

## Report of the Chief Executive

**FIXED TERM TENANCIES**1. Purpose of report

To seek Committee approval to cease using fixed term tenancies.

2. Background

The Council reviewed its tenancy arrangements in 2017-2018 and an independent legal options review was undertaken by Anthony Collins Solicitors.

In November 2017, the Housing Committee resolved to put the recommendations from the review to the Resident Involvement Group for consultation. Following consultation, in January 2018 the Housing Committee resolved a recommendation that included the introduction of introductory tenancies, which for general needs tenancies, became five year fixed term tenancies after the initial 12-month introductory tenancy period.

3. Detail

Since the Housing Committee decision, there has been a change in emphasis from the Ministry of Housing, Communities and Local Government which was confirmed in the 2018 Housing Green Paper. Other social landlords have also decided to revoke or review their decision to introduce fixed term tenancies.

The decision to no longer offer fixed term tenancies will not affect the tenancy terms or security of tenure of any current tenant. Subject to approval, the tenants, who will be affected, are those in general needs who are existing Introductory Tenants. These tenants will be consulted on the proposed change and at the end of the 12-month introductory period will become secure tenants. An Equality Impact Assessment is available at appendix 1 to the report. A document which profiles the fixed term tenancy roll out across the Housing Sector is at appendix 2 of the report.

4. Financial Implications

There will be some associated costs of printing and distributing the relevant consultation documents and amended agreements. This will be met by existing budgets.

**Recommendation**

**The Committee is asked to RESOLVE that the statutory process of consultation to end Fixed Term Tenancies be commenced with affected tenants and that Fixed Term Tenancies are no longer offered to new tenants of the Council.**

Background papers

Nil