



The Chartered Institute of Housing

HOUSING 2011 CONFERENCE



Housing 2011 Session Information

Working through... ways to develop an effective and inclusive tenure strategy

Local Decisions: a fairer future for social housing proposed a statutory duty for local authorities to publish a strategic tenancy policy, working with registered providers. A duty to develop a 'tenancy strategy' is included in the Localism Bill. In addition, in the current climate of economic uncertainty, housing and welfare reform, local authorities and registered providers might benefit from coming together to discuss how tenure and tenancy management could contribute to making the best use of stock, meeting housing needs and wider social and economic objectives.

KEY FACTS

A tenure strategy should address:

- the best use of the subsidised housing stock to reduce housing needs in an area with a focus on reducing under-occupation, overcrowding and promoting better mobility
- better use of the subsidised housing stock to reduce costs by reducing the number of households living in temporary accommodation and supporting employment opportunities
- effective local and customer accountability for the use of subsidised housing.



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BACKGROUND

Local decisions: a fairer future for social housing sets out the government's proposals to reform social housing. The Localism Bill which is going through Parliament will provide the legislative changes required to enact many of the government's proposals around localism and flexibility. Reform proposals aim to promote localism, fairness by focusing social housing on those most in need in a way that enables them to use it as a springboard to opportunity, to make the best use of the four million social rented homes by increasing the freedoms available to social landlords; and to promote greater accountability and transparency.

A duty to develop a 'tenancy strategy' is included in clause 126 of the Localism Bill. In addition to proposals to develop a 'tenancy strategy' in the Bill, local authorities and housing associations might benefit from working together to discuss how tenure and tenancy management could contribute to wider social and economic objectives. Once the Localism Bill is enacted, local authorities will be required to produce a policy that sets out the matters registered providers should take account of in developing their tenancy policies.

In addition, the HCA has invited bids for the 2011-15 Spending Review period which will require registered providers to assess their local authority's view of how different products and tenancies fit into the local housing market.

UPDATE

The Localism Bill completed its House of Commons Committee Stage on 10th March 2011. This is the third stage in the passage of a Bill. The Localism Bill is scheduled to receive Royal Assent in November 2011. The government proposes that local authorities should publish their tenancy strategy no later than one year after the relevant section of the Localism Bill is enacted.

CIH has announced a new service to help housing professionals and local councillors in their efforts to deliver new homes and housing services. The new CIH Strategy and Research Team (START) will help councillors and officers to understand their housing markets better and plan local housing provision to meet the needs of their communities and residents. START will help organisations make use of the new affordable rent model, national planning framework and flexible tenancies through: written materials, ideas and information exchange, training, hands-on support and engagement with national policy agendas. More information about the CIH Strategy and Research Team (START) can be found at www.cih.org/start

OTHER INFORMATION

CIH (2010) CIH briefing on Local Decisions: a fairer future for social housing
www.cih.org/policy/CIHBriefing-Housing-ReformNov10.pdf

CIH (2011) Chartered Institute of Housing's response to the Department for Communities and Local Government consultation: Local decisions – a fairer future for social housing

www.cih.org/.../CLGLocalDecisionsafairerfutureforsocialhousing-Jan11.pdf

CIH (2011) The local authority role in housing markets

www.cih.org/policy/fpp-LArolehousingmarkets-Apr11.pdf



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