

<b>Item No:</b>	<b>Classification:</b> Open	<b>Date;</b> 29 <sup>th</sup> July 2003	<b>MEETING NAME</b> Executive
<b>Report title</b>		Introductory Tenancies	
<b>Ward(s) or groups Affected:</b>		All	
<b>From:</b>		Strategic Director of Housing	

### **RECOMMENDATIONS**

1. That the Executive notes the consultation process that has been undertaken in order to obtain the views of existing tenants on the proposal.
2. That the Executive agrees the implementation of an Introductory Tenancy Scheme with a commencement date of October 2003.
3. That the Strategic Director of Housing undertakes a review after 12 months to evaluate the effectiveness of the scheme.

### **BACKGROUND INFORMATION**

4. A consultation process has been in place with residents since early November 2002 with a view to implementing an Introductory Tenancy Scheme. Copies of the reports submitted to Tenant Council on the 11<sup>th</sup> November 2002 and 14<sup>th</sup> April 2003 provide the detailed background to the proposals.
5. Whilst the reports appended to provide the detailed information key points to note are;
  - The use of the Introductory Tenancy was developed as a response to the increasing levels of anti-social behaviour and the unwillingness of tenants to comply with reasonable conditions of tenancy.
  - Powers available to local authorities to establish introductory tenancy schemes are discretionary.
  - The scheme cannot be selective.
  - The "trial period" lasts for 12 months.
  - Introductory Tenancies become secure at the end of the 12 month period.

- Where court proceedings have commenced the “trial period” extends until the outcome is established.
  - The introductory tenancy is ended by the service of a notice in a prescribed form which includes the reason for the decision.
  - There is a right in each case for an independent review of the decision to bring the tenancy to an end.
6. Following discussion at the earlier Tenant Council it was agreed that each Neighbourhood Forum would be consulted on the proposal. This was duly undertaken. The report presented to Tenant Council on the 14<sup>th</sup> April summarised the views of the Neighbourhood Forums. Tenant Council accepted the report and has recommended the early use of the Introductory Tenancies to the Executive.
7. Work will immediately commence on preparing for the scheme once approval in principle has been given. This will include:
- The drafting of the agreement that will be used in all such cases.
  - Procedures to be adopted to administer the scheme.
  - Training for staff to manage the scheme.
  - Monitoring systems to allow for an assessment of the effectiveness of the scheme.
  - Putting in place support mechanisms (described in previous reports) where appropriate to minimise the risk of tenancy failure.

## **KEY ISSUES FOR CONSIDERATION**

8. The existing conditions of tenancy have been the subject of detailed review by tenant representatives and officers of the Council. The deliberations of this review are currently the subject of consultation with Neighbourhood Forms.
9. A number of changes are being proposed with particular attention focused on anti-social behaviour. The proposals will significantly increase the responsibilities on secure tenants and in turn the Council to enforce clauses which relate to unreasonable behaviour.

## **RESOURCE IMPLICATIONS**

10. There will be additional costs associated with the administration of this scheme. This will mainly be on the setting up costs. These costs will be partly offset by the cost already incurred in the granting of secure tenancies.
11. Any increased costs can be absorbed within growth budgets allocated for this financial year. A detailed monitor will be in place to identify costs and savings that will accrue following the start of the scheme.

## **LEGAL IMPLICATIONS**

12. These were provided in the report to Tenant Council dated 11<sup>th</sup> November 2002.  
(See Appendix 1)

### **EQUAL OPPORTUNITY IMPLICATIONS**

13. These were addressed within the report to Tenant Council dated  
11<sup>th</sup> November 2002. (See appendix 1).

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Minutes of the meetings of Neighbourhood Forums	Southwark Housing Larcom Street Walworth SE17 1RX	H.R.Marshall 0207 525 7836

## APPENDIX A

### Audit Trail.

<b>Lead Officer</b>	Chris Brown, Head of Housing Management	
<b>Report Author</b>	Harry Marshall, Divisional Housing Manager	
<b>Version</b>	Final	
<b>Dated</b>	18 July 2003	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Borough Solicitor & Secretary	Yes	Yes
Chief Finance Officer	No	No
<i>List other Officers here</i>	N/A	N/A
<b>Executive Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Support Services</b>		

## APPENDICES

Appendix 1	Report to Tenants Council 11 <sup>th</sup> November 2002
Appendix 2	Report to Tenants Council 14 <sup>th</sup> April 2003