

# Knowsley Tenancy Strategy

2012

DRAFT



# Contents

		Page
<b>Section one</b>	<b>Background and overview</b>	1
	Introduction	1
	Links to existing policies and reforms	1
	Family policy	1
	Welfare reforms	2
	Consultation	2
<b>Section two</b>	<b>Knowsley context</b>	3
	Rental prices	3
	Property prices	4
	Housing affordability	4
	Housing need and demand	5
	Housing tenure	5
	Economic data / earnings	5
	Worklessness	6
	Deprivation	6
<b>Section three</b>	<b>The strategy</b>	7
	The kinds of tenancies to be granted	7
	The circumstances in which a tenancy of a particular kind will be granted	8
	Lengths of terms of flexible tenancies	8
	The circumstances in which a registered provider will grant a further tenancy on the coming to an end of the existing tenancy	9
	Homelessness duty	10
	Monitoring and strategy	10
	Refresh of the strategy	10
	Equalities	10
<b>Appendices</b>		
<b>Appendix 1</b>	Implementation of fixed term tenancies	13
<b>Appendix 2</b>	Glossary of terms	14
<b>Appendix 3</b>	Full consultation details	15
<b>Appendix 4</b>	Registered providers in Knowsley	16

# Section one

## Background and overview



### Introduction

The Localism Act 2011<sup>1</sup> placed a duty on all local authorities to produce a *Strategic Tenancy Strategy*. The purpose of this policy is to set out the broad objectives to be taken into consideration by affordable housing providers when formulating the policies that will govern how they will implement new flexibilities that the Government has granted to them through a series of reforms to social housing policy and legislation. Government housing reforms have given affordable housing providers greater freedoms that will allow them to:

-  Provide new tenants with a fixed-term tenancy if it is felt to be more appropriate than the offer of a lifetime tenancy. The minimum length of fixed-term tenancy that affordable housing providers will be able to offer to new tenants is five years.
-  Registered Providers (RP's) will still have the option to grant lifetime tenancies.
-  Determine the length of the fixed-term tenancies offered to each tenant on an individual basis.
-  Develop criteria to be used to determine whether or not to reissue a new tenancy at the end of a fixed-term.
-  Build new homes and re-let existing homes under the new 'affordable rent' tenure, which enables housing providers to charge higher rent levels for accommodation than is presently charged for social rented accommodation.

The Government has made it clear that it wants local authorities to have a degree of strategic influence over how affordable housing providers implement these reforms. Housing providers will be expected to give due regard to the objectives and principles set out in the local authority *Tenancy Strategy* when formulating the policies that will govern how they will implement and utilise these new flexibilities.

### Links to existing policies and reforms

The *Knowsley Tenancy Strategy* has been developed within the context of the Borough Council's overarching strategic objectives for housing, as set out in the *Knowsley Housing Strategy 2011-2014*<sup>2</sup>. The overarching objectives that have specific relevance to the *Tenancy Strategy* are:

- Objective one:** To Increase the provision of Affordable Housing
- Objective two:** To support a Strong Private Sector
- Objective three:** To assist Vulnerable Residents
- Objective four:** To help Improve neighbourhoods
- Objective six:** To maximise Supported Living
- Objective seven:** To support Older and Younger People in Housing Need
- Objective eight:** To provide good quality housing options

### Family policy

The *Tenancy Strategy* will support Knowsley's Sustainable Communities Strategy vision of creating the **Borough of Choice** for families. The notion of the family has, in recent years, returned to the forefront of the wider public service agenda. This is linked to widespread evidence of the influence the family can have on the life chances of individuals. Further, all recent Governments, under the banner of child poverty, have examined ways in which a significant minority of so called 'complex', 'vulnerable', 'chaotic' or

<sup>1</sup> <http://www.communities.gov.uk/localgovernment/decentralisation/localismbill/>

<sup>2</sup> [http://www.knowsley.gov.uk/pdf/2468.11\\_housing\\_strategy\\_choices\\_for\\_all\\_2.pdf](http://www.knowsley.gov.uk/pdf/2468.11_housing_strategy_choices_for_all_2.pdf)

'troubled' families account for high levels of public expenditure, a problem that did not recede during times of economic health.

In recognition of this debate Knowsley set out, in 2008, to develop new ways of assessing the situation of local families.

The family plays a central role in the economic and social well being of the Borough as a whole and in their communities. The Family Policy is not simply about those families with the greatest need but about how the Council and its partners might change the way it supports all families but in differentiated ways. The Council, with the support of partners and, supported by the objectives in this Strategy should:

- (a) Provide incentives to 'thriving' families to reside in the Borough and use services.
- (b) Provide incentives to 'coping' families to stay in long standing communities.
- (c) Support 'just coping' families into coping and help keep them there.
- (d) Prevent 'just coping' families becoming complex or chaotic.
- (e) Stabilise complex or chaotic families and support them to cope.

The Family Policy<sup>3</sup> is about supporting those with the most need to improve their lives and at the same time growing the number of thriving families in the Borough and achieving the aims of the Sustainable Communities Strategy.

## Welfare reforms

The Government plans to introduce a universal credit system and benefit cap in April 2013 which will limit the amount of benefit available to families to £500 per week. When setting rents, affordable housing providers should also be mindful of the potential impact of the proposed benefit cap. Research by the Council suggests that the introduction of the cap will create affordability issues for large families living in larger affordable rent homes. Therefore, in order to ensure mixed and sustainable communities and preserve affordability, the Council expects affordable housing providers to avoid setting rent levels that risk households being unable to afford their rent.

## Consultation

The principles of this Strategy have been developed in consultation with neighbouring local authorities within the Liverpool City Region, Registered Providers operating within the Borough through the Housing Partnership and through dedicated consultation engagement with Knowsley residents. Full details of the Consultation can be found in Appendix C.

# Section two

## Knowsley context



This section details the statistics behind the key housing issues in Knowsley. It highlights key trends relating to the housing market, housing need, housing conditions and homelessness. The section also highlights some key intelligence regarding the housing needs of vulnerable groups, including those with disabilities and older persons.

### Rental prices

Table 1 (below) sets out the average Knowsley rental prices for a range of property sizes, compared with figures for the region and England as a whole.

**Table 1.** Average rental prices by property size

	1 Bed			2 Bed			3 Bed		
	Knowsley	NW England	England	Knowsley	NW England	England	Knowsley	NW England	England
Housing Association Rent	£59.60	£62.50	£69.00	£67.90	£71.50	£76.10	£73.00	£78.50	£86.50
Private - 30th Percentile	£91.00	£91.00	£115.00	£109.00	£109.00	£132.00	£125.00	£126.00	£148.00
Private - 80% Median	£74.00	£82.00	£120.00	£92.00	£97.00	£129.00	£106.00	£110.00	£146.00
Private - Median	£92.00	£103.00	£150.00	£115.00	£121.00	£161.00	£132.00	£137.00	£183.00
Private - Upper Quartile	£102.00	£121.00	£225.00	£126.00	£137.00	£253.00	£150.00	£160.00	£279.00

December 2011 Hometrack<sup>4</sup>

Data from Hometrack indicates that median rental prices in Knowsley are lower than those in the wider region and the country as a whole. This data also suggests that the average Registered Provider rent presently equates to around 65 per cent of the median private sector market rent (Hometrack, July 2011).

The private sector 80 per cent median rents displayed in Table 1 provide an indication of the likely average rents that will be charged under the new affordable rent regime. These figures suggest that the introduction of the new affordable rent regime will lead to an average increase in rental prices of £23.30 p/w across all house sizes, with an average increase of £33 on the cost of renting a three bed house through a social landlord.

<sup>4</sup> Hometrack Intelligence - Realtime valuations 22nd December 2011 <https://www.realtimevaluation.co.uk/index.cfm?fuseaction=login.login>

## Property prices

As with rental prices, property prices in Knowsley are lower than in the rest of the region and England as a whole. Information from Hometrack suggests that the average house price in Knowsley is £123,100, compared with a regional average of £168,700. Hometrack data also suggests that average lower quartile house price is £80,200 compared with a regional average of £98,700. The average prices by property size and type, compared with regional and national averages, are set out in table 2

**Table 2. Average house prices by type**

	Knowsley	NW England	England
One Bed Flat	£51,560.00	£84,259.00	£165,283.00
Two Bed Flat	£ 68,247.00	£114,392.00	£216,724.00
Two Bed House	£ 90,965.00	£106,685.00	£152,903.00
Three Bed House	£116,955.00	£147,567.00	£199,375.00
Four Bed House	£181,932.00	£258,129.00	£340,439.00

December 2011 Hometrack<sup>5</sup>

## Housing affordability

National and local evidence tells us that Knowsley requires more affordable homes. Without a new supply of homes, demand for housing related support and applicants attempting to access social housing will continue to rise. There are established issues regarding the ability of local people to afford housing within the borough. These affordability problems are based on the difficulties faced by local households in seeking to purchase or rent a house which suits their needs, due to their level of income and their ability to access housing finance.

As part of the Knowsley Strategic Housing Market Assessment (SHMA), the Department for Communities and Local Government (DCLG) Needs Assessment Model was used to estimate the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their own needs in the housing market. This estimation was undertaken using a base date of April 2009. The results of this assessment are summarised below in Table 3.

**Table 3. Affordable housing need**

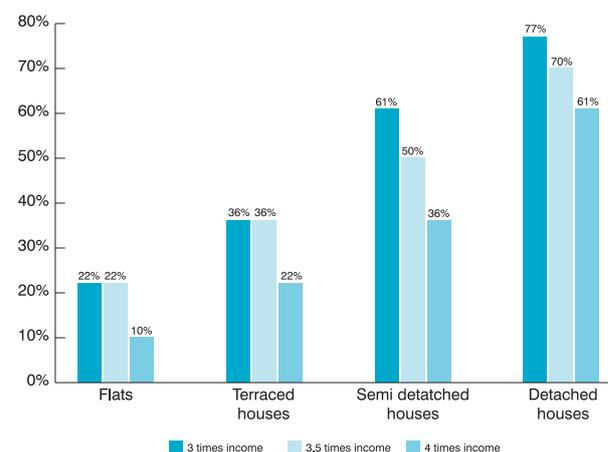
	5 years	10 years
Annual Affordable Need	1479	1479
Less Social Stock Relets	-927	-927
Shared Ownership Re-Sales	-37	-37
Net Annual Need	515	443
Plus Assumed New Units of Supply	+125	125
Total Need after Stock Turnover	640	568

Knowsley SHMA 2010

This means that if the need for affordable housing in Knowsley is to be met over a ten year period, then 568 units of affordable housing per annum will need to be delivered. This represents an additional need for delivery above the assumed levels of affordable housing supply, as delivered through registered providers, and above the level of affordable housing turnover, for example through re-lets of social rented stock. The “assumed” supply refers to supply of social housing arising from re-lets of existing social rented units after they have been vacated, or from re-let or re-sale of intermediate units at submarket prices.

Chart 1 shows the situation in the borough and how it varies by mortgage level required and type of property, and how a higher proportion are priced out at each different step of ‘the ladder’. At the 3.5 times income levels the pricing out levels range from 22% (flats), 36% (terraced), 50% (semi detached) and 70% (detached). Despite ongoing low interest rates lenders will still seek large deposits making this an ongoing issue, especially in a Borough of lower wage levels.

**Chart 1. First time priced out of market level houses**

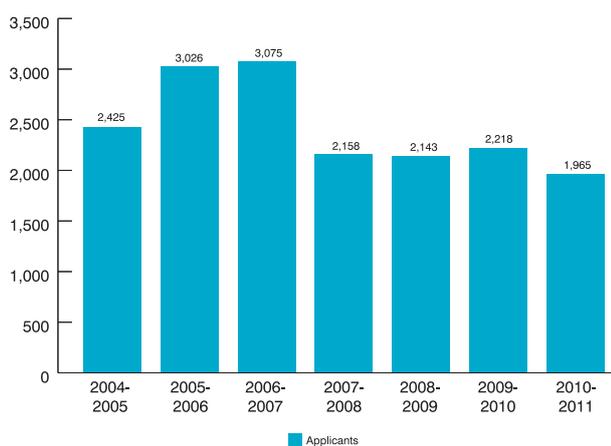


## Housing need and demand

The scale of demand and need identified through Knowsley's Strategic Housing Market Assessment is significant. Compared to the proposed average annual provision of 450 units per annum there is an identified shortfall of 741 units in the market sector alone. Knowsley's Registered Providers keep waiting lists of all of households seeking social housing solutions. The majority stock-holder, Knowsley Housing Trust (KHT) keeps a list of those seeking housing, and also of those registered as homeless and therefore in priority need. Villages Housing Trust also maintains a housing waiting list.

Chart 2 demonstrates the trends in the length of combined new applicants on the housing (not accounting for internal transfers) waiting lists over the past 7 years (i.e. 2004/05 to 2010/11). This shows that the waiting list has seen over 2,000 entries, with the exception of 2010 - 2011 with major peaks over 3000 entries between 2005 and 2007.

**Chart 2. Housing waiting list 2004-2011**



*KMBC / Villages*

The housing needs of older people in the Borough are significant and will increase greatly over the next decade. In light of the projected increase in people aged 85 years or greater, the housing and support needs of older households must be considered by this Strategy. Although a high proportion of older people may have their own resources to meet their accommodation and care needs and provision should not be exclusively in the social rented housing sector, others will need financial support to enable them to access housing support services.

## Housing tenure

The table below shows the estimated current levels of tenure in Knowsley. As is the trend nationally, the most common tenure in Knowsley is owner occupation with mortgage, which makes up around 40 per cent of all households. Table 4 below highlights the current numbers of households by each tenure type:

**Table 4. Tenure of Knowsley households 2010**

	%	Approx households
Owner occupier (paying mortgage)	40	25,852
Owner occupier (no mortgage)	22	14,218
Private rented	6	3,878
HA Rented	29	18,742
Other	3	1,939
<b>Total</b>	<b>100</b>	<b>64,629</b>

The current supply of housing by tenure and property types will have to be taken into account when assessing the future need for dwellings and affordability in the area.

## Economic data / Income and household earnings

Around 56,500 people are employed in the Borough<sup>6</sup>. Over the last decade the main growth sectors have been in public services with, in 2008, the Public Administration, Education and Health sector accounting for over one third of all employment. The main employers in this sector were the local authority and Whiston Hospital. New investment has also expanded the employment base in the business services, ICT, creative, tourism, leisure, financial services, and communications, logistics and distribution sectors. The Sustainable Communities Strategy<sup>7</sup> identified, however, that Knowsley's economic performance still lags behind the UK and North West average.

<sup>6</sup> 2008 Annual Business Inquiry Employee Analysis (ONS, 2009)

<sup>7</sup> [http://inquiry.knowsley.gov.uk/Docs/scs\\_strategy.pdf](http://inquiry.knowsley.gov.uk/Docs/scs_strategy.pdf)

## Worklessness

The Borough has high levels of worklessness. In March 2011, the number of persons claiming Job Seeker's Allowance was 6,087. This represents 6.3% of the residents of working age; a fall of 0.1% from March 2010. The number of claimants aged 18-24 fell by 6.2% during the same period. The number of persons claiming benefit for twelve months or more fell by 155 to 790, while the number of persons claiming for six months or more fell by 180. This means that 35% of persons claiming benefit have been claiming for 6 months or more. The Borough also has a high number of people claiming incapacity benefit or employment and support allowance. In December 2010, there were 3,440 residents in receipt of these benefits.

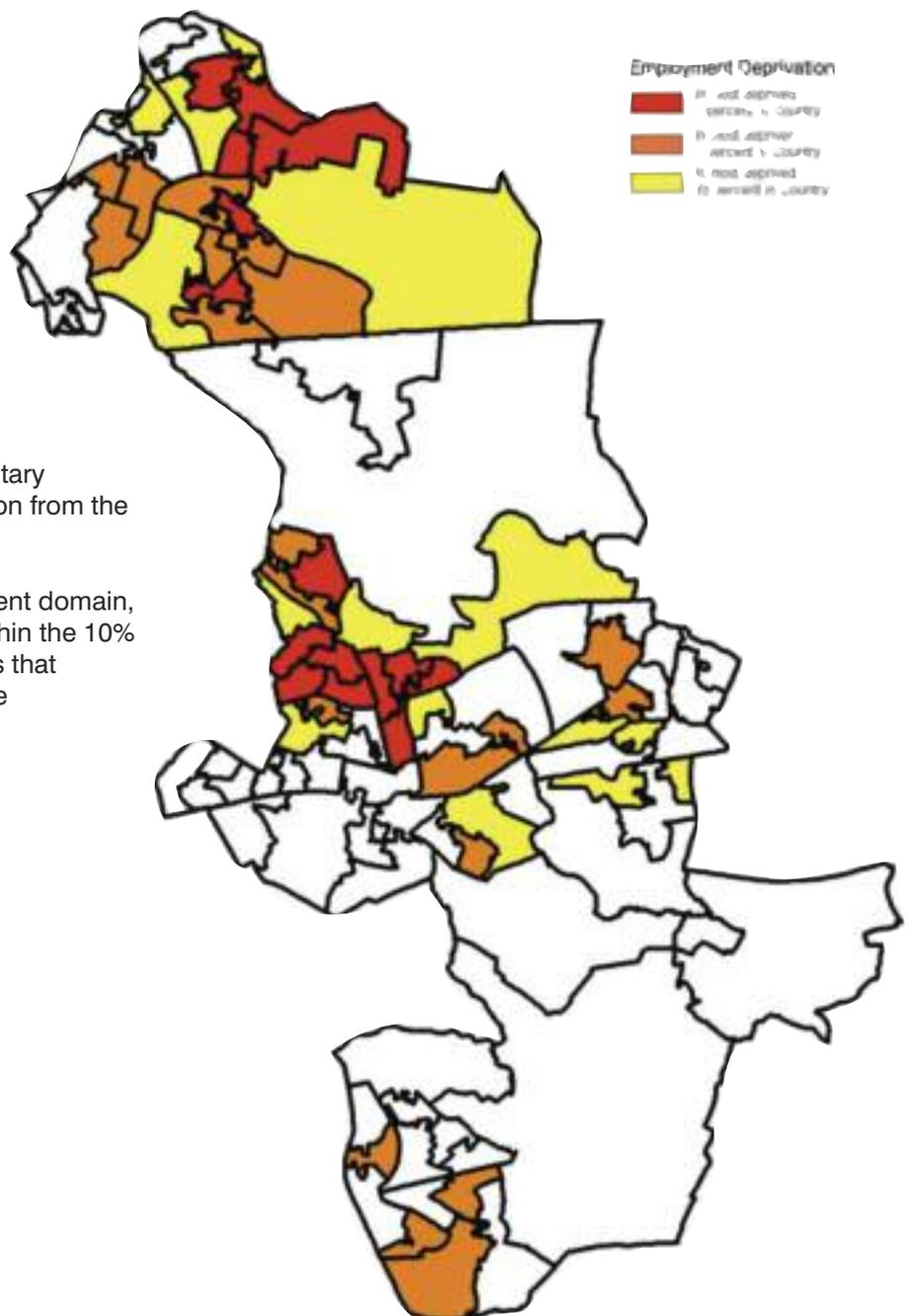
This economic data suggests that a large element of the local economy is grounded in low paid and unskilled employment. There is also higher level of dependency upon welfare benefits in Knowsley than in the wider region and the country as a whole. The data relating to earnings and dependency upon housing benefit / local housing allowance amongst private sector tenants also supports the findings of the SHMA update that identified a particular issue with affordability within the Knowsley housing market.

## Deprivation

The Index of Multiple Deprivation (IMD) is produced for the Government to identify the distribution of deprivation across the nation. Information is analysed at Super Output Area (SOA) lower level. SOAs are subdivisions of wards. In order to identify different types of deprivation, six measures of deprivation (called domains) have been produced. The Employment Deprivation Domain measures involuntary exclusion of the working age population from the labour market.

Map 1 below shows, for the employment domain, the SOAs within Knowsley that are within the 10% most deprived in the Country. It shows that Kirkby, North Huyton, and Stockbridge Village have particularly high levels of employment deprivation.

Map 1. Areas of employment deprivation



# Section three

## The strategy

Under the Government's housing reforms, housing providers will have the flexibility to determine the length of tenancy that they offer to new tenants. Knowsley Council welcomes the introduction of these flexibilities as they provide an opportunity to address issues such as under-occupation, improve stock turnover, and encourage the best use of Knowsley's limited affordable housing stock. However, the Council is also keen to ensure that these flexibilities are applied in a manner that does not undermine social investment in communities, and ensures that the most vulnerable tenants are provided with the level of stability they require.

**Existing tenants currently on assured or secure tenancies with Registered Providers will not be affected by these changes, and will continue to enjoy their existing security of tenure and other terms and conditions, including the right to buy, succession rights and the right to exchange their tenancy with another secure tenant.**

### The main principles of this Strategy are to:

- Aid mobility when a change of circumstance to different tenures is appropriate
- Make better use of existing housing stock
- Support older people and first time buyers
- Aid stable communities and social cohesion
- Support Registered Providers, and Council services in predicting the impacts of welfare reforms and issues around underoccupation and overcrowding



## The kinds of tenancies to be granted in Knowsley

The tenancies that will be granted by Registered Providers in Knowsley will be in the following forms:

### Market Rent Tenancies

These tenancies will usually have Assured Shorthold Tenancy as their legal form. Their aim is to provide quality and reliable accommodation to households who can meet their housing needs through the market and are attracted to registered providers because of the quality and reliability they can offer. Such tenancies will play an important strategic role in meeting a demand and, particularly where introduced into areas undergoing change, in helping foster and sustain mixed communities. It is envisaged that this form of tenure will be an attractive alternative to households aspiring to buy for the first time but who are having difficulty securing a mortgage in the current economic environment.

### Flexible (Fixed Term) Tenancies

Flexible Tenancies last for a limited period and are renewable at the discretion of tenant and landlord at the end of a fixed term. The tenancies will be principally directed at those who are in housing need and where there is not a market solution readily available. These lettings will be subject to Local Authority nominations in accordance with agreement with the Registered Provider.

 **Social Rent (Lifetime) Assured Tenancies**  
These tenancies will usually have Assured Tenancy as their legal form, although it is common practice for RPs to offer an Assured Shorthold Tenancy for the first twelve months as a starter or probationary tenancy. Their aim is to provide quality and reliable accommodation to households who are unable to meet their housing needs through the market. They are particularly focused on the more vulnerable members of society. As with flexible tenancies these lettings will be subject to Local Authority nominations in accordance with agreement with the Registered Provider.

 **Assured Shorthold Tenancy**  
These tenancies will usually last for the first twelve months as a starter or probationary tenancy. Their aim is to provide quality and reliable accommodation to households who are unable to meet their housing needs through the market.

 **Affordable Rent**  
The affordable rent model will enable affordable housing providers to set affordable rents at up to a maximum of 80 per cent of the market rent for a comparable property within the same locality. Knowsley's housing market rent levels vary between localities. These variations will be reflected in the affordable rents calculated for each locality.

## Circumstances in which a tenancy of a particular kind will be granted

Where a property becomes available for letting the RP will determine the appropriate form of tenancy and will seek to identify a suitable tenant. In determining the form of the tenancy the RP will take into account:

-  the current mix of households in the locality and the aspiration to create and sustain balanced and mixed communities;
-  known need and demand for housing in the locality;
-  targets for lettings agreed as part of the nominations agreement;
-  its allocation through Choice Based Lettings; and
-  any other strategic considerations relevant to the RP

## Lengths of terms of flexible tenancies

With the preference to retain assured tenancies, the expectation is that fixed term tenancies will be granted for a minimum of **five years**, with discretion to RPs to let for shorter or longer periods where this is appropriate to the circumstances of the household or property.

The reasons for this approach are:

-  it is reasonable in terms of managing the resources involved in reviewing tenancies;
-  in order to give the tenant a reasonable time of stability to build their life chances for themselves and their possible dependants;
-  to allow a reasonable period for tenants to engage in the local area, which is needed for cohesion in communities; and
-  to allow the RP to take into account circumstances of the household or property which might merit a letting of shorter or longer than five years

In certain circumstances the grant of a tenancy that exceeds a five year period may be appropriate for some tenants in order to provide an additional degree of stability and security and to aid neighbourhood stability. The circumstances of households who have dependent school-aged children attending a local school, those living in adapted properties, and those with a support need that is long-term but not necessarily lifelong, should be considered when deciding on the length of the fixed-term offered by an affordable housing provider.

Tenants with a lifelong need for support that would disadvantage them in securing alternative accommodation should be offered lifetime tenancies. This applies to tenants in both general purpose accommodation and those in specialist and/or supported accommodation. The Partnership is also of the view that those residing in older persons accommodation, such as sheltered or 'extra care' housing should continue to be granted lifetime assured tenancies.

The RPs general approach to lettings periods for flexible tenancies will form part of periodic monitoring meetings with RPs. Individual RPs will be expected to document any exceptions to this so that evidence is available to defend any legal challenges against them.

## The circumstances in which a Registered Provider will grant a further tenancy on the coming to an end of the existing tenancy

It is expected that tenant's needs will be sensitively dealt with, and that the criteria for renewals may include:

### Fixed term tenancies expiring will not usually be renewed where:

-  The household is under-occupying the property (an alternative tenancy may be offered) subject to alternative accommodation being available
-  The households' circumstances enable them to access market housing AND there is not a reason to seek to retain the household in the locality for purposes of community balance
-  A member of the household, or their invited guests, is engaged in anti-social activities within the locality of the home and/or that has a detrimental effect upon the community in which the household is placed. Anti-social behaviour is conduct causing or likely to cause nuisance or annoyance, harassment, alarm or distress, to any other person and can include criminal acts. Where it is alleged an individual is engaging in anti-social behaviour the RP should contact the Council's Anti-Social Behaviour Unit for assistance and support
-  Property was adapted during the tenancy period for someone with a disability only for that person to no longer be resident there
-  Where a person has been granted a property in order to receive support but then refuses to accept that support
-  Where there is evidence of a breach of tenancy agreement has occurred for example property neglect or rent arrears
-  Where it is identified the property is inappropriate for an individual's needs, i.e. they are not coping in the property or they need more support than is currently being provided

### Fixed term tenancies expiring will usually be renewed where:

-  The household includes children of school age. However, we may need to recognise that children stay with their parents well beyond school age for valid reasons, and these will be considered on an individual basis

-  The household includes a disabled person with adaptations to the home (this allows the property to be released for someone who will benefit from the adaptations). An Adapted Homes Register will be kept to support Wellbeing service provision
-  The household receives some form of housing related support
-  Where the household still requires the size of property
-  Where the household is playing an active role in the community (Please see appendix B)
-  The household has children attending a local school
-  Households where the applicant or household member is terminally ill

Knowsley Housing Partnership is committed to ensuring that the decision to terminate a fixed-term tenancy does not lead to increases in levels of homelessness in Knowsley. Therefore, in situations where a decision has been taken by a housing provider not to renew a tenancy at the end of a fixed-term, the provider should seek to engage with the tenant at the earliest possible convenience to make them aware of the provider's intentions.

Housing providers should provide households affected by the termination of a tenancy with any relevant advice and assistance that will assist them in successfully relocating to alternative accommodation. This advice and assistance could include:

-  Advice on low-cost home ownership options and other alternative affordable housing tenures
-  Specialist housing and or welfare-related advice and/or signposting to appropriate advice services
-  Advice on renting in the private rented sector and assistance in identifying and securing a suitable property (this may involve assistance with a deposit where necessary)

The Housing Officers in the Council's Housing Options Service (HOS) will be able to assist tenants with a wide range of advice to help them resolve the issues arising out of the termination of their tenancies. This will include signposting to other departments within the Council and to voluntary organisations that help people with their housing issues.

## Homelessness Duty

It will be possible to discharge the duty to homeless households by the offer of suitable accommodation in the private rented sector (PRS), previously the household could refuse an offer in the PRS and insist on an offer with a Registered Provider. This change is intended to respond to the shortage in social housing while also reducing the substantial costs that can arise from accommodating households in temporary facilities.

The partnership welcomes these changes as an additional tool to tackle and prevent homelessness. They should also reduce costs and facilitate access to private accommodation where there is no social housing. The minimum length of a private rented tenancy considered suitable for a homeless household will be 12 months.

## Monitoring of the Strategy

The Strategy will be a 'live' document that will develop over time, informed by partnership working with RPs and others. The housing market, housing need and demand for properties are likely to change further as a result of proposed welfare reforms and changes to the economy.

It is expected that further changes to the Strategy will be needed in the coming months and years. The Strategy will be monitored annually through Knowsley's Housing Partnership to reflect changes in local housing priority, legislation and strategic goals. Monitoring will need to consider two main areas:

-  The effectiveness and extent to which the new measures are implemented. This will include measuring the number of fixed term tenancies issued, the number of affordable rent properties, changes to allocations processes and homelessness placements in the private sector.
-  It will also need to consider changing housing market conditions and their likely impact on the demand for service provision. It will therefore monitor the impact of changing housing need, the level of homelessness approaches, preventions and acceptances, the number of new homes built by tenure, rent levels across all tenures, changing trends in welfare benefits, particularly housing benefit, and affordability.

The Monitoring of these activities will inform future changes to the strategy and enable our service response to remain appropriate and relevant to changing circumstances.

## Refresh of the Strategy

This Strategy will be valid until March 2016. The Strategy will be fully refreshed over the 2015 - 2016 financial year.

## Equalities

A full Equalities Impact Assessment of this Strategy was undertaken during the consultation period. Its purpose was to assess the impact of the Strategy on the different equality groups with the intention of implementing remedial action where this impact is negative and maximising access to services for everyone. Wherever possible, we have implemented any actions or steps identified by the assessment.

# Appendices



# Appendix 1

## Implementation of fixed term tenancies

It is not the intention of the Council to be prescriptive as to the 'mechanics' of the reviewing and renewing of fixed term tenancies. This information lies in the detailed tenancy policies which RPs will draw up. However, we would highlight some practical considerations to take into account in the formulation of those policies (see below).

Continuing occupancy and renewal on expiry of the fixed term would still be the default position - unless certain specific conditions apply. As previously mentioned, our view is that tenancies would only not be renewed in the case of under-occupancy or unsuitability (i.e. an adapted property no longer needed). RPs will decide whether to include income and severe ASB/persistent rent arrears as further conditions.

Implementation of FTTs should as far as possible be done in a way which minimises potential housing management problems, with any changes being as simple and transparent as possible. While there will inevitably be some households that do not benefit from these changes, they should nevertheless be made as fair as possible.

To help achieve this, the following may be appropriate:

-  On expiry of a tenancy, the onus would be on tenants to provide evidence of a continuing need/eligibility - rather than the landlord having to 'chase' information to decide whether to renew or terminate. This onus should be an express condition within the tenancy agreement itself. Failure to provide the necessary information toward the expiry date may provide a presumption that the tenancy will not be renewed; though providers may wish to take further advice on the human rights implications of such an action.
-  Reviews should be 'light touch', assessing simply whether grounds for termination (non-renewal) apply. If not, the tenancy is renewed automatically. Fixed term tenancies are likely to be restricted to general needs households of working age. Families with school age children should not be asked to move if this disrupts children's schooling. Other vulnerable groups should be treated according to circumstances and not unreasonably be asked to move on.

# Appendix 2

## Glossary of terms

<b>ASB</b>	Anti Social Behaviour
<b>AST</b>	Assured Shorthold Tenancy
<b>CBL</b>	Choice Based Lettings
<b>DCLG</b>	Dept. for Communities and Local Government
<b>FTT</b>	Fixed Term Tenancies or 'Flexible Tenancies'. At the end of the fixed term the tenancy is either renewed or terminates
<b>HCA</b>	Homes and Communities Agency - the main provider of grant funding for Affordable Housing in England
<b>HB</b>	Housing Benefit
<b>HOS</b>	Housing Options Service
<b>LA</b>	Local Authority
<b>LHA</b>	Local Housing Allowance
<b>PRS</b>	Private Rented Sector
<b>RP</b>	Registered Provider of Social Housing. Usually refers to housing associations
<b>SHMA</b>	Strategic Housing Market Assessment - the Strategic Housing Market Assessment reviews the whole of Knowsley's housing market and forms part of the evidence base which will help to inform future housing and planning policies and strategies
<b>SP</b>	Supporting People
<b>SRR</b>	Single Room Rate (of Housing Benefit)
<b>TA</b>	Temporary Accommodation

### Term - Active role in the community

-  The Localism Act, November 2011, demonstrates the government's commitment to give power to residents to make a positive difference in their communities. The Act includes five vital areas that underpin the government's approach to decentralisation; increasing community rights; neighbourhood planning; housing; general power of competence; and empowering cities and other local areas. Moreover, the government's new housing strategy, 'Laying the Foundations for England: A Housing Strategy for England,' was released in November 2011. It aims to improve the housing market, support choice and increase quality for all tenants through a £4.5 billion investment in new affordable housing
-  In April 2012 the revised regulation framework for social housing came into effect, giving an increased emphasis on local accountability and tenant-led scrutiny. The regulator will have a 'backstop' role in consumer matters with tenants' panels, MP's and elected councillors developing a more prominent position
-  The government hopes that by giving tenants a 'direct say' on issues like repairs, anti-social behaviour and estate management tenants will become engaged and empowered leading to an increased level of community cohesion within the UK

# Appendix 3

## Full consultation details

### Local Consultation

The initial scoping of the strategy has been delivered through the Housing Partnership, attended by RPs and key housing stakeholders. The Partnership discussed the development of the Strategy on three occasions throughout 2011. This has included presentations and workshops providing information on the statutory requirements and key Knowsley housing issues and the possible high level matters that should be included.

The overwhelming decision of the Housing Partnership used to set main objectives to:

-  agree common tenancy principles in local areas, setting a standard that reflects local housing need and demand
-  support tenants and organisations from reductions in subsidy from central government; helping minimise disruption to vulnerable clients and residents particularly through maintaining security of tenure
-  be an instrument to deliver suitable allocations and support tenants need
-  predict and manage the implications of welfare change, particularly issues such as underoccupation and recent changes to eligibility criteria
-  aid mobility when a change of accommodation to a different tenure occurs
-  support the Local Strategic Partnership's aims in promoting community cohesion
-  provide advice and support to all residents on suitable housing options

The main principles and implications have been presented at Tenants Forums of the two main stock holding Registered Providers (Knowsley Housing Trust and Villages Housing Association) with the findings used to inform the detail of the strategy.

### Consultation on Draft

-  The details of the draft Strategy were discussed by the Housing Partnership in March 2012
-  The strategy will be a 'live' document that will develop over time, informed by partnership working with RPs and others. The housing market, housing need and demand for properties are likely to change further as a result of proposed welfare reforms and changes to the economy. It is expected that further changes to the Strategy will be needed in the coming months and years
-  All Registered Providers who currently operate in the Borough were invited to comment on the draft for a three week period

### City Region Consultation

Knowsley Council has been represented at a City Region meeting in October 2011 to develop a common framework that will be used to develop each Council's strategy. The draft of the Strategy has been circulated to all local authorities to maintain consistency.

# Appendix 4

## Registered providers in Knowsley

### Anchor Housing Association

Milestone Place  
100 Bolton Road  
Bradford BD1 4DH

### Cosmopolitan Housing Association

Cosmopolitan House  
2 Marybone  
Liverpool L3 2BY

### Liverpool Housing Trust

12 Hanover Street  
Liverpool L1 4AA

### Knowsley Housing Trust - First Ark

Lakeview  
Kings Business Park  
Prescot  
Knowsley L34 1PJ

### Knowsley Residents Housing Co-op Ltd

19 Devonshire Road  
Liverpool L8 3TX

### Muir Group Housing Association

Old Government House  
Dee Hills Park  
Chester CH3 5AR

### New Charter Housing Trust Group (Knowsley Housing Options)

Knowsley Housing Options  
River Alt Resource Centre  
Woolfall Heath Avenue  
Huyton  
Knowsley L36 3YE

### Pierhead Housing

9th Floor  
Wellington Buildings  
The Strand  
Liverpool L2 0PP

### Plus Dane Group

Baltimore Buildings  
13/15 Rodney Street  
Liverpool L1 9EF

### Regenda

Unit 16  
The Matchworks  
The Matchworks Estate  
140 Speke Road  
Garston  
Liverpool L19 2RF

### Riverside Housing Association

2 Estuary Boulevard  
Estuary Commerce Park  
Liverpool L24 8RF

### Villages Housing Association

16 The Croft  
Stockbridge Village  
Knowsley L28 1NR

### Your Housing Group

14 Columbus Quay  
Riverside Drive  
Liverpool L3 4DB

Strategic Housing  
Knowsley Council PO Box 26 Archway Road Huyton L36 9FB  
Telephone 0151 443 2287 Fax 0151 443 5833  
Email [housing@knowsley.gov.uk](mailto:housing@knowsley.gov.uk)  
[www.knowsley.gov.uk](http://www.knowsley.gov.uk)

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