

Housing Forum Feedback

<p>Is there anything missing from the guidance?</p>	<p>Ensure that expectations of the Council are clear and realistic.</p> <p>How to ensure that the tenancy strategy can effectively influence tenancy policies adopted by registered providers.</p>
<p>Are there any households who should have either a lifetime tenancy or a fixed term longer than five years? (Who are they and what should be the minimum term)</p>	<p>All registered providers are using starter tenancies or considering their use for new tenants.</p> <p>Major providers in Harborough District, including EMHA and SLH, are not currently planning to introduce flexible/fixed term tenancies.</p> <p>Lifetime tenancy or longer fixed term to support sustainable communities should include:</p> <ul style="list-style-type: none"> § Older people (60+?) § Families with young children § People with disabilities/special needs § Rural village locations where availability of alternative accommodation is limited?
<p>What is the best way of monitoring the impact of the tenancy strategy</p>	<p>Significant impacts from use of affordable tenancies or flexible fixed term tenancies may not be apparent for several years.</p> <p>Affordable tenancies up to 80% of market rent are the norm for new housing development by registered providers because of</p>

	<p>substantial cut in Social Housing Grant.</p> <p>Limited scope for social housing for rent unless additional resources are available.</p> <p>Monitor differentials between social rent, affordable rent and market rent and impacts e.g:</p> <ul style="list-style-type: none">§ Affordability§ Impact on communities§ Impact on households <p>Monitor impact of converting vacancies in existing housing stock to affordable rent on availability of cheaper social housing for priority/high need home seekers.</p> <p>Monitor tenancy take up all types</p> <p>Monitor impact of fixed term tenancies on homelessness in Harborough District.</p> <p>Need for consultation to avoid adverse impacts of fixed term tenancies on vulnerable groups.</p>
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