

Teignbridge District Council
Executive Committee
7th October 2024
Part i

Teignbridge Housing Management Policies

Purpose of Report

To seek approval for additional Housing Management Policies to ensure Teignbridge comply with the expectations of the Housing Regulator in respect of Housing Stock.

Recommendation

The Executive RESOLVES to approve the following –

1. The Housing Adaptations Policy
2. The Housing Complaints Policy
3. The Housing Anti Social Behaviour Policy
4. The Housing Right to Buy Policy
5. The Housing Mutual Exchange Policy

Financial Implications

There are no financial implications in relation to the adoption of these policies.

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Legal Implications

There are no specific legal implications arising from this report. However, the documentation is necessary to help ensure that the Council conforms to the Tenancy Standards set by the Housing Regulator.

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Risk Assessment

Failure to have adopted a full suite of policies could leave the Council susceptible to noncompliance with the Housing Regulator.

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Executive Member(s)

Councillor Linda Goodman Bradbury Portfolio Holder for Homes and Communities.

Councillor Richard Buscombe Portfolio Holder for the Teignbridge 100.

1. Background

The commencement of the Teignbridge 100 housing development pipeline has produced the first new Council Houses for many years. With stock ownership comes regulation. The Housing Regulator for Social Housing requires the Council as a social landlord to conform to the Tenancy Standards it sets for Social Housing.

On 3rd May 2022 the Executive approved the Teignbridge Tenants Handbook and the Rent Setting Policy.

To compliment this North Star Consulting and Research were commissioned to produce further Housing Management Policies for Teignbridge District Council which are presented today.

The documents are designed specifically for our purposes but were produced in consultation with Teign Housing, (with whom we have a Management and Maintenance contract, to manage our permanent housing stock) and our neighbouring stock holding Council, Exeter City Council.

As part of this commission North Star were also asked to review our existing policies, approved by the Executive in May 2022 as well as the current Management and Maintenance Agreement with Teign Housing and its appendices.

All have been assessed as *“comprehensive and cover all the relevant aspects of the relationship between landlord and the Property Manager”*.

2. Appendices/Background Papers

Appendix A - The Housing Adaptations Policy
Appendix B - The Housing Complaints Policy
Appendix C - The Housing Anti Social Behaviour Policy
Appendix D - The Housing Right to Buy Policy
Appendix E - The Housing Mutual Exchange Policy

3. Conclusion

The adoption of these Policies will ensure the Council's compliance with its duties as a social landlord.