

Agenda Item IMD13

INDIVIDUAL EXECUTIVE MEMBER DECISION REFERENCE IMD 2018/13

TITLE	Introduction of New Tenancy Agreement for Wokingham Borough Council Tenants
DECISION TO BE MADE BY	Richard Dolinski Executive Member for Adults' Services, Health, Wellbeing and Housing
DATE AND TIME	19 March 11AM
WARD	None Specific
DIRECTOR	Graham Ebers, Director of Corporate Services
REPORT TO BE PUBLISHED ON	9 March 2018
VENUE	SF1 Shute End Wokingham

OUTCOME / BENEFITS TO THE COMMUNITY

Introduces an updated version of Wokingham Borough Councils tenancy agreement for its tenants. This update incorporates legislative changes and best practice.

RECOMMENDATION

That the Executive member for Health and Wellbeing approves the new tenancy agreement for Wokingham Borough Council.

SUMMARY OF REPORT

The Council, in consultation with tenants, periodically reviews its tenancy agreement to take into account changes in legislation, incorporate best practices and also adapts to changes in society.

The agreement itself represents the contract between Wokingham Borough Council and its tenants. It sets out the respective rights and responsibilities of each party.

Background

Wokingham introduced its current tenancy agreement in prior to 2008 and is no longer fit for purpose.

Wokingham Borough Council has revised its current tenancy agreement to reflect changes in the law and practice that have arisen in recent years and to enable the council to deal with issues such as anti-social behaviour more effectively. The council must follow a legally prescribed process to amend the terms of the tenancy agreement, including a consultation period with all tenants and issuing of a Final Notice of Variation before any new terms can be implemented.

Consultation

Consultation with tenants regarding the new agreement commenced in February 2016, this was in the form of 20 public meetings, letters and surveys.

At the end of the consultation 245 written survey responses were received and 97 attended consultation meetings. The overwhelming majority of respondents were

positive;

- Is our draft tenancy agreement clear 93% agreed
- Is our draft tenancy agreement fair 92% agreed
- Have we missed anything 89 % said no

Where comments were made, these were considered by the project team and Shared Legal Services.

Following on from the end of the consultation period further representations were made by involved tenants regarding the timing of the introduction of the agreement, these have also been addressed.

The final agreement has been checked by legal as fit for purpose.

Next Steps

The Tenancy Agreement will be introduced in the first quarter financial year 18/19.

Tenants will be advised of the changes with a statutory Notice of Variation to their existing agreements. They will receive a copy the new agreement as part of process.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£2,000	Yes	Revenue
Next Financial Year (Year 2)			
Following Financial Year (Year 3)			

Other financial information relevant to the Recommendation/Decision

All costs relating to the project have been contained within existing Housing Revenue Account budgets, the mail out of the new agreement and associated costs is approximately £2,000.

Cross-Council Implications

The new agreement will contribute to improving the customer experience when accessing Council services, as it is much clearer on roles and responsibilities for landlord and tenant.

SUMMARY OF CONSULTATION RESPONSES	
Director – Corporate Services	No Comment
Monitoring Officer	No Comment
Leader of the Council	No Comment

List of Background Papers
Copy of new Tenancy Agreement Copy of Current Tenancy Agreement Equality Impact Assessment

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