

Item No:	Classification: Open	Committee: Tenants Council	Date: 14 th April 2003
From Strategic Director of Housing		Title of Report: Introductory Tenancies	

APPENDIX 2

1. PURPOSE

- 1.1. To provide feedback to Tenants Council on the consultation process that has been undertaken with individual neighbourhood Forums on the use of **INTRODUCTORY TENANCIES**.

2. RECOMMENDATIONS

- 2.1. That the Tenants Council receives the report.
- 2.2. That the Tenants Council recommends the early use of **INTRODUCTORY TENANCIES** to the Executive.

3. BACKGROUND

- 3.1 A report was presented to Tenants Council at its meeting on the 11th November 2002. The report provided a detailed report on the option of using Introductory Tenancies for those households who are to be offered permanent accommodation by Southwark Housing.
- 3.2 A copy of the original report is attached as appendix 1 to this report.
- 3.3 Tenants Council agreed that the proposal should be the subject of consultation with Neighbourhood Forums and this has been undertaken during the last few months.
- 3.4 A summary of the outcome of this consultation is outlined below;

SUMMARY OF NEIGHBOURHOOD FORUM VIEWS

Abbeyfield Forum - Recommendation agreed in principle but felt that 12 months was too short.

Lynton Forum – Recommendation unanimously agreed

Alfred Salter Forum – Recommendation unanimously agreed

Rodney Forum – Recommendation agreed.

Crown House Forum – Recommendation supported

Taplow Forum – Recommendation supported in principle

Pelican Forum – Recommendation accepts and supports the proposals

West Walworth Forum – The Forum meeting only included one tenant with the remaining delegates leaseholders. A view was therefore not expressed

Rosemary Gardens Forum – Recommendation agreed in principle but the Forum proposed wider consultation with T&RA,s. Implementation should be in April 2004.

Harris Street Forum – The item was considered in January 2003 but the decision was delayed to allow consultation with T&RA,s. The Forum reconsidered in February 2003 – received the report and agreed contents in principle. Felt any changes beyond the general adoption of the policy must be the subject of further consultation.

Parkside Forum –The item considered 6th March 03 and resolved that the report be received and recommended that delegates be given more time to consult with their Tenants and Residents Associations and report back to the Forum.

Acorn Forum – The Forum had no overall majority view on the recommendation. There was a split view on the merits for and against the use of introductory tenancies.

West Camberwell Forum – report received and minuted as follows “members received the report and suggested that current tenants should be invited into the office for photo ID to be placed on the housefile. It was agreed that this should go forward to Tenants Council for further consultation and further recommendations may be received”

Cherry Gardens Forum – item discussed on 17th December 2002. – the Forum believed it was a good idea for the Council to use introductory tenancies for an initial period of 12 months. After this time a decision should be made as to whether the tenant was suitable or not and then the appropriate action taken.

Library Street Forum –Accepted the report and agreed recommendations with proviso that support indicated in para 3.7 and 3.8 were in place.

Denmark Hill Forum – the report was unanimously agreed.

4. FACTORS FOR CONSIDERATION

4.1. The Tenancy Conditions Working Party had already considered the option in principle and had requested that it be referred for detailed consultation.

5. LEGAL IMPLICATIONS

5.1. These have already been provided within the original report.

6. RESOURCE IMPLICATIONS

6.1 These were already provided within the original report.

7. EQUAL OPPORTUNITY IMPLICATIONS

7.1. These have already been addressed within the original report.

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<u>Background Papers -</u>	<u>Held At</u>	<u>Contact</u>
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