



Tenancy Strategy

Report Author

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Purpose of Report

To seek approval of the Tenancy Strategy 2026-2031 which was recommended by the Housing Overview and Scrutiny Committee meeting of 5 February 2026.

Recommendations

Cabinet is asked to:

- 1. Approve the adoption of the Tenancy Strategy 2026-2031 subject to the outcome of the consultation with tenants.**
- 2. Delegate authority to the Director of Housing and Projects to make minor alterations and amendments to the Policy post adoption as required by changes to regulations and expectations by the Regulator for Social Housing**

Decision Information

Is this a Key Decision?	Yes
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing Effective council
Which wards are impacted?	All

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The Tenancy Strategy itself does not create financial commitments. However, the approach to tenancy types, sustainment, and efficient use of stock supports long term financial sustainability by helping to reduce tenancy failure, homelessness pressures, and void turnaround costs.

Completed by: David Scott – Assistant Director of Finance and Deputy S151 Officer.

Legal and Governance

- 1.2 The Council is required under the Localism Act 2011 to publish a Tenancy Strategy. The draft Strategy meets this statutory requirement and provides a clear framework for Registered Providers operating within South Kesteven. It reflects relevant legislation including the Housing Act 1996, the Housing and Planning Act 2016, the Equality Act 2010, and the Domestic Abuse Act 2021.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

- 2.1. The Localism Act 2011 requires all local housing authorities in England to publish a Tenancy Strategy to set the framework for which Registered Providers of social housing should follow when developing their own tenancy related policies.
- 2.2. South Kesteven District Council's existing Tenancy Strategy is due for review. The draft Tenancy Strategy 2026–2031 has been developed to ensure the Council continues to meet its statutory obligations while responding to local housing need, demographic change, and pressures on the availability of affordable housing.
- 2.3. The Strategy provides guidance on:
- The types of tenancies that may be granted.
 - The circumstances in which particular tenancy types should be used.
 - The length of fixed-term tenancies and the approach to renewal.
- 2.4. The Strategy also aligns with the Council's wider housing and corporate strategies, including the Housing Strategy, Housing Allocations Policy,

Lincolnshire Homelessness and Rough Sleeping Strategy and SKDC's Corporate Plan.

3. Key Considerations

- 3.1. Members are asked to consider the following key aspects of the draft Tenancy Strategy:

Security and Stability for Tenants

- 3.2. The Strategy seeks to balance flexibility with security of tenure, promoting the use of secure or assured tenancies wherever appropriate, particularly for families, older residents, and households with long-term support needs.

Best Use of Housing Stock

- 3.3. The Strategy supports the efficient use of social housing by encouraging regular tenancy reviews, addressing under-occupation and overcrowding, and supporting existing tenants to move to accommodation better suited to their needs.

Consistency and Clarity

- 3.4. Clear guidance is provided to Registered Providers to ensure tenancy approaches across the district are transparent, fair, and aligned with local priorities.

Partnership Working

- 3.5. Registered Providers play a key role in delivering affordable housing locally. The Strategy establishes shared expectations while allowing flexibility for providers to manage their stock effectively.

Safeguarding, Equality and Domestic Abuse

- 3.6. The Strategy reinforces expectations around safeguarding, equality, and the protection of victims and survivors of domestic abuse, in line with statutory duties and best practice.

4. Other Options Considered

- 4.1 The option of not reviewing or updating the Tenancy Strategy was considered. This option was discounted as it would risk non-compliance with statutory requirements and would not reflect current legislation, policy guidance, or local housing pressures.

5. Reasons for the Recommendations

- 5.1 The Tenancy Strategy provides an up-to-date, legally compliant framework that supports the Council's housing objectives and promotes sustainable, balanced communities.

- 5.2 Adopting the Strategy will ensure compliance with the Localism Act 2011 which requires all local housing authorities in England to publish a Tenancy Strategy to set the framework for which Registered Providers of social housing should follow when developing their own tenancy related policies

6. Consultation

- 6.1. A workshop held with the Housing Overview and Scrutiny Committee on 7 January 2026, where this document was presented for comments.
- 6.2 A two-week public consultation went live on 27 January 2026 and closed 10 February 2026. This was emailed to all local Housing Associations however; no responses were received. Four responses were received from members of the public which were broadly positive, with most respondents finding the information on tenancy types clear and expressing strong support for tenant involvement in policy development.
- 6.3 Consultation is currently underway with Council tenants who we hold email addresses for. If there are any major changes required to the strategy following the conclusion of the consultation the strategy will be represented to Cabinet for approval.
- 6.4 The consultation report is attached at Appendix 2.

7. Background Papers

- 7.1. SKDC's current Tenancy Strategy can be accessed at the following link:
[Tenancy Strategy final.pdf](#)

8. Appendices

- 8.1. Appendix 1 - Draft Tenancy Strategy 2026–2031
- 8.2. Appendix 2 – Consultation report