

NOTICE TO VARY TENANCY CONDITIONS

Report of the Director of Housing and Customer Service

1. SUMMARY

Derby Homes is proposing to introduce two new tenancy conditions for all new and existing tenants and have recently served a notice of this intention, as required by law. The notice of intention is the initial stage in the consultation process and tenants have 28 days to respond before a final decision is made.

2. RECOMMENDATION

Local Housing Board North approves the report and recommends the variation of the tenancy conditions to the Council.

3. MATTER FOR CONSIDERATION

- 3.1 Two new conditions are being proposed. The first is a condition for fitting and servicing smoke alarms. Since 2005 Derby Homes has been working in partnership with the Derbyshire Fire and Rescue Service in order to reduce the impact of fires on tenants through Home Fire Risk Assessments. Fitting smoke alarms is key to safety in the home in the event of a fire.
- 3.2 The proposal is that this condition will be added to section 4 of the current tenancy agreement which covers repairs and maintenance. Tenants are required to allow employees and contractors' access to their homes for inspections and other works. This includes Home Safety Risk Assessments by the Fire and Rescue Service.
- 3.3 The second proposal variation involves sharing information with utility providers. The current tenancy agreement already covers sharing information with other departments and organisations.
- 3.4 The idea for sharing information with utility companies was submitted through the Bright Ideas Scheme by a member of Derby Homes' Finance team. The idea being to provide details of tenants leaving Derby Homes' properties with debts on meters, to utility companies. Currently if the utility company cannot trace the outgoing tenant at a forwarding address, Derby Homes' bears the cost by paying the debt on the meter and suffers increased rent loss on voids due to delays in process.

4. CONSULTATION IMPLICATIONS

Derby Homes is required to consult with all tenants on proposals to vary tenancy conditions.

5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

- 5.1 A service charge element of the rent will help meet the costs of installing and servicing smoke alarms.
- 5.2 Derby Homes will save thousands of pounds by sharing information implementing the condition to share information with utility companies.

6. LEGAL AND CONFIDENTIALITY IMPLICATIONS

Derby Homes must comply with the statutory powers provided by section 103(2) of the Housing act 1985 (as amended) as the managing agents of Derby City Council

7. HEALTH & SAFETY IMPLICATIONS

Installing smoke alarms significantly reduces the risk of injury and death to our tenants because of fires.

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

- Personnel
- Environmental
- Equalities Impact Assessment
- Risk
- Policy Review

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or the Chief Executive, phil.davies@derbyhomes.org - Tel 01332 711010

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Background Information: None

Supporting Information: None