

**TENANCY CONDITIONS SUB COMMITTEE
10 NOVEMBER 1997**

Present: Councillors Angell, Mrs Hirst, Mrs Shillcock,
Simonds and Worrall

1. **Election of Chairman**

RESOLVED that Councillor Angell be elected as Chairman of the Sub Committee.

2. **Exclusion of Public and Press**

RESOLVED that pursuant to Section 100A of the Local Government Act 1972 members of the public and press be excluded from the meeting for the consideration of the following item which involves the likely disclosure of exempt information under the following category of Schedule 12A of that Act:

- (5) Information relating to occupiers or former occupiers of Council accommodation

3. **Tenant Consultation: Conditions of Tenancy - Introductory Tenancies**

In a report containing exempt information the Director of Social Services and Housing provided a summary of the results of the recent consultation with tenants and the proposed revisions to the Conditions of Tenancy and the proposed implementation of introductory tenancies with effect from January 1998. The consultation had also included the proposal to convert the remaining 75 monthly tenancies to weekly tenancies.

It was noted that a total of 262 tenant's consultation papers and 70 telephone enquiries had been received and the Sub Committee considered an analysis of the responses.

In considering the comments made, the Sub Committee was of the view that the following changes should be made to the Conditions of Tenancy or the "Explanatory Notes":

- (a) Clarify the situation in relation to the service of Notices to Quit in the cases of joint tenancy within the "Explanatory Notes". However, Members stressed the importance of leaving the notes open to officer interpretation to take account of the circumstances of each individual case.
- (b) The need for tenants to take out their own contents insurance be stressed within the "Explanatory Notes".
- (c) That when the revised policy on pets is considered, it is applied to all new tenants.

- (d) That tenants be told about cleaning walls and stairs in communal areas when they take tenancy of a property in a block containing 8 flats or less.

Further to questions officers would examine in detail the Council's powers to remove vehicles where problems were known to be occurring and to determine appropriate definitions of vehicle sizes where these were referred to (i.e. a small van as stated in the Conditions of Tenancy).

Further to detailed discussion it was

RESOLVED that:

- (i) the issues raised at (a) - (d) inclusive be noted and that the Director of Social Services and Housing be delegated formal powers to affect the necessary changes to the Conditions of Tenancy and issue all notices as appropriate;
- (ii) the Director of Social Services and Housing be delegated power to issue notes of explanation to all tenants of Conditions of Tenancy; and
- (iii) officers examine, in detail, the Council's powers in relation to removal of vehicles where they were causing a nuisance and the size of vehicles appropriate to be parked within residential parking areas.

The meeting commenced at 5.30pm
and concluded at 7.20pm.

CHAIRMAN