

# Changes in Government Housing Policies:

How to influence local policy implementation as a resident



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# All change

## The Housing and Planning Act 2016 and U Turns

- Right to Buy
- Pay to stay
- Mandatory Fixed Term Tenancies
- For LAs (Councils and ALMOs - Arms length Management organisations)
- For HAs (Housing Associations)



# Where are we with the Right to Buy (RTB) for HA tenants?

- Deal for HAs to extend the RTB on a voluntary basis to HA tenants
- Government can pay compensation to HAs who lose homes
- HCA will monitor HAs compliance with RTB criteria, which they must publish



# How does RTB for HAs on Councils and ALMOs?

- LAs are required to sell higher value homes to fund this for LAs
- Government will estimate expected return from sales and LAs have to pay this to the Treasury
- Fuds will pay for replacement



# Where are we with Pay to Stay?

- LA tenants with more than £31k a year, or £40k in London will pay a higher rent.
- This rent will be set and updated annually (CPI linked)
- LA tenants must declare income and LAs will share data with HMRC
- Additional income is paid to the Treasury
- HAs can choose to implement this policy



# Where are we with mandatory use of fixed term tenancies ?

- Most new LA tenancies 2-10 years fixed (Inc ALMOs)
- Those with children under 9 years, get a longer tenancy to aged 19 years
- Some secure tenancies may be agreed
- End of term – LAs will agree to extend or offer an alternative home
- HAs can choose to implement this policy



# So how can residents engage in all this?

- Understand - Get a presentation from your landlord
  - The risks they face
  - Their plans to develop a policy
- List questions you would like to get answers to
- List your concerns
- Invite the manager back to answer your points and to discuss your thoughts
- Agree how your views will be considered in policy development



# What next?

- The 2016 Budget
- The Queens Speech
- And many more new policies from 2015

There is a bit more of a detailed workshop later!





# Any questions?



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