

## Update on the consultation on the Tenancy Strategy/ Tenancy Policy consultation – briefing for Overview and Scrutiny – 17<sup>th</sup> September 2012.

### Introduction

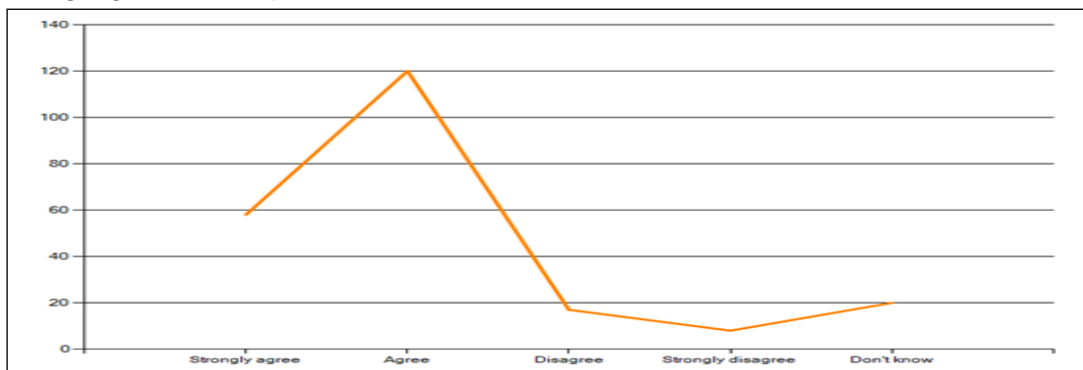
The aim of the Tenancy Strategy and Tenancy Policy is to ensure that the social housing stock in the borough is used as effectively as possible to provide homes for Northampton's residents in housing need who are unable to secure a home for themselves in the private sector.

### Summary

This consultation commenced on the 3<sup>rd</sup> July 2012, and will be completed on the 23<sup>rd</sup> October 2012

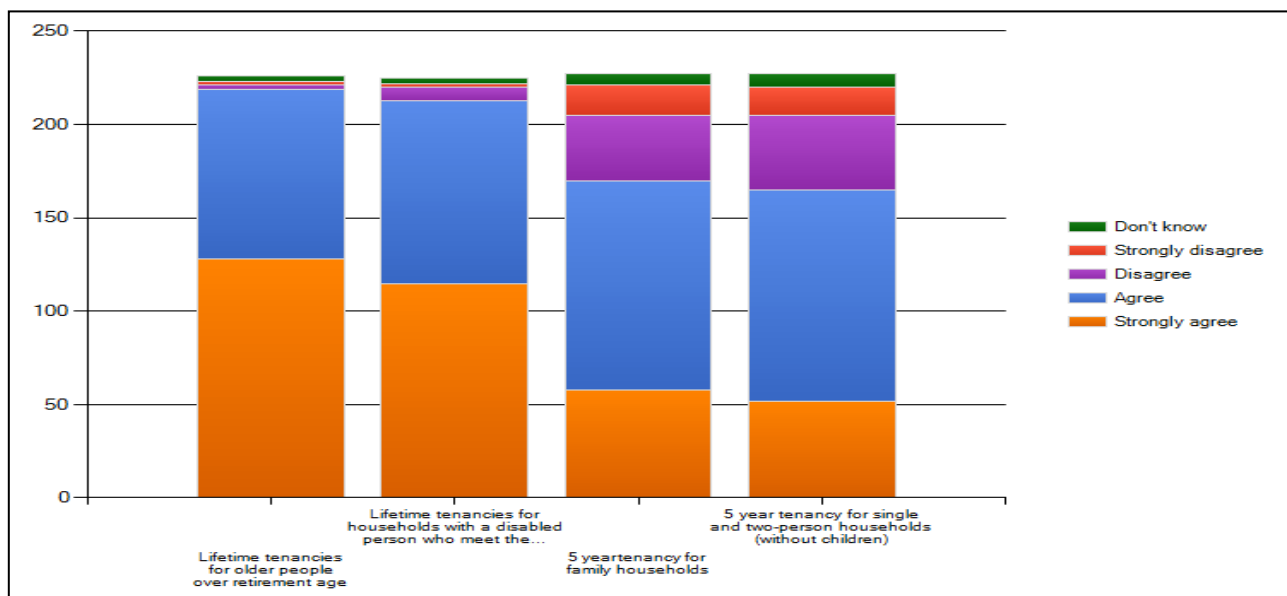
The outcome of the consultation so far is as follows:

- We have received 248 completed online questionnaires representing a 2.6% response rate.
- Of those responses 8 were completed by stakeholders including; NCHA, Independent Living Team, Mayday Trust, EMHA, Derwent Living HA.
- 26% strongly agree and 53.8% agree that a fixed term tenancy should be renewed unless there has been a significant change in circumstances. Full responses are highlighted in Graph A below.



Graph A

- The questionnaire asked the public and stakeholders their thought of our proposed tenancy lengths. The majority are in agreement.
- For an older person household we have suggested a lifetime tenancy, 56.6% strongly agree with this and 40.3% agree.
- For the disabled household we have suggested a lifetime tenancy, 51.1% strongly agree with this and 43.6% agree.
- For all family households we have suggested a five year fixed term tenancy, 25.6% strongly agreed with this and 49.3% agreed.
- For a single and two person household without children we have suggested a 5 year fixed term tenancy, 22.9% strongly agreed with this and 49.8% agreed. Full responses are highlighted in Graph B.



Graph B

- 84.1% of respondents agree with the circumstances where a tenancy would be granted for less than 5 years.
- 72.1% agree with the circumstances when another fixed term would not be granted.
- 75.7% agree that the council should not encourage social housing providers to provide affordable rent especially on larger homes.
- 83% agree with the financial thresholds in line with the Allocations Policy
- 75.1% agree with the Council using discretionary succession rights to other family members for new tenancies from the 1<sup>st</sup> April 2013.
- The commentary left by tenants on a whole is very positive, many agree that it will have no impact at all and some noting that it will have a positive impact on them and their family as they are working.
- The statistical characteristics of the respondents are not disproportionate to housing register data, CORE and CENSUS 2001.
- In terms of approach, the Tenancy Strategy is capturing electronic responses through survey monkey, as this is deemed as best practice, and also saves the Council a lot of money in not printing out 9,500 hard copy forms for people on the Housing Register
- The Tenancy Strategy is also being supported by the One Stop Shop staff, and when customers come in, they are asking them to fill out the surveys using the self-service computers, and also getting hard copies filled out. The staff are inputting the hard copy surveys onto Survey Monkey themselves. This is so far working out at about 50 forms a week.

## **Conclusion**

It is clear that Northampton Borough Council has support for the main changes included in the Tenancy Strategy and Tenancy Policy. This includes introducing fixed term tenancies for family and single person households and discouraging affordable rent where possible.

**Fran Rodgers**  
**Head of Strategic Housing**