


Housing Reform Bill

Local decisions: a fairer future for social housing

Communities and Local Government

Community, opportunity, prosperity.

Feb 2011



Introduction / Timeline

- Coalition proposals to radically reform the social housing system.
- Rt Hon Grant Shapps 22 Nov 10
- >50 page document + 30 question response
- CDHT response informed by EMT, Residents Board & Main Board
- Consultation response 17 Jan 11

Rationale

- Current system isn't working
- Too many in unsuitable accom
- Uncertainty of waiting lists
- High worklessness
- Unable to move to find work
- Maximise use of four million social rented homes

Rationale cont'd

- Protect the most vulnerable in society
- Priority to those in greatest need
- Helping hand they need, when they need it
- Fairer, Councils make decisions which meet the needs of local people
- **CHANGES WILL NOT HOWEVER HAVE AN EFFECT ON EXISTING TENANTS?**
- Links to Localism Bill.

Key Themes

- New builds let at 80% Market Rent
- Proportion of Relets at 80% Market Rent
- Introduction of 'Flexible tenure' concept
- Mixture of lifetime as well as flexible tenancies
- Min 6 month notice period if fixed term ends, plus appeals process

Key Themes cont'd

- Limited statutory succession rights
- Tackling Empty Homes
- Fundamental changes to 'open' waiting lists
- Limitations/changes to existing tenants seeking transfer
- Expansion/reliance on concept of HomeSwapper / Mutual Exchange

Key Themes cont'd

- Maximising role of Private rented sector, inc homelessness
- Definition and tackling overcrowding
- Touches on reform of social housing and council housing finance

Discussion points / Implications

- Income generation
- Development opportunity
- Choice v's reality check
- Customer upheaval/short term tenancy
- Community sustainability
- Mobility
- Worklessness approach through Pathways
- CDHT & CWAC viewpoints
- Fulfilling Local Strategic Objectives

