

Appendix 2: Tenancy Strategy - Summary of Consultation Outcomes and proposed amendments

Consultation Question	Summary of Responses	Comments from Responders	Harrow Response
1. Do you agree with Option 1 that lifetime tenancies should be offered to the specified new tenants and fixed term tenancies to everyone else OR Option 2 that most new tenancies would be fixed term but there would be automatic renewal in some circumstances?	51% of the respondents agreed with Option 2, 35% with Option 1 and 14% were not sure. The Voluntary Sector Forum thought that Option 1 was the simplest and considers the needs of the vulnerable but that Option 2 would be administratively easier to run. Careleavers should also be offered life time tenancies or automatic renewal as the uncertainty of a fixed term tenancy may increase vulnerability for this priority need group.		Agree that CareLeavers should be added to the specified groups either to be offered lifetime tenancies or automatic renewal of a fixed term tenancy.
2. Do you agree that a minimum 5 year fixed term tenancy is reasonable? Are there any other exceptional	55% of respondents agreed that a 5 year fixed term tenancy is reasonable, 37% said no and 8% were not sure. The Voluntary Sector Forum agreed that 5 years is reasonable and felt that 5 years is an optimum tenancy length for households to take of the property.	"2 year tenancy should be a minimum. Council housing should be a stepping stone to assist, not there for a lifetime generation after generation. Residents should actively be encouraged to find	Consultation responses support a minimum 5 year tenancy and suggest no other exceptional circumstances for a 2 year tenancy should be included.

<p>circumstances in which a 2 year tenancy might be appropriate eg awaiting a cash settlement which when received would enable the applicant to find suitable accommodation in the private sector?</p>	<p>No other exceptional circumstances were suggested with most people agreeing that a 2 year tenancy is an absolute minimum.</p>	<p>housing”</p> <p>“yes, it will give more options to people to actually look for better purpose of life and take responsibility”</p> <p>“Planning school applications, childcare, relationships etc are impossible if you do not know where you will live beyond 5 yrs”</p>	
<p>3. Are there any other circumstances in which a discretionary succession should be considered?</p>	<p>There should be discretionary succession to vulnerable dependents eg someone who is older, has disabilities especially where the property has been adapted to meet these needs. The Voluntary Sector Forum thought that carers should have discretionary succession if they are living with the person they are caring for. If the carer cannot be considered for discretionary succession, then they should be supported to find alternative accommodation.</p>	<p>“Yes. I believe discretionary succession should be granted to vulnerable dependents.”</p> <p>“if the tenant is older and less able”</p> <p>“No. Individual merit. Each case should be looked at and a decision made”</p>	<p>The strategy as drafted would allow for a family member who has lived in the household for at least 5 years to succeed to the tenancy if it is the right size and the family member cannot afford either shared ownership or private rent. If the property is too big for the family member then they would be asked to move to suitably sized housing. This would cover the situation of an older and/or vulnerable family member provided</p>

			<p>they have lived in the property for at least 5 years. In our experience the occupancy has usually been for longer than 5 years in the case of an elderly parent and older child.</p> <p>The issue of carers needs to be considered further since we accept they may not always be family members.</p>
<p>4. Is there anything else that should be considered when deciding whether to renew a tenancy?</p>	<p>The principles to be taken into account when reviewing tenancies were generally agreed. Strong responses were received with regard to keeping up to date with rent payments, keeping the property in an acceptable condition and not committing anti social behaviour or criminal activity. Other consideration suggested and not currently included in the draft strategy were local community contribution.</p>	<p>“If they are in rent / council tax arrears, noisy neighbour, property kept in acceptable condition. If children turn 18 and are employed they should be included in the rent re what is due”</p> <p>“Good behaviour and co-operation with the landlord and other tenants. Contribution to the local area such as joining tenants committees etc”</p>	<p>We will consider how community contribution could be acknowledged in the review process although this should not override for example the need to move people who are living in properties that are now too big for their needs.</p>

<p>Do you agree with the proposed income and</p>	<p>45% agreed with the proposed income and savings cap, 25% did not and 30%</p>	<p>“how the tenant has manage the flat or house, payment of rent and also if there has been a complain about the tenant”</p> <p>“Yes current income, I know a lot of people on very good salaries who are still in council properties which is very unfair, they can easily afford to privately rent.”</p> <p>“People should have the need to feel secure in their homes and not have to worry about moving when being placed in a semi permanent property, but I still feel like something needs to be done about families that have no intention of self development, working, volunteering, or supporting the area.</p>	<p>The proposed income and savings cap will be</p>
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<p>savings cap?</p>	<p>were not sure. The Voluntary sector forum thought that the income cap was reasonable and the savings cap could be considered generous.</p>	<p>own accommodation. If they still cannot afford to move then at least downsize their accommodation or make them share with people who do need this accommodation.”</p> <p>“The maximum income limits do not take account of past debts, previous commitments and local house prices. Any two parent family earning a household income of £45,000 pa could not afford to buy a home in Pinner and therefore both parents working would only create a situation where they were worse off than someone who chose to stay at home while their partner worked so their rent remained the same. Where is the incentive to get off benefits if you have to worry that you may earn "too much" to try to save for an improved future. “</p>	<p>the same as that proposed for the new allocation scheme. We will therefore assess the outcomes of both consultations before making a final decision.</p>
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<p>Would it be appropriate to renew tenancies for households who could afford to move provided they still needed the same size of property and increase the rent up to the maximum Affordable Rents set out in our guidance?</p>	<p>46% agreed with this proposal, 39% did not and 15% were not sure</p>		<p>This could be administratively complicated to administer and may result in larger properties continuing to be underoccupied.</p>
<p>5. Do you agree with our approach to advice and assistance if a tenancy is not to be renewed?</p>	<p>66% agreed with our approach to advice and assistance, 13% did not and 21% were not sure. Advocacy services should be offered to support CareLeavers during the tenancy review process if they are to receive fixed term tenancies.</p>		<p>The consultation responses support our proposed approach to advice and assistance. We will include the offer of advocacy service to CareLeavers or any other vulnerable groups</p>
<p>6. Do you agree with our approach to Affordable Rents?</p>	<p>69% agree with our approach to Affordable Rents, 18% did not and 13% were not sure.</p>		<p>The consultation responses support our proposed approach to Affordable Rents</p>
<p>7. Do you have any comments on the Equalities Impact Assessment (EqIA)?</p>	<p>There is no reference to CareLeavers in the EqIA and it should be amended to consider their specific issues.</p>		<p>The EqIA will be amended to take this comment on board. Other points raised in respect of CareLeavers have been taken into</p>

			account above.												
Equalities:															
Age Groups	<table border="1"> <tr> <td>16-24</td> <td>8%</td> </tr> <tr> <td>25-34</td> <td>19%</td> </tr> <tr> <td>35-44</td> <td>26%</td> </tr> <tr> <td>45-54</td> <td>29%</td> </tr> <tr> <td>55-64</td> <td>15%</td> </tr> <tr> <td>65+</td> <td>3%</td> </tr> </table>	16-24	8%	25-34	19%	35-44	26%	45-54	29%	55-64	15%	65+	3%		
16-24	8%														
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Disabilities	<table border="1"> <tr> <td>Yes</td> <td>22%</td> </tr> <tr> <td>No</td> <td>78%</td> </tr> </table>	Yes	22%	No	78%										
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Sex	<table border="1"> <tr> <td>Male</td> <td>38%</td> </tr> <tr> <td>Female</td> <td>59%</td> </tr> <tr> <td>Prefer not to state</td> <td>3%</td> </tr> </table>	Male	38%	Female	59%	Prefer not to state	3%								
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Female	59%														
Prefer not to state	3%														
Ethnicity	Asian or Asian British - Afghan		2												
	Asian or Asian British - Bangladeshi		0												
	Asian or Asian British - Indian		9												
	Asian or Asian British - Pakistani		2												
	Asian or Asian British - Sinhalese		0												
	Asian or Asian British - Sri Lankan Tamil		2												

	Asian or Asian British - Any other Asian background	0	
	Black or Black British - Caribbean	3	
	Black or Black British - Ghanaian	2	
	Black or Black British - Nigerian	0	
	Black or Black British - Somali	0	
	Black or Black British - Any other Black background	2	
	Mixed - White & African	1	
	Mixed - White & Caribbean	1	
	Mixed - White & Asian	0	
	Mixed - Any other Mixed background	1	
	Other Ethnic Group - Arab	2	
	Other Ethnic Group - Chinese	0	
	Other Ethnic Group - Iranian	1	
	Other Ethnic Group - Iraqi	0	
	Other Ethnic Group - Kurdish	0	
	Other Ethnic Group - Lebanese	0	
	Other Ethnic Group - Any other ethnic group	2	
	White - Albanian	0	
	White - British	25	
	White - Gypsy/Roma Traveller	0	
	White - Irish	3	
	White - Irish Traveller	0	
	White - Polish	1	
	White - Romanian	1	
	White - Serbian	0	
	White - Any other White background	2	
	Prefer not to state ethnic group	5	
	No Response	8	