

Record of Decisions

Housing Policies

Decision Taker

Cabinet on 13 May 2025.

Decision

1. that the Housing Policies set out in Appendices 1 to 8 of the submitted report be adopted by Torbay Council, and the Director of Regeneration be given delegated authority, in consultation with the Cabinet Member for Housing and Finance, to review the policies and make changes as appropriate and in line with any changes to legislation, including consideration around the wording of the definition of 'vulnerable tenants'.
2. that the Monitoring Officer be requested to make a technical amendment to the general limitations within the Officer Scheme of Delegation in relation to property disposals not applying in relation to the Right to Buy Policy and the Director of Finance be given delegated authority to dispose of property in accordance with the Right to Buy Policy.

Reason for the Decision

The various housing policies would provide a robust governance framework around the management of the Councils housing stock following the transfer of housing from TorVista Homes to Torbay Council. To also respond to the recommendation from the Overview and Scrutiny Board.

Implementation

This decision will come into force and may be implemented on 23 May 2025 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

Information

Following the transfer of housing stock from TorVista to Torbay Council, the Council needed to have in place a robust governance framework which incorporated all legislative and compliance requirements around the management of the Councils housing stock. Therefore, the following policies had been developed:

- Tenancy Policy
- Damp and Mould Policy
- Complaints Policy
- Lettings Policy
- Tenant Involvement Policy
- Rent arrears and debt recovery Policy
- Right to Buy Policy
- Minimum lettable Standard

The Cabinet also had before them a report from the Overview and Scrutiny Board which recommended 'including consideration around the wording of the definition of 'vulnerable tenants' to the delegation in 2 above.

At the meeting Councillor Tyerman proposed and Councillor David Thomas seconded a motion that was agreed unanimously by the Cabinet, as set out above.

Alternative Options considered and rejected at the time of the decision

There were no alternative options considered.

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

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15 May 2025

Signed: _____ Date: _____
Leader of Torbay Council on behalf of the Cabinet