

TENANCY STRATEGY 2026-2031

PROVIDING SECURE, AFFORDABLE AND SUSTAINABLE HOMES THAT SUPPORT RESIDENTS TO THRIVE, WHILE MAKING THE BEST USE OF STEVENAGE'S SOCIAL HOUSING STOCK.



WHY THIS MATTERS

 1,552 households on the Housing Register.

 1,541 households in reasonable preference need.

 Only 459 lettings completed in 2025/26.

 Over 9,000 social homes across Stevenage.



STRATEGIC PRIORITIES

Secure & Sustainable Tenancies

- Promote long-term tenancy security.
- Support tenants to sustain their tenancies
- Prevent homelessness through early intervention.
- Provide tailored support for vulnerable residents.

Affordable & Suitable Homes

- Improve access to affordable housing.
- Ensure homes meet household needs.
- Consider affordability alongside energy efficiency.
- Support residents through changing circumstances.



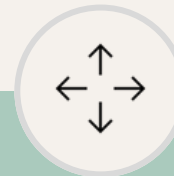
STRATEGIC PRIORITIES

Making Best Use of Housing Stock

- Reduce under-occupation
- Tackle overcrowding.
- Encourage downsizing and mutual exchange.
- Maximise use of adapted homes.
- Re-let empty homes quickly.

Strong Partnerships & Fair Allocations

- Work closely with Registered Providers.
- Maintain transparent allocations.
- Support local housing priorities.
- Monitor tenancy outcomes
- Ensure fairness and accountability.



KEY DRIVERS FOR CHANGE

 Growing housing need.

 Affordability pressures.

 Limited housing supply.

 Renters' Rights Act 2025 reforms.

 Changing customer needs.



WHAT SUCCESS LOOKS LIKE BY 2031

 More households housed in affordable accommodation

 Stronger tenancy sustainment and fewer tenancy failures

 Reduced overcrowding and under-occupation

 Higher tenant satisfaction

 Better use of existing housing stock

 Strong partnerships delivering local housing priorities