



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Tenancy Strategy Consultation
February 2026



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Table of Contents

Executive Summary	Page 2
Purpose of report	Page 2
Background	Page 2
Purpose of consultation	Page 3
Legislation	Page 3
Scope, objectives and methodology	Page 4 -5
Results	Page 5
Conclusion	Page 12



Executive Summary

1. Tenants were asked for their views on SKDC's Tenancy Strategy in a two-week consultation which took place during the latter part of January and the first few days of February 2026.
2. Opening on 27 January 2026, the consultation was open for two weeks, closing on 10 February 2026. Four responses were received.
3. Setting out how SKDC will determine which type of tenancy should be offered to an individual, tenants were asked if they thought the scope and purpose of the policy had been communicated clearly. One tenant (25.0 %) said that the parameters of the document had been clearly identified. One tenant (25.0%) said that they hadn't, and two tenants (50%) didn't know.
4. When asked if they thought that the information provided about each of the different types of tenancy in the Tenancy Strategy was clear and easy to understand three quarters of tenants (3 or 75.0%) said that it was.
5. There was strong support for tenant involvement in the drafting and preparation of housing documents like the Tenancy Strategy. When asked, all respondents (4 or 100%) said that it was very important that tenants be involved in this process.

Purpose of report

6. The purpose of this report is to update South Kesteven District Council (SKDC), Cabinet and Housing Overview and Scrutiny Committee with the results of the consultation that took place with tenants during January 2026 on its Tenancy Strategy.

Background

7. Respondents were informed that the Tenancy Strategy will provide South Kesteven District Council and other social housing providers with a strategic framework to refer to when granting tenancies, for the next five years – from 2026 to 2031.



8. The strategy, they were told, sets out how South Kesteven District Council determines which types of tenancies to offer its tenants. It also provides guidance for other social landlords (registered providers) operating in the district to consider when developing or reviewing their tenancy policies.
9. The document includes:
 - A recommendation on the type of tenancies local social landlords should grant
 - The circumstances under which different types of tenancies will be granted
 - Where fixed-term tenancies are granted, the length of the fixed term and the circumstances in which a further tenancy will be granted when the fixed term expires
10. Tenants were told that the strategy had been reviewed to ensure that it responds to local housing needs, takes account of new legislation including the Domestic Abuse Act 2021¹, and reflects local housing market conditions.

Purpose of consultation

11. The purpose of this consultation is to ensure that tenants can feedback on the structure and content of SKDC's Tenancy Strategy prior to its implementation. It has been updated to incorporate new legislative requirements.

Legislation

12. The Tenancy Strategy has been drafted in accordance with the requirements set out in:
 - The Localism Act 2011 -section 150²

Other pieces of legislation include:

- The Housing Act 1988³
- The Housing Act 1996⁴

¹ Section 79 of The Domestic Abuse Act 2021 which protects a victim's security of tenure. This means that when a lifetime social tenant is rehoused by an authority due to domestic abuse, the new tenancy must also be a secure (lifetime) one

² Section 150 of the UK's [Localism Act 2011](#) places a duty on local housing authorities in England to create and publish a **Tenancy Strategy**, outlining their approach to social housing tenancies, including lengths of fixed-term tenancies and circumstances for granting further ones, guiding registered social housing providers on their policies and promoting sustainable communities

³ Section 5 of The Housing Act 1988. This established security of tenancy for assured tenancies

⁴ The Housing Act 1996. This formalised **housing allocation schemes**, giving **reasonable preference to vulnerable groups**, introduced measures to tackle **anti-social behaviour**, and established the framework for tenants to gain **Right to Manage**



Scope

13. This consultation was open to all SKDC tenants.

Aims and Objectives

14. The aims of the strategy are to balance tenant security, efficient use of housing and local housing needs.

They include:

- **Security of Tenure:** To provide long-term stability for tenants
- **Best Use of Housing Stock:** To promote efficient use of homes and reduce under-occupation and overcrowding
- **Choice, Clarity and Consistency:** To ensure tenants clearly understand tenancy options
- **Sustainability of Communities:** To support balanced, mixed communities
- **Collaboration with Registered Providers:** To align tenancy policies with local needs

15. The objectives of the consultation were to:

- Ensure tenants and registered providers were given an opportunity to review and comment on various elements of the draft Tenancy Strategy document
- Check that the Tenancy Strategy meets local needs
- Check that tenants understand the strategy
- Measure the degree of support for the draft Tenancy Strategy
- Inform the decision that will be taken by Cabinet in respect of the draft Tenancy Strategy

Methodology

16. The responses to this consultation were collected over a two-week period (27th January through to 10th February 2026). Four responses were received. The data was gathered via a web link to an on-line survey. Printed copies of the survey were made available to tenants who requested them. For those who wanted more detail, the survey included a link to the draft Tenancy Strategy.

17. A workshop was held with councillors to discuss the proposed changes on 7 January, and members of a Tenants Focus Group were also asked to review the document on 14 January 2026. The feedback from each of

these meetings has already been collated and is the subject of a separate submission.

18. The survey included the following sections:

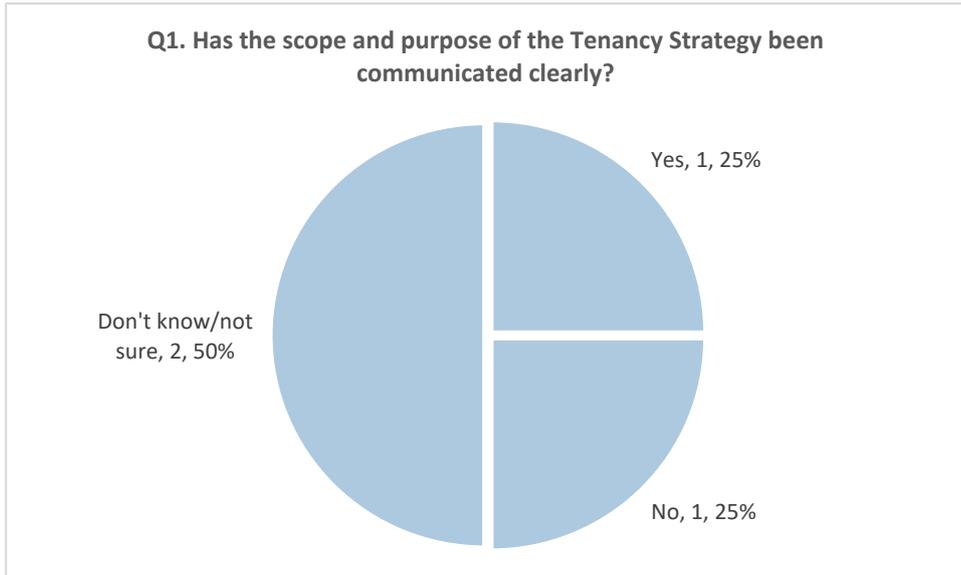
- An introduction to the consultation, why tenants help was needed and how their feedback will be used
- Why a Tenancy Strategy has been drafted
- An option for the consultees to make further comments on various elements of the strategy including aims, types of tenancy and clarity
- An opportunity for the consultees to supply their details so they can be contacted, if they so wish
- A thank you and closing date

The results

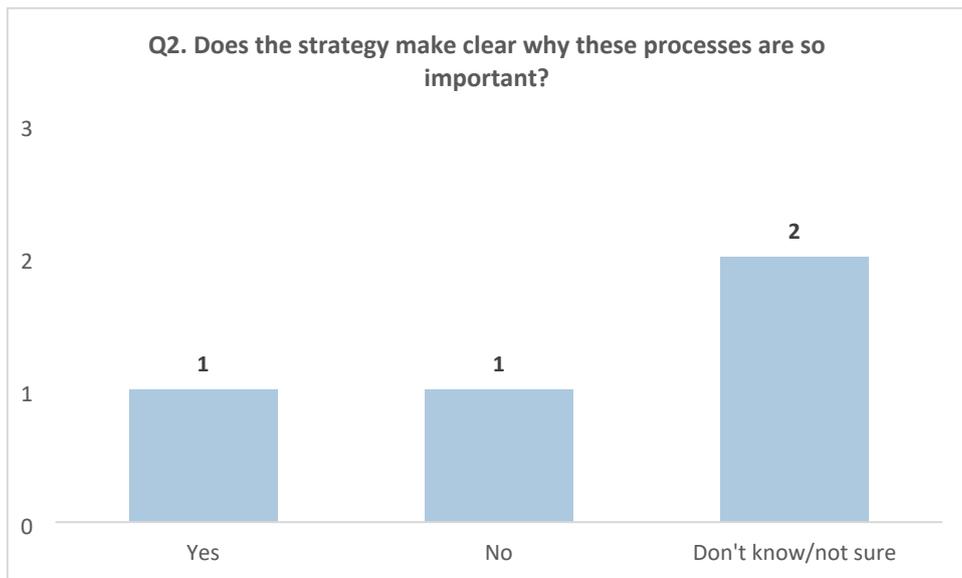
19. The first section of the survey asked tenants about the scope and purpose of the Council's Tenancy Strategy. They were told that the document sets out how SKDC will determine the types of tenancy it offers its tenants.

20. It also provides guidance to Registered Providers of Social Housing on the types of tenancies, fixed-term lengths, review processes, and circumstances for granting further tenancies.

21. When asked if the scope and purpose of the strategy had been communicated clearly, one respondent (25.0%) thought that it had been. One (25.0%) thought that it hadn't. Half of those taking part didn't know or weren't sure, as illustrated in the graph below:



22. This level of uncertainty was also apparent in the answers to question 2. This asked respondents if it was clear in the strategy why the processes to grant tenancies were so important. One respondent (25.0%) said that it did, one (25.0%) said that it didn't, and two respondents (50.0%) didn't know or weren't sure.



23. One respondent (25.0%) said that it did, one (25.0%) said that it didn't, and two

respondents (50.0%) didn't know or weren't sure.

24. Those who chose to answer either no or don't know/not sure were asked what would improve things. Three suggestions were received. These were:

- a request to make things clearer
- to use Plain English
- to highlight the changes between the old document and the new one

These points are illustrated in the quotes below:

“Changes should be made clearer”

“It would be nice to have it explained in plain English rather than legal speech created to deliberately confuse”

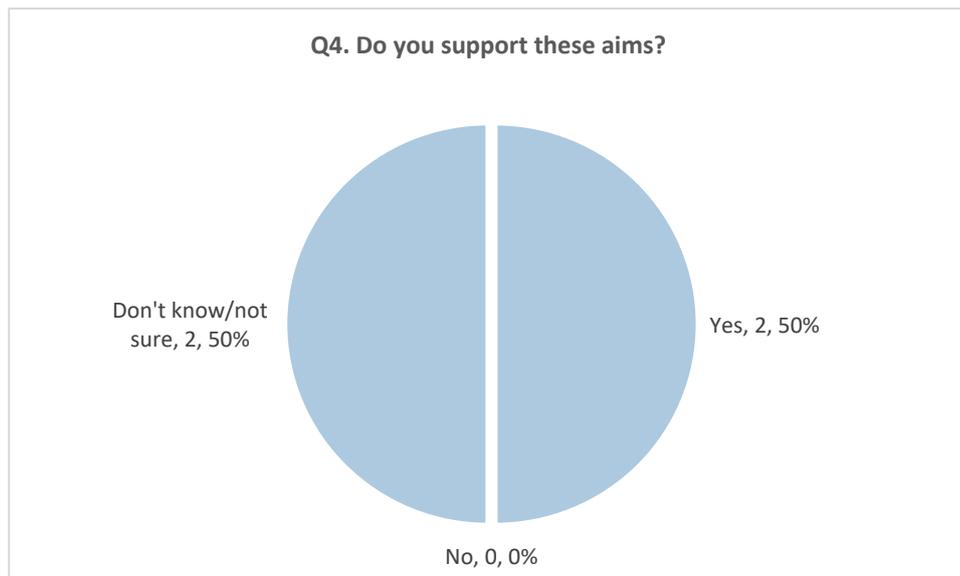
“How is the new agreement different to the old one?”

25. The fourth question on the survey asked tenants if they agreed with the aims set out in SKDC's Tenancy Strategy which are to balance tenant security, efficient use of housing and local housing needs.

The aims of the strategy are:

- **Security of Tenure:** To provide long-term stability for tenants.
- **Best Use of Housing Stock:** To promote efficient use of homes and reduce under-occupation and overcrowding.
- **Choice, Clarity and Consistency:** To ensure tenants clearly understand tenancy options.
- **Sustainability of Communities:** To support balanced, mixed communities.
- **Collaboration with Registered Providers**

26. Half of the tenants that participated in this consultation (2 or 50.0%) agreed with the aims listed in the strategy. Half of them (2 or 50.0%) didn't know or weren't sure, as illustrated in the graph overleaf:



27. When asked which of the aims was most important to them, two responses were received. One respondent chose “To promote the best use of housing stock, to reduce under-occupation and overcrowding” and the other chose “Security of Tenure - To provide long term stability for tenants. Their comments are below:

“Reducing under-occupation and overcrowding”

“Providing long-term stability for tenants”

28. Two respondents wanted SKDC to focus on other aims. One was within the scope of the Tenancy Strategy, one related to repairs and maintenance. These were to provide a safe tenancy for people and to put right issues arising from repairs.

“Providing a safe tenancy for people”

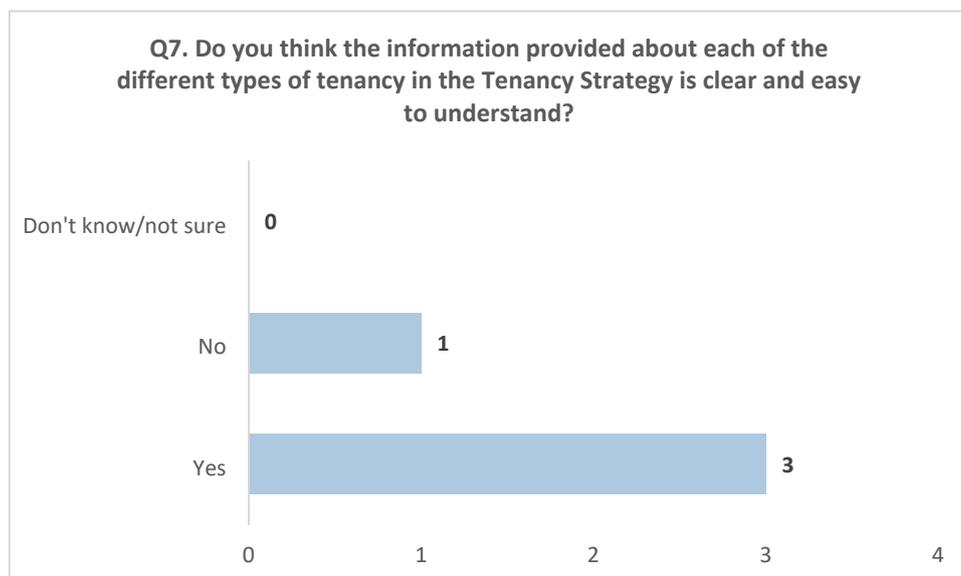
“Correct repair work over bodge jobs”

29. Respondents were then asked about the types of tenancy outlined in SKDC’s Tenancy Strategy. These included:

- Introductory tenancies – used by the Council for new tenants for an introductory period of up to 12 months

- Starter tenancies – used by registered providers for new tenants for an introductory period of up to 12 months
- Assured or secured tenancies – recommended for most Council and Registered Provider tenants – they offer long term stability
- Assured shorthold tenancies – used by Registered Providers or Private Landlords they offer flexible time limited housing arrangements
- Flexible tenancies – granted for a fixed term of between 2 and 5 years
- Demoted tenancies – used following a court order when tenants have breached their tenancy, they encourage positive behaviour with reduced tenancy rights

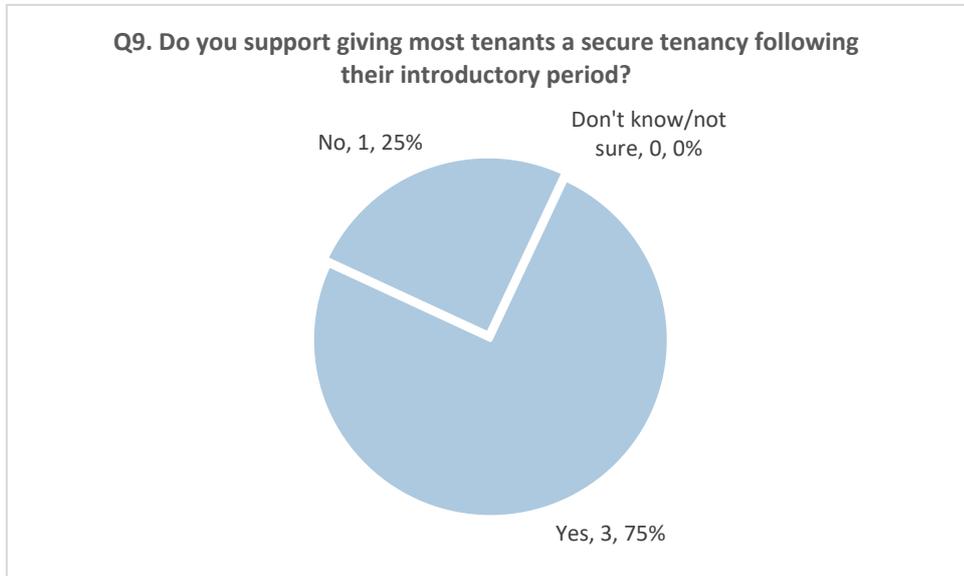
30. The next question on the survey asked tenants if they thought the information provided about each of the different types of tenancy in the Tenancy Strategy was clear and easy to understand. Three quarters of respondents (3 or 75.0%) thought that it was, and one respondent (25.0%) thought that it wasn't. This is illustrated in the chart below:



31. When given the opportunity to explain why they had answered no, and what would make the explanation more straightforward the respondent asked that the contents of the strategy be provided in plain English.

“For me it really needs to be put in very plain English”

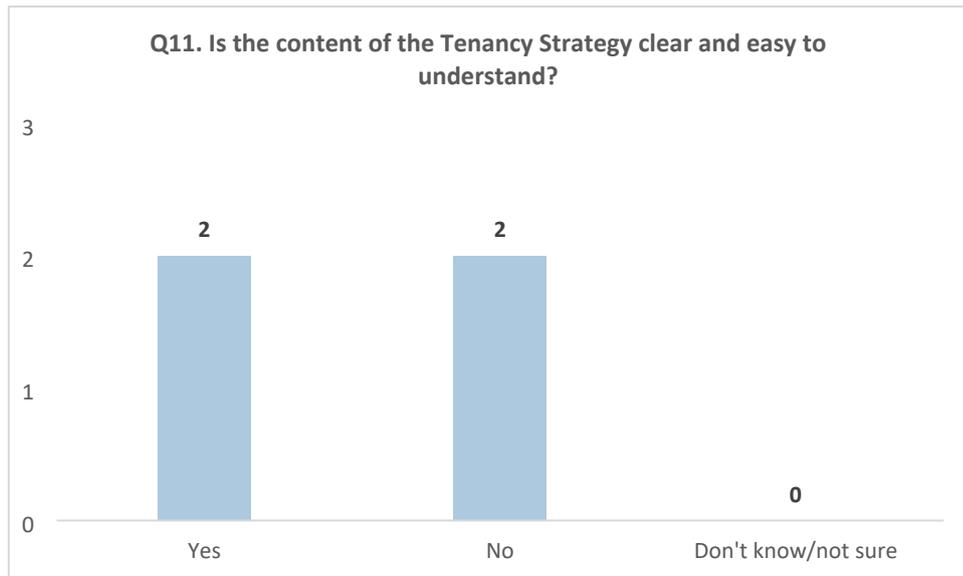
32. The strategy states that SKDC prefers to offer secure tenancies to its tenants, once their introductory period is completed. Those taking part in the consultation were asked if they supported this course of action. Three quarters (3 or 75.0%) said that they did, as shown below:



33. When invited to expand on their answer, the reason for the respondent’s lack of support becomes clear. Focusing on a housing management issue – anti-social behaviour- rather than on granting tenancies, the explanation for their reticence is illustrated below:

“Some people need better screening when it comes to it as I’ve nothing but issues with drugs and bad neighbours”

34. The next section of the survey asked tenants for feedback on the format of the document. When asked if they thought the content of SKDC’s Tenancy Strategy was clear and easy to understand, half of those taking part (2 or 50.0%) thought that it was. The other half (2 or 50.0%) thought that it wasn’t. This is illustrated in the graph overleaf:

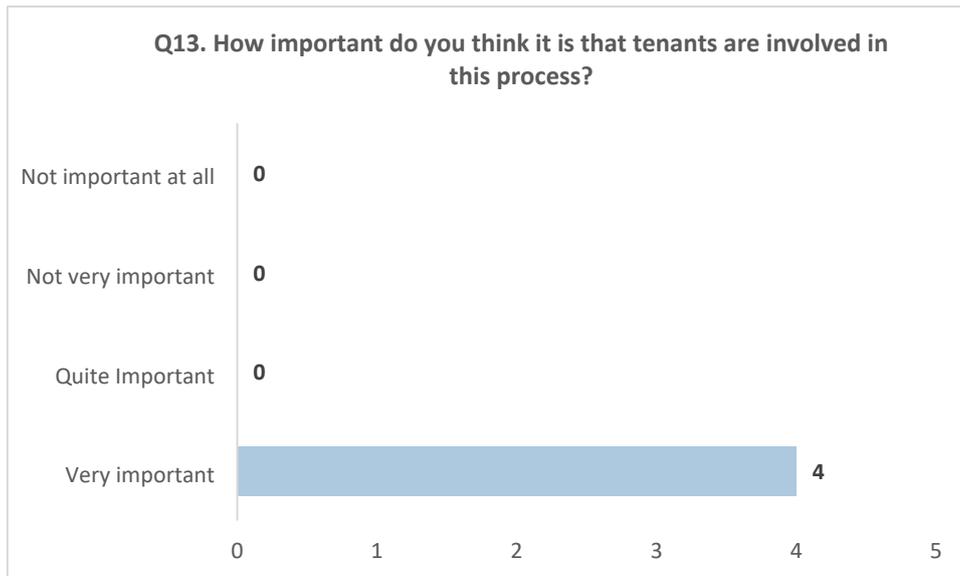


35. The next question on the survey asked respondents, if they had answered either no or don't know/not sure, what would make things more straightforward. Rather than providing an explanation of why they think the strategy is not easy to understand, one tenant used the opportunity to raise an area of concern. The other asked if changes between the old and new versions could be highlighted. These viewpoints are illustrated in the quotes below:

“Because people still feel the need to go against it all”

“How are the new documents different from the old ones?”

36. Respondents were told that the Council thinks it is important that tenants are involved in the preparation and drafting of documents like the Tenancy Strategy because it helps to ensure their needs and priorities are reflected in SKDC's policies and procedures. When asked how important it was for tenants to be involved in drafting new policies and procedures, all tenants (4 or 100.0%) stated that it was very important, as illustrated overleaf:



37. The final question on the survey asked respondents if there were any other changes they would like to see made to SKDC’s Tenancy Strategy. One comment was received. This focused on a housing management issue –evicting tenants for anti-social behaviour – rather than granting tenancies, as illustrated in the quote below:

“Make it easier to evict tenants for antisocial behaviour.”

Conclusion

38. The feedback from this consultation has been reasonably positive but is limited by the number of responses that have been received. Because this is so low it means that it is difficult to draw robust conclusions from the data that has been collected. The limited number of responses may be due in part to this consultation being one of three tenants have been asked to comment on within the same timeframe, the others being consultations on the Asset Management Strategy and the Voids Policy.

39. Analysing the comments from respondents revealed good levels of understanding in some areas. Three quarters of respondents (3 or 75.0%) thought the information provided about each of the types of tenancy was clear and easy to understand. One respondent didn't think that it had been explained as clearly as perhaps it could have been, as summarised by their quote:

“For me it really needs to be put in very plain English”

40. It might be worth investigating if the inclusion of additional diagrams in the document would help tenants to understand the process, and what is included and what isn't. One tenant also requested that the differences between the existing and updated strategy were highlighted, as this would aid their understanding.

41. Members are asked to note the results of this consultation. A key document for the Council, the strategy will help SKDC to determine which type of tenancy should be offered to an individual. It will also be used to provide guidance to Registered Providers of Social Housing on the types of tenancies, fixed-term lengths, review processes, and circumstances for granting further tenancies.

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Communication and Consultation

South Kesteven District Council

24th February 2026