

# Tameside Registered Provider Partnership

**Joint Working Agreement  
February 2022**



The Tameside Registered Provider Partnership has been in existence for many years and more recently following changes in the structure of housing delivery and partners across the Borough has been operating on an informal, ad hoc basis.

The development of the Tameside Housing Strategy 2021 to 2026, provides ideal timing and opportunity to review and refresh the partnership working arrangements with all Registered Providers who own, manage, develop stock and provide housing services in the Borough.

**The purpose of the refreshed Partnership is;**

*‘To improve the housing offer in Tameside by delivering the priorities set out in the Tameside and GM Housing Strategies, through a collaborative approach to deliver place based management of existing stock, the development of new homes to meet a diverse range of needs, investing in communities and neighbourhoods to achieve and enhanced social and economic outcomes’*

It is proposed that all Registered Providers operating in Tameside become members of the Tameside Registered Provider Partnership, signing up to the Terms of Reference and support the Council in delivering the Corporate Plan, through the Housing Strategy.

The full membership would convene on an annual basis, as a minimum, to celebrate the previous year’s achievements, review the housing strategy forward plan for delivery to ensure;

- the membership of the operational ‘Strategic Partnership Group’ which sits below the Tameside Registered Provider Partnership has the appropriate membership bringing relevant skill , knowledge , experience, resource and expertise to meet the delivery requirements of the Strategy, and agree any changes necessary.
- the structure and delivery function of the ‘Strategic Partnership Group’, including sub groups/ task and finish working groups, is relevant to ensure priority projects and work programmes can be met.
- the priorities projects and programmes are in line with Housing Strategy keeping to the vision and aims.
- Partners are fully engaged, taking up opportunities to deliver projects and work programmes deriving from the Strategic Partnership Group.



## Terms of Reference

1. Set the overall vision and direction for collaborative working between Registered Providers, Private Sector and the Council.
2. Support the delivery and achievement of the Tameside Corporate Plan through the Housing Strategy's priorities, objectives and desired outcomes, promoting and celebrating delivery.
3. Collaborate to maximise the delivery of new homes at pace across the Borough, including identification of bid and funding opportunities to create new housing accommodation and service provision, research and support for new models of delivery, unlocking sites, supporting land assembly and through collaborative working, utilise available resources to ensure development opportunities, both revenue and capital, across the borough are brought to fruition.
4. Utilise existing stock, where appropriate, to support the Councils allocations process, enter into nomination arrangements for existing and newly developed homes, contributing to retaining balanced communities and working to ensure that these homes are truly affordable for local people.
5. The creation and delivery of home ownership products that support households into tenures of their choice.
6. Enabling an improved quality private rented sector offer in the borough, bringing empty homes back into use, reducing fuel poverty and creating better managed communities.
7. Develop place-based management solutions that promote community engagement and cohesion, promote financial and digital inclusion, reducing social isolation.
8. Deliver long term social and economic investment and development opportunities which support local people and communities, including tenants and their family members into education, training and employment.
9. Deliver specialist accommodation to meet the needs of the borough's residents promoting a person centred approach.
10. Assisting the prevention of homelessness, through provision of appropriate support, advice and accommodation.
11. Support the Council to build up on and develop an accommodation and service offer enabling older people to remain living in their homes for longer and access to appropriate accommodation to meet need as required.
12. Deliver and promote added value and social value through activities including investment, development, housing provision and services.
13. Support the Council with capital and revenue funding bids to enable delivery of projects and work programmes in the borough. These activities will assist to ensure contribution to the aims and objectives of Tameside's Inclusive Growth Strategy 2021-26 and beyond.
14. Support ambitions for re-purposing the borough's town centres.
15. Support initiatives to assist vulnerable people remain in their own homes e.g. Home Improvement Agency, Handy Person Service

## The Council use its best endeavours to:

- Enter into continuous market engagement, identifying opportunities for development, providing support to access funding through National programmes and sub-regional partnerships.
- Work in partnership to unlock challenging sites. We intend to work within the Greater Manchester Combined Authority framework to maximise resources available from the Housing Investment Fund but we also explore the development of a Tameside Housing Investment Fund that can provide investment funding to support viability. Commuted sums, capital receipts, new homes bonus and prudential borrowing may be used to build the fund which used flexibly with our partner members delivers positive outcomes.
- Work with Registered Providers to create new sites. This would include detailed examination of public sector and social landlord held assets and land to explore radical options for creating new sites.
- Share risk on sites. The Council intends to become more engaged with housing delivery, which may be direct delivery, investment in new housing and utilising our assets. Working with our preferred Registered Providers to consider joint site delivery where this is appropriate, particularly in more challenging locations.
- Support Registered Providers with land packaged deals enabling Registered Providers to access better quality sites in return for delivering more challenging sites.
- Support Registered Providers to develop intermediate housing products. Building on the previously successful LAMS product and some of the exciting products developed by GM partners. Options to manage this process, hold charges and fund equity loans where this supports scheme viability will be explored.
- Develop equity loans to create person centred housing solutions.
- Work with Registered Providers to financially support alternative delivery models such as custom build, co-operative living and Community Land Trusts.

## The Registered Provider partners will use their best endeavours to:

- Utilise existing stock and nomination arrangements together with delivery of new affordable rented homes, contributing to maintaining and rebalancing communities whilst demonstrating that these homes are truly affordable to local people.
- Agree with the Council to offer 50% of re-let stock as nominations. In the event that 50% of nomination are not achieved, evidence that direct relets combined with nomination provide 50% lettings in accordance with Appendix 3 of the Tameside Registered Provider Partnership, Joint Working Agreement
- Ensure 100% of new build Social Rent and Affordable Rent homes are offered to the Council on a nomination or direct let basis for first lets, and at least 50% nominations on subsequent lets in accordance with Appendix 3 of the Tameside Registered Provider Partnership, Joint Working Agreement unless planning obligations or conditions, or any other agreements require a higher percentage which will have primacy over any extant Local Lettings Policy. For sensitive lets a Local Lettings Policy may be agreed between the Council and the RP which will be time limited for a year and subject to review by the parties at the end of the period.

## Registered Providers through sub-group membership will endeavour to:

- Assist in maximising the delivery of new homes at pace across the Borough.
- Work with the Council to create intermediate products that support households into tenures of their choice as they move through their life.
- Develop models of delivery for new homes and services in partnership with the Council.
- Support the borough to develop a higher quality secure private rented sector offer.
- Develop place-based management solutions that promote community engagement, promote financial and digital inclusion and reduce social isolation.
- Positively disrupt the private rented sector market to create more stable and better managed communities, reducing fuel poverty and tackling anti-social behaviour.
- Demonstrate a long-term commitment to social and economic investment which supports local people and communities, particularly supporting tenants into education, training and employment
- Deliver specialist accommodation that meets our evidence-based need requirements and also provides person centred solutions.
- Support the authority to meet its homelessness obligations and supports preventative approaches
- Create an accommodation and service offer for older people to remain living in their homes for longer and access to specialist accommodation as it is required.
- Work with the Council to bring empty homes back into use.
- Demonstrate social value that benefits the communities and neighbourhoods of Tameside
- Support the Council's plans for re-purposing the borough's town centres
- Support other relevant Council initiatives e.g. Home Improvement Agency, Handy Person Service

## Registered Provider ‘Strategic Partnership Group’

Tameside Council will have a place on the Strategic Partnership Group and will be represented on all Sub Groups which flow from the work streams. Representatives will be drawn from Housing Growth, Operations and Neighbourhoods (including Homelessness), Planning, Adult Services, Children’s Services and Strategic Property and other departments including Legal, Policy and Finance as appropriate.

Homes England / CCG/ NHS representation and other Partners supporting capital and revenue programmes will be invited to have a role on the Strategic Partnership Group.

Registered Providers as members of the Tameside Registered Provider Partnership

- leading on Key areas of the Housing Strategy Delivery Plan
- Chair Sub groups delivering on key areas of the Housing Strategy Delivery Plan
- Registered Providers with a specialism will bring relevant skills , knowledge , experience , resources and expertise

The Chair and Deputy-Chair for the Strategic Partnership Group will be decided at the initial meeting for a term of 1 year. The election of Chair will be an agenda item for resolution on an annual basis, and any changes will be implemented following the annual meeting of the Tameside Registered Provider Partnership.

Meeting frequency will be monthly initially to set the work plan and programme, this will be reviewed with the Sub Groups taking on more operational work reporting back to the Strategic Partnership Group.

The Strategic Partnership Group is initially expected to run for the life of the strategy and will be reviewed alongside the Housing Strategy.

New members may join the Tameside Registered Provider Partnership at any time provided they sign up to the Terms of Reference which will enable access to the Strategic Partnership Group.



## Sub Groups

The Strategic Partnership Group, will establish the sub groups/ task and finish working groups as required. It is proposed that the following sub groups/ task and finish working groups are established and lead on the following themes;

Supported Housing	Housing Management/Allocations & Nominations/ Homelessness
<ul style="list-style-type: none"> <li>• Children’s Services including Leaving Care</li> <li>• Older People</li> <li>• Learning Disabilities &amp; Autism</li> <li>• Mental Health</li> <li>• Domestic Abuse</li> <li>• Complex Needs &amp; Other needs</li> </ul>	<ul style="list-style-type: none"> <li>• Housing advice all tenures</li> <li>• Housing letting systems, allocations &amp; nominations</li> <li>• Homeless Families</li> <li>• Single Homeless</li> <li>• Complex needs</li> </ul>
Place Making /Regeneration/Town Centres	Growth and Development
<ul style="list-style-type: none"> <li>• Ashton/ Hyde/ Stalybridge/ Droylsden/ Denton</li> <li>• Empty Property</li> <li>• PRS / Housing Standards</li> <li>• Estate based initiatives</li> <li>• Planning and Health, Safety and Welfare</li> </ul>	<ul style="list-style-type: none"> <li>• Needs and Demand, Type/ Tenure/ Location</li> <li>• Asset Management</li> <li>• Public and Private Sector Land and Property/ Procurement/ Collaboration</li> <li>• Allocations /Funding and Funding Bids/ 5 year Development Programme</li> <li>• Section 106 on site and Commuted sums.</li> <li>• Meeting for specific projects related to the sub groups will be facilitated by the relevant Council Directorate/ Department.</li> </ul>

### DECLARATION

Nothing in this Agreement shall create, or be deemed to create, a partnership (under the meaning given in the Partnership Act 1890), or the relationship of principal & agent between the parties to this Agreement. Except as expressly authorised in this Agreement, no party to the Agreement has any authority to act, make representations or bind or contract on behalf of any of the other parties to this Agreement.



## Appendix 1 – The Partnership Structure





## Appendix 2 – The Signatories

The following organisations commit to the purpose and principle of this Joint Working Agreement. All signatories are members of the Tameside Registered Provider Partnership.

Organisation	Name and Designation	Signature	Date
			
			
			
			
			
			
			
			
			



Organisation	Name and Designation	Signature	Date
			
			
			
			
			
			
			



## Appendix 3 – Direct Lets

**The following are households whose circumstances may be considered suitable to be suggested by the Council for a Direct Let under this agreement:**

- Households under homelessness legislation that TMBC currently owe a Prevention, Relief or Full Statutory Duty (s.193) to.
- Households who have not presented as homeless but are considered a priority for rehousing by Children's or Adults' services (the Social Care Authority)
- Households suffering domestic abuse or racial harassment
- Ex armed forces personnel with suitable homes.
- Households with a member who has a physical or mental health condition made worse by current housing (including requirement for an adapted home)
- Households moving into first tenancies (from supported housing)
- Care leavers with appropriate support package.
- Households with an Inhabitable home as confirmed by local authority.
- Those moving for employment or for education.
- Moving to provide family support or for caring purpose.
- Applicants that can demonstrate a contribution to the local community e.g.volunteering.
- Overcrowded by at least one bedroom according the bedroom standard
- Moving because they can't afford where they currently live.
- Moving into first tenancies (from family home or currently staying with family/friends)
- Losing or lost home due to a relationship breakdown.

All households will have a local connection as defined by the Housing Act 1996, except for households who are exempt (e.g. u armed forces within 5 years of leaving) or the Council has a statutory duty to assist.

