

Scrutiny Project Brief for: REVIEW OF TENANCY AGREEMENT FOR SECURE TENANCIES

Sub-Committee: Housing Scrutiny Sub-Committee

Date(s) of consideration:

2nd September 2003 - Pre-Scrutiny Briefing
- Consideration of issue/way forward/draft Project Brief

Matters to consider:

The proposed changes will result in "increased emphasis on enforcement & management of tenancy agreement"

- scrutiny might want to look at this aspect, and
- Members could look at how the new agreement is enforced [post-implementation, implementation starting in April 2004].

The Sub-Committee have also been looking at BVR Housing Management [Support for Resident Involvement & The Tenant Fund].

- scrutiny could make links with this work in respect of looking at how the Housing Department consults – what lessons can be learned from both the BVR and the Tenancy Review ?

Overview & Scrutiny Committee 7th July 2003 asked Environment & Community Support Scrutiny Sub-Committee to establish a panel with Housing Scrutiny Sub-Committee to look at the Anti-Social Behaviour Strategy [Estates with Crack Houses].

- anticipated timeline for joint scrutiny is Jan-March 2004;
- this links directly to clauses in tenancy agreement relating to nuisance, so the
- Sub-Committee's learning on this is useful preparation for this joint work in 2004

Suggested approach might be:-

- Hear background briefing from Officers on proposed changes to agreement and existing feedback [2nd September 2003];
- Keep a watching brief on process at key points [after further consultation stage or before agreement of new Tenant Handbook];
- Receive information about proposed implications for enforcement;
- [12 months after implementation] bring forward onto 2004/05 work programme to see how effective new agreement has been.

Why is the Sub-Committee doing this?

E.g. member concern, budget issue, performance/BV issue, pre-executive decision, referral from another body

- Pre-Executive decision

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Who/what does the Sub-Committee seek to influence with this work?

E.g. executive policy, strategy, partner/other agency, lessons learned, highlighting performance issues

- Executive policy on secure tenancies [policy]
- Possible influence in respect of enforcement [policy/performance]
- What can we learn from how consultation has been undertaken ?[performance/policy]
- How well is the agreement managed ? [performance]

What will the Sub-Committee's output be?

E.g. full report, response to consultation, letter to exec member/others, comments to executive

Members have the opportunity to

- make comments to the Executive 9th September 2003 meeting
- look at the consultation process – what can be learned ? how robust was it ? does the Sub-Cttee want to keep a watching brief on this ?
- look at enforcement mechanisms proposed
- check back post-implementation [bring forward onto 2004/05 work programme] on enforcement or management of new agreement

Who does the Sub-Committee need to receive advice/evidence from?

e.g. community, external experts, other boroughs, officers, other members – surgeries and postbags

- those responsible for managing the new agreement [officers]
- those responsible for enforcing [agencies, what can we learn from other boroughs ?]
- [consultation] officers responsible for undertaking consultation, members of the Secure Tenancy Review Working Party, tenant reps.

What approach should the Sub-Committee use to invite input?

e.g. site visit, meeting stakeholders, survey, holding meetings in relevant venues

- receiving verbal information at meeting(s) and circulation of written information [if received]

How should the review be publicised?

e.g. website, Southwark Life, via community council agendas, community groups

Approach to publicity depends on how the review is to be conducted and what input is sought. However, details of meeting topics can be circulated via tenant representatives, Community Councils, through Members involvement in other community groups relevant to topic.

Southwark's new website is currently being developed and will shortly include details of meeting dates and topics for this Sub-Committee.