

OFFICER DELEGATION SCHEME RECORD OF OPERATIONAL DECISION



TO BE UPLOADED TO THE E-MEETINGS MANAGER

Date: 25.01.23	Ref No:	
Type of Operational Decision:		
Executive Decision	<input checked="checked" type="checkbox"/>	Council Decision <input type="checkbox"/>
Status: For publication.		
Title/Subject matter: Tenant Incentive Scheme (TIS) – Approval for £100,000 from the Housing Revenue Account to be allocated to the TIS to enable delivery of the scheme from the 1st of February 2023 until the 31st of March 2025.		
Budget/Strategy/Policy/Compliance – Is the decision:		
(i) within an Approved Budget	Yes (Housing Revenue Account)	
(ii) not in conflict with Council Policy	Not in conflict	
(iii) not raising new issues of Policy	This is a new policy	
Equality Impact Assessment [Does this decision change policy, procedure or working practice or negatively impact on a group of people? If yes – complete EIA and summarise issues identified and recommendations – forward EIA to Corporate HR]	No	

Details of Operational Decision Taken [with reasons]:

The Council continues to experience high demand for social housing, particularly larger three and four-bedroom family homes and adapted properties.

The Tenant Incentive Scheme aims to free up accommodation in high demand for those in need, by offering practical support and financial incentives to tenants to encourage them to move to more suitable housing where appropriate. The scheme is voluntary and tenants will not be forced to move.

The Scheme will only be offered to existing tenants of Bury Council or Six Town Housing, providing they meet the eligibility criteria contained within the policy.


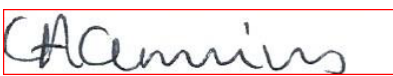
Successful applicants will be given a basic payment of £1,000, plus £500 for removal expenses. An additional payment of £500 will be awarded for each bedroom they give up. For example, a tenant moving from a 4 bedroom house to a two bedroom property will be entitled to the following:

Basic payment	£1,000
Removal expenses	£500
£500 for each bedroom given up	£1,000
Total payment	£2,500

Potential scheme benefits:

- Best use of the Council's housing resources.
- More three and four bedroom homes available for families in need that may currently be housed in temporary accommodation at a high cost to the Council.
- Reduce the cost of adaptations by enabling tenants to move to properties that have already been adapted.
- Opportunity to increase tenant satisfaction and, in some cases, change behaviours, as tenants that want to move are required to adhere to the terms of their tenancy agreement and keep their homes in good condition.
- Reducing rent arrears and the potential for tenants to accumulate arrears by facilitating a move to more affordable and appropriate accommodation.
- Ensure that older people are living in accommodation that is suitable and meets their longer term needs.

It is proposed that £100,000 is allocated from the Housing Revenue Account to enable delivery of this scheme from the 1st of February 2023 until the 31st of March 2025. The Scheme is expected to benefit approximately 50 tenants on average if they are willing to move. If the scheme is successful, there may be an opportunity to extend this support in the future, subject to approval.

Decision taken by:	Signature:	Date:
Director of Housing (BGI)		25.01.23
Members Consulted [see note 1 below]		
Cabinet Member/Chair		31.01.23
Lead Member		

Opposition Spokesperson		
Notes 1. It is not generally a requirement to consult with any Members on Operational Decisions but where a Chief Officer considers it necessary to consult with the appropriate Cabinet Member and/or Lead Member, they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained to confirm that he/she has been consulted. 2. This form must not be used for urgent decisions.		