

TENANCY POLICY UPDATE

Report of the Head of Housing Management

1. SUMMARY

- 1.1 Derby Homes's Tenancy Policy was reviewed by the Operational Board on 10 March 2022 and approved at the Main Board in March 2022. Minor updates are recommended to ensure the policy accurately reflects all regulatory requirements and tenancy options available to Derby Homes.

2. RECOMMENDATION(S)

- 2.1 To recommend to the main board that the minor amendments to the policy are approved.

3. REASON(S) FOR RECOMMENDATION

- 3.1 To ensure the Derby Homes Tenancy Policy remains fit for purpose.

4. MATTER(S) FOR CONSIDERATION

- 4.1 Section 3.9 has been added to include Demoted Tenancies. Whilst these are not currently being used by Derby Homes, they are an option available to us and will be considered in the future, where appropriate.
- 4.2 Sections 11.1 and 11.4 of the policy have been updated to include the Civil Partnership (Opposite-sex Couples) Regulations 2019 which amended the Housing Act 1985 succession criteria further to include "a person who, immediately before the previous qualifying occupier's death was living together with the previous occupier as if they were a married couple or civil partners shall be treated as the widow, widower or surviving civil partner of the previous occupier".

5. OTHER OPTIONS CONSIDERED

- 5.1 None

IMPLICATIONS

6. COUNCIL IMPLICATIONS

- 6.1 The Council is working to refresh its Tenancy Strategy to include the recommended minor amendments regarding Succession and Demoted tenancies.

EQUALITIES IMPACT ASSESSMENT (EIA)

7.

- 7.1** A full Equalities impact assessment was attached to the policy when it was presented in March 2022. The changes to the policy are minor and do not have a material impact on the EIA.

8. POLICY REVIEW IMPLICATIONS

- 8.1** This is a key policy of Derby Homes and is included in the Key Policy Review Schedule. It will be due for a full review in March 2025.

9. LEGAL & CONFIDENTIAL

- 9.1** The policy update now includes relevant regulatory guidance and reference to demoted tenancies.

The areas listed below have no implications directly arising from this report:

Financial and Business Plan
Consultation
Personnel
Environmental
Health & Safety
Risk

For more information please contact:

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Background information:

List of appendices:
Appendix 1 – Updated Tenancy
Policy

This report has been approved by the following

Managing Director	Maria Murphy	29/11/22
Finance Director/Derby Homes	Helen Samuel	29/11/22
Accountant		
Company Solicitor	Taran Lalria	28/11/22
Head of Service	Lorraine Testro	02/11/22