

Tenancy Enforcement

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Tenancy Enforcement, Sustainment and Fraud Service
(+ safeguarding)

Agenda Item 10



What does our service do?

We sit within the Housing and Neighbourhoods Service. Work with the 6 Neighbourhood Teams to manage the most serious and complex housing cases where a **council tenant** is suspected of breaching their tenancy conditions.

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This includes:

- Anti-social behaviour & crime
- Fraud
- Various other serious breaches, such as unauthorised occupiers

Anti-social behaviour & crime

Challenge anti-social behaviour and support tenants to make the changes needed to sustain their tenancy – we can also take appropriate action to protect tenants and the wider community

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Examples of issue we work on:

- Noise nuisance
- Harassment and intimidation
- Criminal damage
- Serious crime

Case work

How we work cases:

- Sustainment (changing behaviours)
 - Evidence gathering
 - Enforcement action
 - Court action for possession / eviction
- ‘Equalities impact assessment’ and timescales

Eviction for conviction of a serious offence: “Absolute grounds for possession”

Certain criminal offences can with us absolute grounds for possession:

- In the local area
- Outside the locality, but against either a person who lives, or has a right to occupy accommodation, in the locality
- Elsewhere against the landlord or someone employed (whether or not by the landlord) in connection with the landlord's housing management functions.

Fraud

The housing stock we have is precious and not there for people to profit from, exploit or misuse.

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Common themes:

- Obtaining a tenancy by deception
- Sub-letting
- Right to buy
- Unauthorised mutual exchanges

Other tenancy management

- Support and train Neighbourhood Teams to enable them to manage Sheffield City Council tenancies in accordance with Tenancy Conditions (You & Your Home).
- Manage cases of Unauthorised Occupiers – People who are in Sheffield City Council properties but do not have a tenancy. This could be due to the tenant quitting the property or on the death of the tenant.
- Take on other complex or serious cases including untidy Gardens, hoarding, permission refusals, denial of access and unauthorised occupation.

Safeguarding

- 1000 employed in Housing, serving some of the most vulnerable people in the city
- Safeguarding Lead and Practice Development Coordinators
- Working with partners to make Sheffield safer

Domestic abuse and cuckooing

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Questions?