

# Overview & Scrutiny

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## **Allocations Policy and Local Tenancy Strategy**

### **Report of the Overview and Scrutiny Board**

At its meeting held on 21 November 2012, the Overview and Scrutiny Board were presented with a report which provided information on a review of how the Council made social housing allocations, managed its waiting lists and made use of tenancies for social housing as a result of new powers available under the Localism Act 2011.

The Localism Act had created a statutory requirement for all local authorities to develop a Tenancy Strategy which must include the high level objectives that registered providers in the area are able to “have regard to” when considering their own tenancy policies. The Tenancy Strategy should be developed alongside the authority’s Allocation Scheme.

In considering the officer recommendations to the Council that:

- (i) the Council continue with the Devon Home Choice partnership agreement and allocations policy and review the future policy approach when the next review of Devon Home Choice is completed; and
- (ii) the Local Tenancy Strategy (appended to the report) be published in January 2013 and local registered housing providers be encouraged to have due regard to Torbay’s Local Tenancy Strategy

the Overview and Scrutiny Board made the following points:

- **There was a view expressed that the use of Flexible Tenancies should be limited in order to foster better balanced housing estates.**
- **The impact of housing benefit reforms on social landlord tenants would need to be reviewed in order to understand the level of demand for homes with specific numbers of bedrooms.**
- **The Council should look to achieve more, within the Tenancy Strategy, than the statutory minimum in relation to the Military Covenant.**