cabinet approval and scrutiny. To date Derby Homes have consulted with the Derby Association of Community Partners/Tenant Panel and have tabled consultative reports to the Strategic Partnership Board and their own City Board.
- 4.5 The consultation process with tenants is intended to run from April to June 2014. Final proposals will need to be considered and approved by Council Cabinet following the consultation processes.

OTHER OPTIONS CONSIDERED

- 5.1 The Housing Act 1985 requires any changes to Conditions of Tenancy to be subject to wider consultation with tenants and a formal Notice of Variation prior to adoption.

This report has been approved by the following officers:

Legal officer	n/a
Financial officer	n/a
Human Resources officer	n/a
Estates/Property officer	n/a
Service Director(s)	Perveez Sadiq,
Other(s)	Maria Murphy, Ian Fullagar

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Background papers:	None
List of appendices:	Appendix 1 – Implications Appendix 2 – Derby Homes – City Board Report

IMPLICATIONS

Financial and Value for Money

- 1.1 None arising from this report.

Legal

- 2.1 The Housing Act 1985 requires any changes to Conditions of Tenancy to be subject to wider consultation with tenants and a formal Notice of Variation prior to adoption.

Personnel

- 3.1 None arising from this report.

Equalities Impact

- 4.1 An equality impact assessment will be carried out on the proposals.

Health and Safety

- 5.1 None arising from this report

Environmental Sustainability

- 6.1 None arising from this report

Property and Asset Management

- 7.1 None arising from this report

Risk Management

- 8.1 None arising from this report

Corporate objectives and priorities for change

- 9.1 A strong community