

Report to: Housing Review Board



Date of Meeting 22nd January 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Possession of Council Homes and Garages Policy

Report summary:

This report updates how the Council's Rental Team deal with the possession of council houses and garages. It establishes guidelines for the recovery of any Council property created by a breach of tenancy/licence, whilst supporting customers in matters relating to financial/social inclusion.

This report has been consulted on by the Tenant and Leaseholder Panel in June 2025 and their input has been added to the policy.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

1. The Housing Review Board to recommend to Cabinet that they approve the proposed updated Possession of Council Homes and Garages Policy.

Reason for recommendation:

The previous policy is now out of date and the wording and grammar has been changed in accordance with the input of the Tenant and Leaseholder Panel. There are no legislative changes.

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Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☐ Place, Infrastructure and Strategic Planning
- ☒ Sustainable Homes and Communities

Equalities impact Medium Impact

The Rental section will tailor its service to meet the diverse needs of individuals. They will foster good relations with people when providing their services to eliminate discrimination and promote equality of opportunity.

Climate change Low Impact

Risk: Low Risk; .

Links to background information [Census - Office for National Statistics Financial Lives 2022 survey: insights on vulnerability and financial resilience relevant to the rising cost of living | FCA](#)

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ A supported and engaged community
 - ☐ Carbon neutrality and ecological recovery
 - ☐ Resilient economy that supports local business
 - ☒ Financially secure and improving quality of services
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Purpose of Report

This document outlines East Devon District Council's (EDDC), Rental team's approach to the possession of Council dwellings and garages, after a breach of tenancy through non-payment of rent/service charges. The aim of this Policy is to create a rent payment culture, thereby ensuring that rent and charges are collected quickly and effectively, whilst also offering help and support to our tenants/licensees if needed or requested in matters relating to financial inclusion and the ability to manage their money. Eviction is used only as a last resort.

The policy has been reviewed in line with the review deadline. There have been no legislative or material changes, but wording and formatting have been updated in consultation with the Tenant and Leaseholder Panel.

Financial implications:

The policy update does not create any implications to which to comment.

Legal implications:

The statutory framework is set out within the policy document and requires no further comment.