



CAERPHILLY HOMES TASK GROUP – 23RD JANUARY 2014

SUBJECT: TENANCY REVIEW PANEL

REPORT BY: INTERIM CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 This report provides Members of the Housing Task Group with details of the proposed Tenancy Review Panel to scrutinise proposed evictions and for the group to approve the attached draft terms of reference for such a panel.

2. SUMMARY

- 2.1 On 19th November 2013, Council members discussed a report to determine whether or not they supported a Notice of Motion submitted by Councillors which included a non eviction policy. Members were also provided with further information in relation to proposals that were agreed by the Caerphilly Homes Task Group to mitigate against the effects of the Welfare Reform introduction of the under occupation rules.
- 2.2 One of these proposals was the introduction of a tenancy review panel to scrutinise proposed evictions prior to progressing cases to the County Court to obtain a warrant for possession and to make recommendations to the Chief Housing Officer.
- 2.3 Members agreed to the introduction of a tenancy review panel for **all** cases being considered for possible eviction action, including rent arrears, Anti-social behaviour and tenancy breaches and requested that a report be presented to the Caerphilly Homes Task Group on the proposed implementation.

3. LINKS TO STRATEGY

- 3.1 The report links to the following strategic objectives:
- People, Property & Places: A Local Housing Strategy for Caerphilly County Borough (2008/2013) Strategic Aim 6 – *Our aim is to provide good quality, well managed homes in communities where people want to live, and offer people housing choices which meet their needs and aspirations, and*
 - The National Housing Strategy - Improving Lives and Communities - Homes in Wales (WG 2010) priority – *Provide housing-related advice, guidance and support, including financial and debt management advice, to help people stay in their homes and to help them to make best use of their income.*

4. THE REPORT

- 4.1 Appendix 1 shows the draft terms of reference of the tenancy review panel. The main objective of the panel is to consider reports which include full details of the actions taken by officers to recover outstanding rent arrears and/or, other serious breaches of the tenancy.
- 4.2 The review panel would then consider whether the action taken is proportionate and that appropriate support had been offered to the tenant.
- 4.3 The panel would then make recommendations to the Chief Housing Officer as detailed in the terms of reference.

5. EQUALITIES IMPLICATIONS

- 5.1 An Eqla screening has been completed in accordance with the Council's Equalities Consultation and Monitoring Guidance. No potential for unlawful discrimination and/or low level or minor negative impact was identified. Therefore a full Eqla has not been carried out.

6. FINANCIAL IMPLICATIONS

- 6.1 There are no direct financial implications other than officer time in attendance at meetings.

7. PERSONNEL IMPLICATIONS

- 7.1 There are no direct personnel implications.

8. CONSULTATIONS

- 8.1 Consultation has taken place with Officers listed as consultees.

9. RECOMMENDATIONS

- 9.1 The attached terms of reference are recommended to the Cabinet Sub Committee for approval and nominations invited for members of the panel. If approved the panel would review all proposed evictions from 1st April 2014 until further notice.
- 9.2 A progress report will be submitted to the Caerphilly Homes Task Group in 6 months time.

10. STATUTORY POWER

- 10.1 Housing Acts and Local Government Acts.

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Consultees: Graham North, Public Sector Housing Manager
Councillor Gerald Jones, Deputy Leader and Cabinet Member (Housing)
Lesley Allen, Principal Accountant
Sandra Isaacs, Rents Manager
Area/Neighbourhood Managers

Appendices

Appendix 1 – CCBC Tenant Review Panel – Terms of Reference