

Appendix 3

Responses received following consultation

	Responses	AP comments
January 2020 consultation with Registered Providers	None	N/A
March 2020 consultation with Members and Councillors in SLDC area	See below;	See below;
	<p>1. Are tenants allowed to rent out space - e.g. via Airbnb?</p> <p>2. Can tenants sublet.</p> <p>3. Do you have an indication of number of Social lettings vs Affordable lettings in South Lakeland?</p>	<p>1. Lodgers Tenants can have lodgers usually with the prior agreement of the landlord. These terms would normally be contained within the tenancy agreement.</p> <p>2. Subletting In terms of subletting, (such as subletting the whole of the property) the Prevention of Social Housing Fraud Act 2013 criminalises the unauthorised subletting of a dwelling-house by secure/flexible and assured/assured shorthold tenants of local authorities and private registered providers of social housing.</p> <p>In the 'tenancy fraud' part of the Strategy, we recommend social landlords carry out regular audits to identify any fraudulent activity which includes unlawful subletting, use powers to investigate and encourage members of the public to report it.</p> <p>3. Social v affordable rents In term of social lettings v affordable lettings, in the survey we carried out, South Lakes Housing who is our main registered housing provider, it shows they had 97.9 % of their stock as social</p>

		<p>rented and the remainder affordable rents and other figures provided by some other RPs in the area. The survey showed that there have been very few conversions from social rent to affordable rent and that social rents are still the majority in this area. However, we don't have an exact total figure across all Registered Providers.</p>
	<ol style="list-style-type: none"> 1. Can the tables showing Homeless Presentation and subsequent tables, have the titles at the top of the table rather than the bottom? 2. The tables only have information up to year 2017/18. As we are now in 2020, is the data for 2018/19 available for inclusion? 3. Since we identify that loss of rented or tied accommodation is the largest factor in homeless presentations, would more analysis of this information in tabular form be helpful and an explanation of how this information informs the strategy? The paragraphs that follow the tables highlight some of the detail, but I wonder if there is a clearer way of highlighting the link from data to proposals? could sections highlighting key findings and recommendations regarding policy formulation be helpful? 4. How do we measure the success of the strategy? 	<ol style="list-style-type: none"> 1. Yes – document changed accordingly 2. Although we have some 2019 homeless figures we cannot compare them to the 2018 figures in the report, the Homelessness Reduction Act came into effect 2018 and the way we record stats changed. So because the stats do not directly compare and do not add any more meaning there is little point in adding them in this instance. 3. We have however, updated the other figures in relation to the Choice Based Lettings data and included the two main reasons for loss of rented, however we cannot drill down any further. We have also put the table titles at the top where they were not. The document has been restructured to be clearer with the recommendations (The Tenancy Strategy Update 2020) and what informed the recommendation outcome (The appendices 1,2,3). 4. In terms of measures of success, the Registered Providers only need 'have regard' to our strategy so we have used the term 'recommendations'. We have no control or 'teeth' with regards to how RPs manage their tenancies or follow the strategy so we cannot set figures or targets, the only way to look at this for us is review and monitor. The survey and figures and research carried out by us in this instance is the way in which helps us do this.