

Tenancy Strategy 2026-  
2031

Seeking Members  
views prior to Cabinet



# Purpose

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- Explain the draft Strategy and how it interacts with the Allocations Policy and Homelessness Strategy
- Seek Member feedback prior to Cabinet

## Key Message

Shape the Strategy before Cabinet

# Why have a Tenancy Strategy?

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- Localism Act 2011 requirement
- Sets expectations for Registered Providers
- Reflects Renters' Rights Act 2025
- Reflects Social Housing Regulation Act 2023
- Supports Corporate Plan priorities

## Key Message

A consistent framework for social housing across the Borough

# How Strategies & Policies fit Together

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## **Allocations Policy**

- Who is eligible to join the housing register
  - Qualification criteria (who can apply)
    - Priority bands/points
  - Reasonable preference categories
  - New homes advertised and allocated
  - Allocations are to suitable properties
  - Direct lets and emergency allocations
    - Reviews and appeals
- How is equality and fairness considered

## **Tenancy Strategy**

- Type of tenancy social landlords offer
- The use of fixed term or life time tenancies
  - Tenancy reviews and renewals
- Principles for rent and service charge setting
  - Tenancy Sustainment & support
    - Support Services
- Measures to prevent eviction and tenancy breakdown
- Partnership working between council and registered providers

# Ctd....

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## **Homelessness & Rough Sleeper Strategy**

Identifies Households at risk of homelessness

Prevents homelessness before it occurs by providing early intervention

Housing advice and statutory homelessness duties

Supports to access to accommodation (temporary, emergency, long term)

Co-ordinate support for vulnerable groups

Reduce Rough Sleeping

# Content of the Tenancy Strategy

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The strategy must set out matters which all registered providers of social housing in its area must consider when framing their own tenancy policies on:

- types of tenancies they will grant
- circumstances under which different types of tenancies will be granted
- where they elect to grant fixed-term tenancies, the length of the fixed term
- circumstances in which they will grant a further tenancy when the fixed-term expires
- Rent and service charges are affordable and comply with rent setting legislation and the rent standard
- Sustainment and support to prevent eviction and tenancy failure

Registered providers of social housing include the local housing authority itself and all private registered providers of social housing (PRPSHs) that are landlords in the area.

# What will the Strategy Deliver?

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- Sustainable tenancies
- Affordable homes
- Better use of stock
- Strong partnerships
- Transparent decisions

## Key Message

Supporting residents and communities

# Best use of Housing Stock

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- Reduce overcrowding
- Encourage downsizing
- Better use of adapted homes
- Mutual exchange

## Key Message

Making every home count

# Consultation

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- Requirement to consult with all Registered Providers
- Work will continue to ensure all RP's have Tenancy Policies in place that adhere to the Tenancy Strategy
- Regular meetings to share information and ensure that nominations are being accepted by RP's to house those in greatest need
- Ensure nomination agreements are fit for purpose
- Public consultation ran for 4 weeks
- 10 respondents (5 SBC tenants and 5 who identified as homeless or in temporary accommodation)
- All agreed with principles of the Strategy
- Key themes; more social and affordable housing, long waiting lists, tenancy support is very important to them as is partnership working between the local authority and registered providers

# Stevenage's Housing Challenge

- 1,552 households on Housing Register
- 1,541 in Reasonable Preference
- Around 459 lettings in 2025/26
- 9,000+ social homes
- Build more (1000 homes by 2030)

## Key Message

Demand continues to exceed supply

# Questions for CSC

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- Does the Tenancy Strategy offer a framework for Registered Providers to operate under?
- Are there any gaps that you have identified?

Thank you

