

## HOUSING AND PLANNING BILL

### To strike out proposals in the Bill designed to end security of tenure for council tenants

#### Amendment:

*Clause 113*

*"Leave out Clause 113"*

Proposed by: Lord Kerslake (Crossbench)

#### Briefing

- Clause 113, Part 4 Chapter 6, of the Housing and Planning bill removes security of tenure from new council tenants (termed "old-style secure tenancies" by the bill) and introduces mandatory fixed term tenancies of two to five years (termed 'secure tenancies' by the bill). At the end of this period tenancies will be reviewed, though the terms on which they will be reviewed have yet to be revealed.
- This change was not in the government's manifesto, or the original draft of this Bill. It was added in at the final stages of committee in the House of Commons. No public consultation has taken place.
- At present most council tenants are granted a secure tenancy, potentially after an introductory period, and have the right to occupy their home as long as they abide by the tenancy agreement. They may move within the sector and retain security. This gives families that pay their rent and do not commit anti-social behaviour the security of knowing they have a place to put down roots and plan for the future, and ensures stock can flex to meet the changing needs of households.
- **This amendment proposes to strike out this clause from the Bill.** This clause is unnecessarily draconian. Local authorities already have the power to decide the appropriate tenancy type for their residents, including powers of shorter tenancies if they deem it necessary. Forcing them to offer insecure, short-term tenancies as standard will bring unnecessary instability and insecurity to the lives of new council tenants, most of whom have waited many years to be able to access a secure home.
- This change also risks discouraging mobility in the sector, as existing council tenants who move to a new council home – for instance if they have a new job in another part of the country, are under-occupying or over-crowded - will be put on to new shorter contracts. This will deter transfers and risks increasing under-occupancy and overcrowding while deterring economic mobility.
- In short, we believe this part of the Bill has received too little scrutiny, and has far too high an impact, to be passed by Peers.