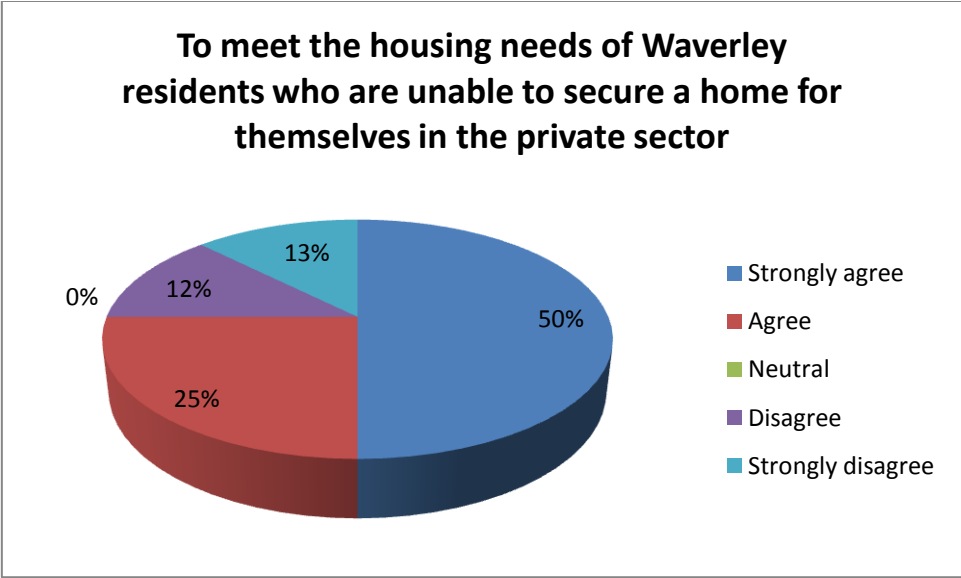
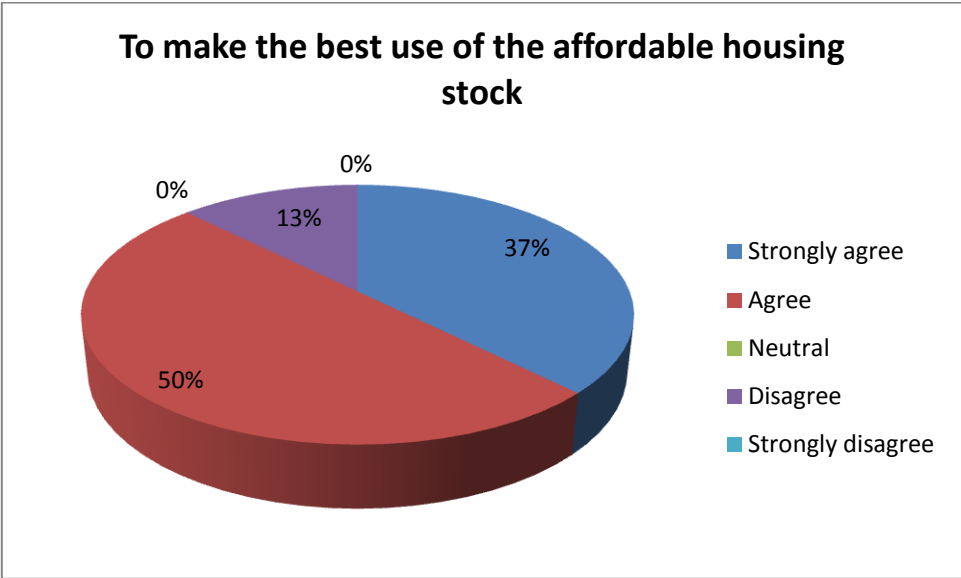
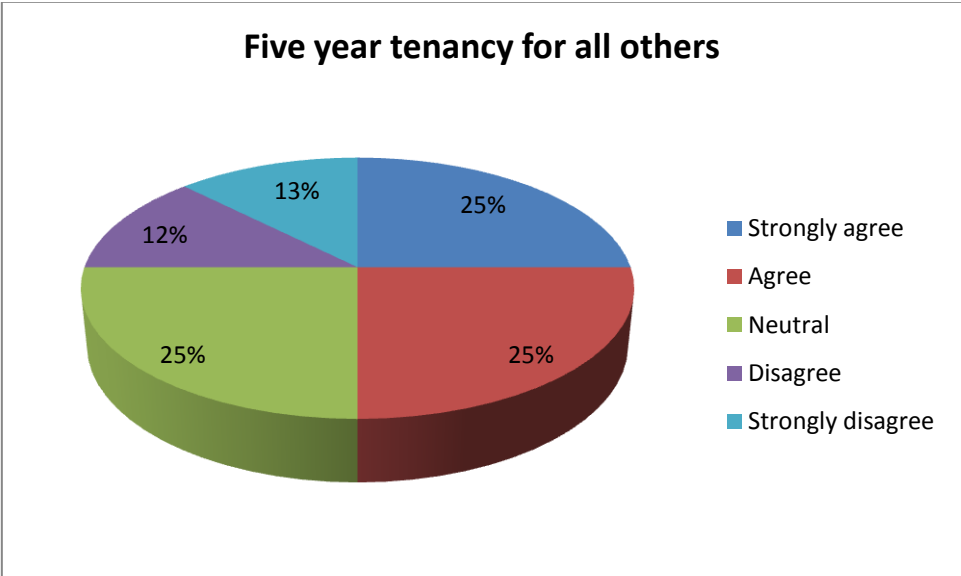
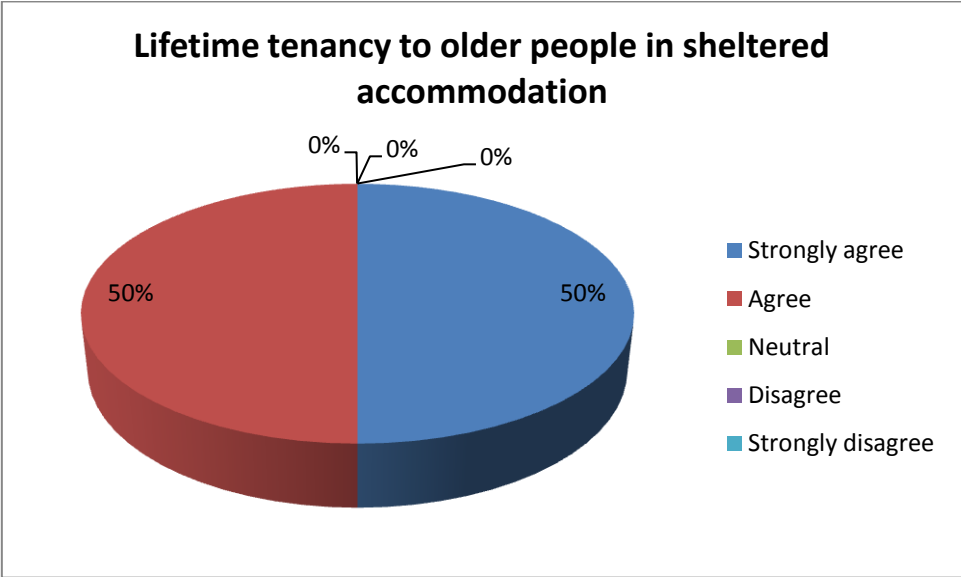


Draft Tenancy Strategy Consultation Results

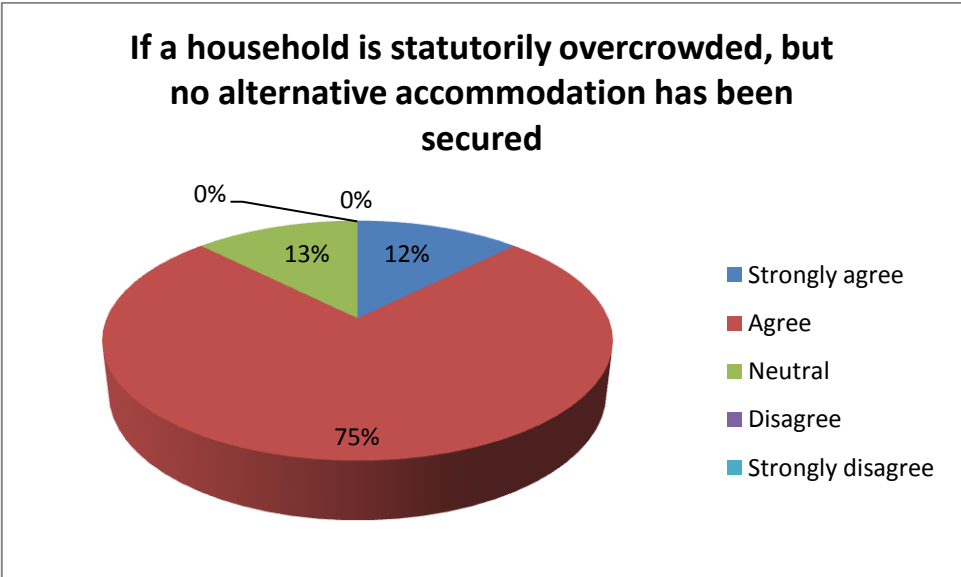
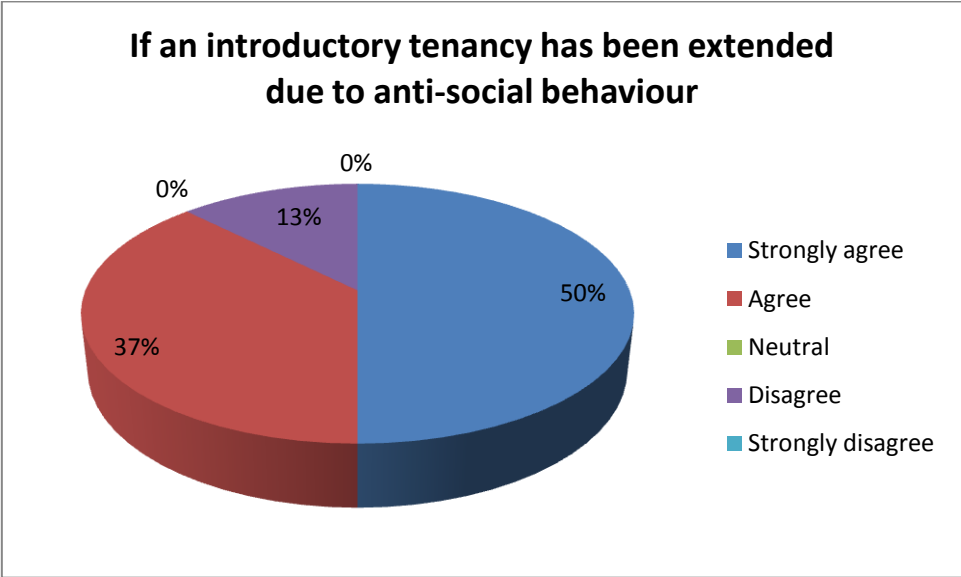
Question 1: To what extent do you agree or disagree with the objectives of the Draft Tenancy Strategy?

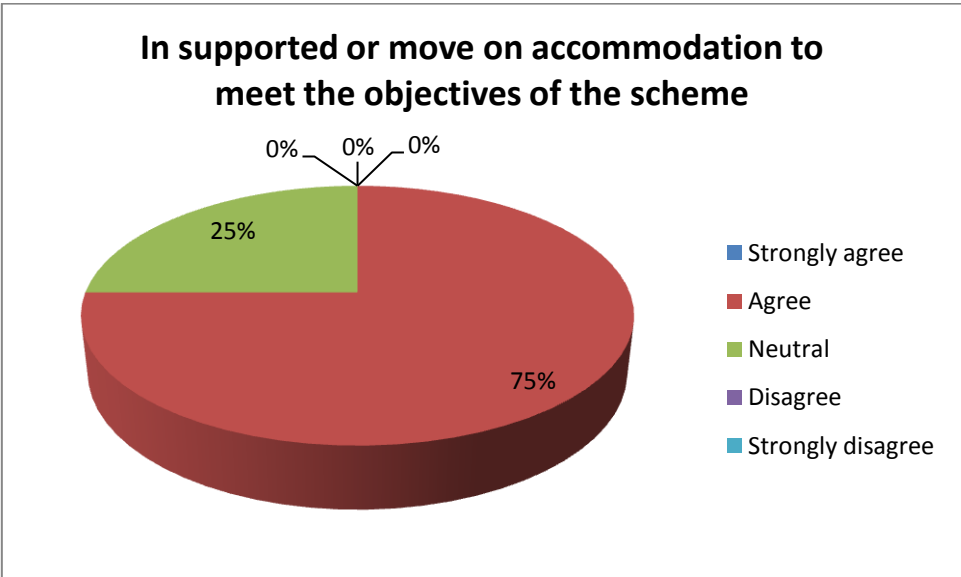
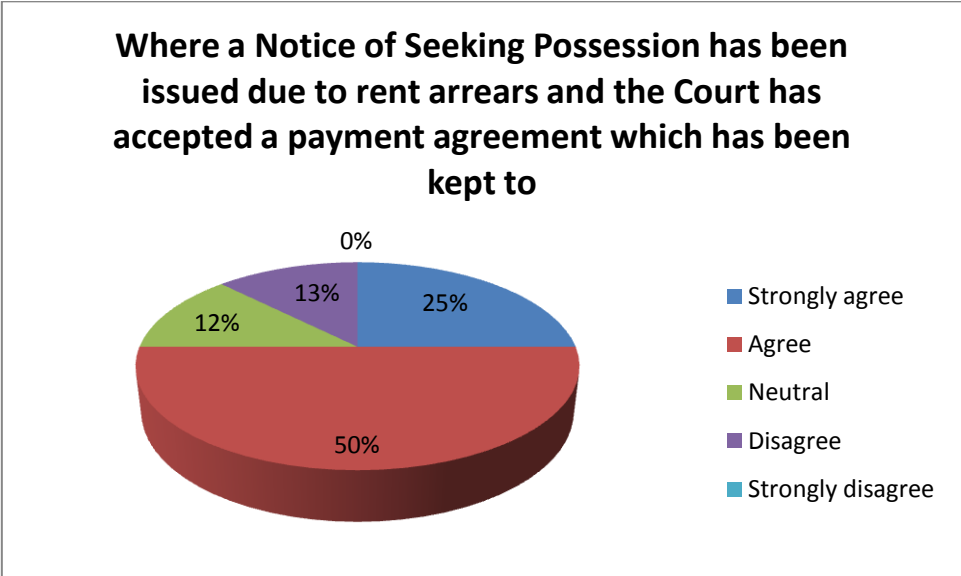
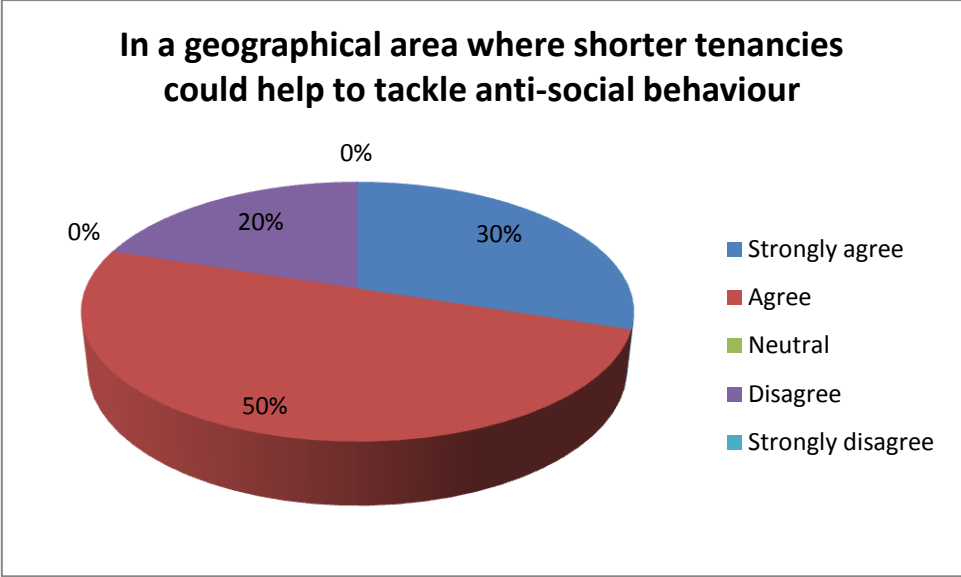


Question 2: To what extent do you agree or disagree with the tenancy lengths proposed for each household group?

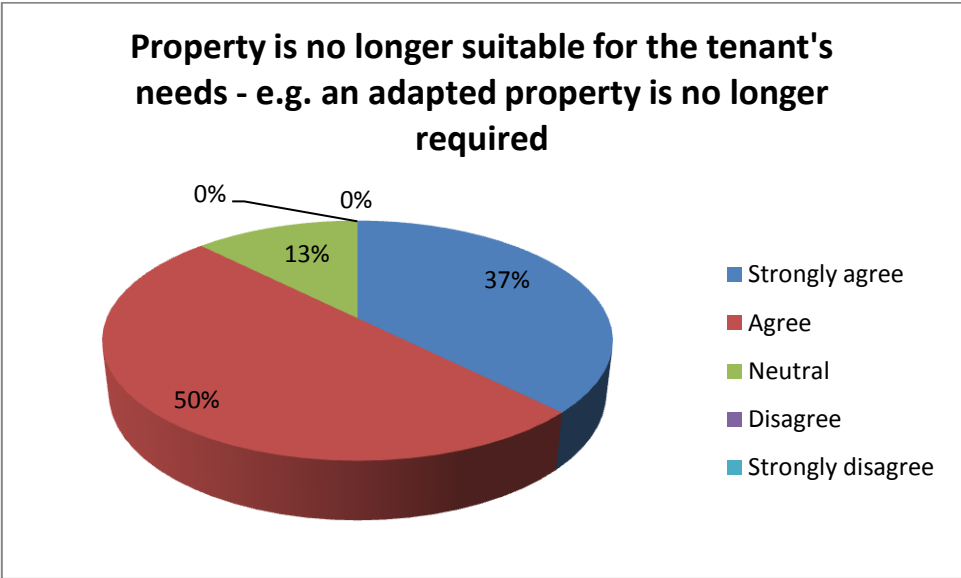
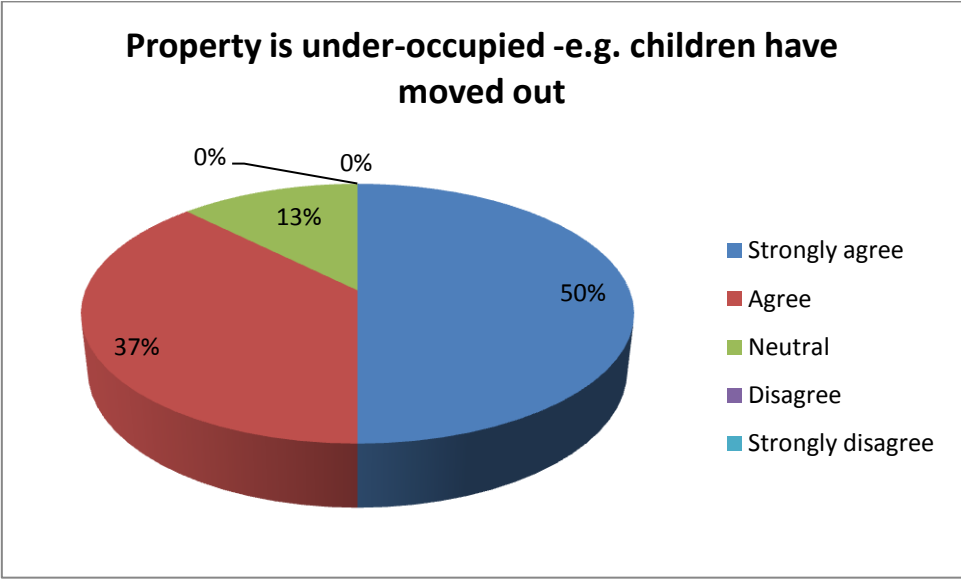


Question 3: To what extent do you agree or disagree with the exceptional circumstances to grant a tenancy for less than five years?

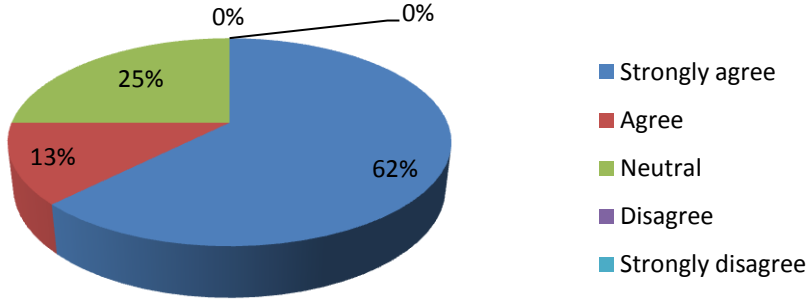




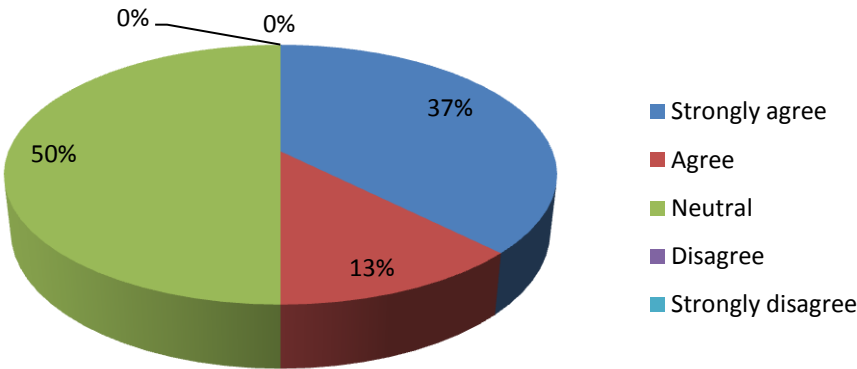
Question 4: To what extent do you agree or disagree with the circumstances where a further term would not be granted?



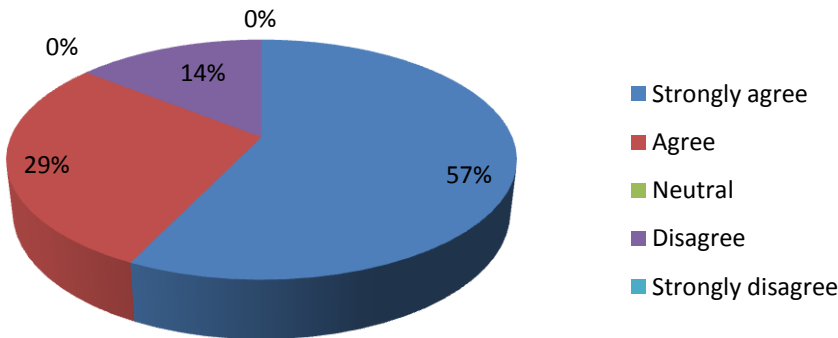
Tenants circumstances have changed - e.g. the tenant has sufficient income to be able to afford market housing; the tenant has come into legal ownership of another home or property

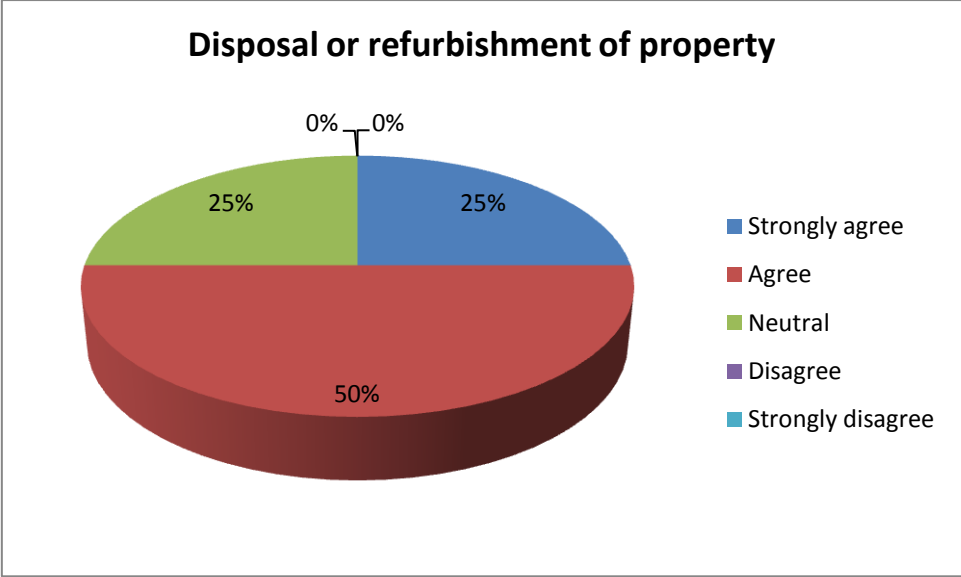


Tenant and/or their advocate do not engage in the tenancy review process

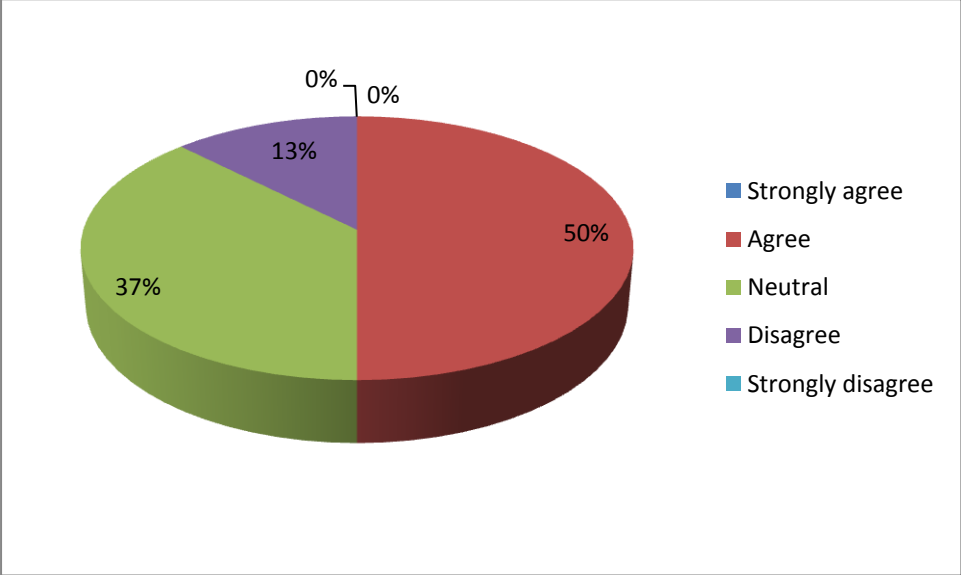


Possession proceedings have commenced or a tenancy obligation has been broken - eg. anti-social behaviour, rent arrears

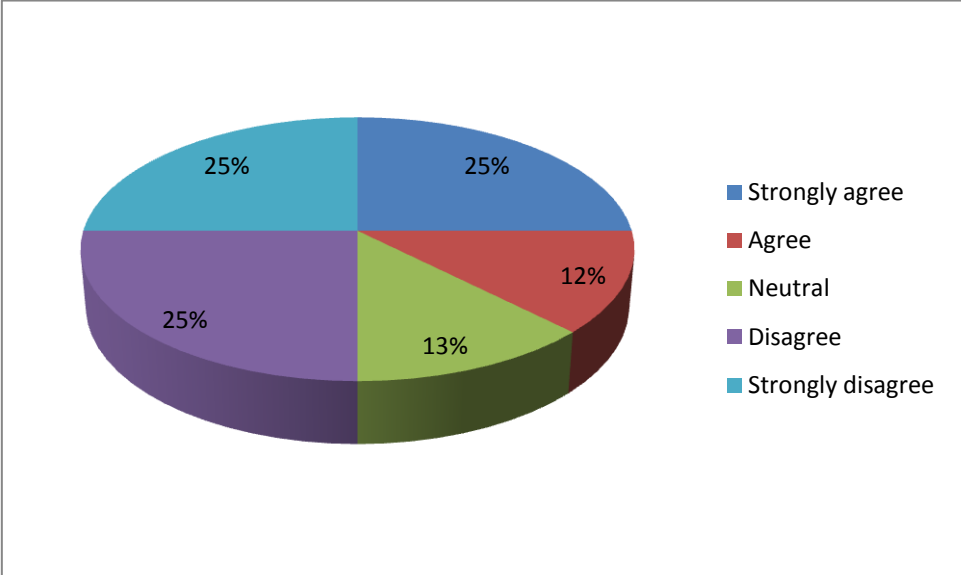




Question 5: To what extent do you agree or disagree that the Council should expect housing associations to limit the number of properties with an Affordable Rent to no more than 60% of stock.



Question 6: To what extent do you agree or disagree with the Council restricting Affordable Rents to less than the Local Housing Allowance (LHA) rate for the area?



Additional comments made:

Comment 1: Question 5 is a bit ambiguous

Comment 2: The household income limit of 60K is too high. Try 45K

Comment 3: Even on my road I can see people who are living in a Council house are wealthy enough to afford multiple sports cars – and wonder how this could be. As a tax payer I find it unbelievable. The system should be overhauled so that abuse of the tax payer is stopped.

Comment 4: In this village we have had issues with members of a particular family being housed in properties close to each other. This has led to real problems for neighbours as their behaviour together affects others far more than if families were housed more separately (noise/nuisance). Whilst your rules on anti-social behaviour might go some way to address this, I think where you have a problem family, you should have a policy not to house extended family in the same road.

Comment 5: First Wessex will not be offering flexible tenancies. If a tenancy is not re-issued if the household is under occupying, will priority be given to rehouse them quickly? it may not be possible to keep affordable rent properties within LHA rates given contractual obligations to the HCA to charge 80% of market rent. Any breaches of tenancy should be dealt with under the terms of the tenancy and not a reason to not offer a new flexible tenancy.

Comment 6 – My concerns relate to the provision of housing on Rural exception sites particularly when we are providing this accommodation for local people in perpetuity – how can we ask them to move after 5 years? Another question relates to income – is this consistent with the HCA Cap on income for shared ownership as on these sites a number of shared ownership units maybe provided and particularly house process in the rural areas are very high?

Comment 7 –

Length of new tenancies: Elderly (state retirement age) in Sheltered accommodation. Should this have both an age and accommodation requirement? What if someone moves into 55+ sheltered aged 56? Also sheltered may be too restrictive as a definition. Hart has suggested Lifetime Tenancies should be granted wherever possible people moving into for accommodation designated as for older people Why not group “Households with a disabled person”, “Families (including single parent households) with children of school age or younger”, “Single or two-person Households (without children)” together as they are to be made the same offer? Or even name this group “all other households”

Exceptional circumstances:

In a geographical areas where shorter tenancies could help to tackle anti-social behaviour: Would this not potentially increase instability in the area you are trying to stabilise? Offering shorter tenancies based on an area may deter some anti social behaviour but would penalise the majority of well behaved tenants. It may also result

in greater refusals from such tenants who are seeking greater security of tenure and may not be the best tool for dealing with anti social behaviour.

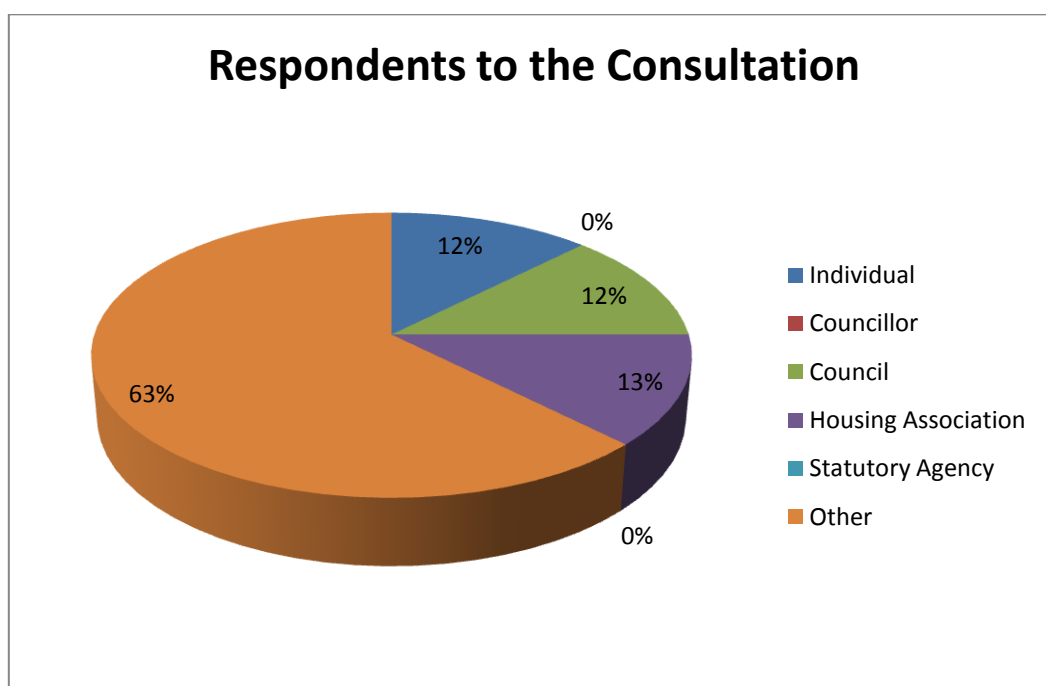
Where a Notice of Seeking Possession: Applicability probably should be time limited, say if there is a current outstanding payment plan or if it has been less than 12 months since a payment plan has been completed.

Renewals:

Property is under-occupied – eg. children have moved out: A suggested minimum level of under-occupation should be stated, for example under-occupying by 2 bedrooms or more. 3 people in a 2 bed, 4 person property could be considered under-occupiers.

Disposal or refurbishment of property: Presumably another suitable property would be offered if the applicant is still eligible for such accommodation.

Income thresholds for social lettings: Agree with the principle but concerned about the financial criteria set. Likely to be too simplistic as an income of £59,000 may be enough to secure 1 bedroom accommodation in the private sector and savings above £30,000 but a low income are unlikely to offer a sustainable long term solution in the private sector.



Other response

Hambledon Parish Council emailed that they support the objectives and key proposals.