



## COUNCIL MEETING

22 September 2016

## LETTINGS POLICY REVIEW

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**Mike Barker, Acting Chief Executive**

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### EXECUTIVE SUMMARY

1. The purpose of this report is to seek approval of proposed changes to the lettings policy to improve accessibility for customers and support the sustainability of the Housing Revenue Account.
2. The Housing and Planning Act 2016 has recently been introduced and as a consequence, a two stage lettings policy review was agreed by Cabinet on 19 January 2016 to ensure compliance and necessary change is made in a timely manner. A further set of lettings policy changes may be required once guidance for the Act has been published later in the year.
3. An amended Lettings Policy, highlighted in the attached report, will ensure that the Council is maximising the potential to have the highest number of residential homes generating a rental income and to reword some parts of the policy to give more clarity and reduce room for misinterpretation.
4. The Cabinet has considered the facts and issues arising from the report including alternative options and took all relevant advice before formulating their recommendation.

### RECOMMENDATION

5. It is recommended that Council:
  - i) Approve the revised policy at Appendix 2 of the attached report
  - ii) Approve that the Lettings Policy is continued with a second report to be presented to Cabinet outlining changes necessary to address the implications of the Housing Planning Act 2016, once regulatory guidance has been released in the autumn.