

Committee: Housing Management and Almshouses Sub-Committee	Date: 30/09/2020
Subject: Mutual Exchange Policy Review	Public
Report of: Director of Community and Children's Services	For Decision
Report author: Liam Gillespie, Head of Housing Management	

Summary

The Mutual Exchange Policy was last approved by Committee in February 2018. It has now been reviewed as part of the policy review programme and is presented for re-approval.

Members may wish to note that there are no material changes to the policy. The policy is largely informed by legislation and the terms and conditions of our tenancy agreements. The review period for the policy has been increased to three years, in line with other new policies adopted by the Housing Service.

Recommendation

Members are asked to:

- Approve the Mutual Exchange Policy for use by the Housing Service

Main Report

Background

1. Mutual exchange is the mechanism by which tenants may move home by swapping tenancies. For secure tenants, there is a right of exchange under the Housing Act, 1985, and landlords may only refuse consent to exchange on limited grounds specified in the Act.
2. Mutual exchange can be a useful way of finding a new home and it is particularly useful for tenants who wish to transfer but who would have low priority on our housing register. Tenants are free to choose where they want to live, and in what type of property. Provided the exchange partner holds a relevant tenancy, a tenant may move anywhere in the country.
3. The Mutual Exchange Policy was approved by Committee in February 2018 and fell due for review in early 2020. This review is complete, and the policy is presented for re-approval, this time with a three-year review period in common with other policies adopted by the Housing Service.

Current Position

4. As this area of housing policy is governed largely by legislation and our tenancy terms and conditions, it is not a very changeable area of housing management.
5. Changes made to the policy are listed in the version control box and are confined to formatting, and the clarification of which tenancies are eligible to exchange (which is governed by law in any case).

Conclusion

6. The Mutual Exchange Policy is presented for re-approval, having first been approved by Committee in February 2018. No substantive changes came out of the review and a three-year approval period is suggested, to bring the policy in line with other recent housing management policies approved by Committee.
 - Appendix 1 – Mutual Exchange Policy (v.2 – 2020)
 - Appendix 2 – Summary of consultation responses

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