
REVIEW OF TENANCY AGREEMENT

1 PURPOSE OF REPORT

- 1.1. To appraise Members of the statutory consultation process regarding the proposed changes to the Tenancy Agreement.

2 INTRODUCTION

- 2.1 In September 1999 this Sub-Committee agreed a process to review its Tenancy Agreement and set out a timetable for action as illustrated below:-

<u>Date</u>	<u>Action</u>
September-October 1999	Informal consultation meetings
3 November 1999	Consideration of second draft
November 1999 to January 2000	Formal consultation
31 January 2000	Consultation ends
16 February 2000	Final agreement
1 March 2000	Ratification of Parent Committee
1 April 2000	Agreement comes into effect

3 CONSULTATION

- 3.1 Consultation letters were despatched in December 1999 and to date no responses have been received. The Tenants' Representatives were party to all stages of the review and no further comments have been received from this quarter. Subsequent to the second draft, ratification has been made to our policy on pets in sheltered housing schemes and this is now incorporated in Clause 4.18(d).

4 CRIME AND DISORDER IMPLICATIONS

- 4.1 The Head of Corporate Policy and Initiatives has had input and aspects of the Crime and Reduction Strategy are incorporated in the Agreement as they relate to anti-social behaviour.

5 FINANCIAL IMPLICATIONS

- 5.1 The proposals can be contained within the existing budget and provision has been made in 2000/01 for the new agreement to be included in the Tenant's Handbook.

6 LEGAL IMPLICATIONS

- 6.1 The statutory consultation process has now been satisfied. The Head of Legal Services has made several useful suggestions, which have clarified the agreement and are now incorporated in it. A proposal not yet incorporated relates to clause 5.3 – Right of Succession. The suggestion is that amendment be made to prevent a single person legitimately under-occupying a multi-bedroom property more suitable to a family. The clause could be further endorsed with the wording "The Council has the right to move relatives succeeding to the tenancy of a property bigger than they need. Suitable alternative accommodation will be offered." The last sentence of clause 5.3 would be deleted. Member's views are sought.

7 RECOMMENDATION

- 7.1 It is proposed that the Sub-Committee **RECOMMENDS:**

That the revised Tenancy Agreement appended to this report be now adopted. (HRHM)

Steven Clarkson

Head of Revenue & Housing Management

Background Papers:

None

For further information please contact S J Clarkson on (01702) 546366