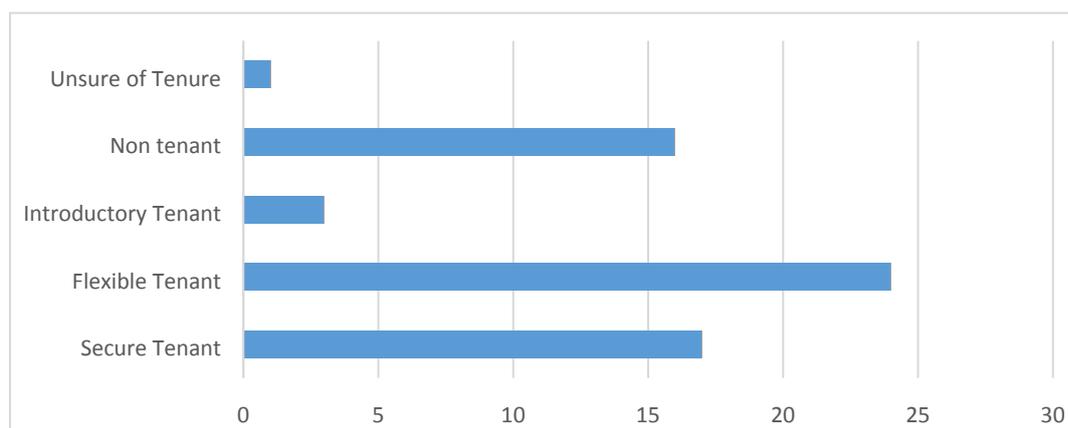


Results of the Flexible Tenancy Survey

This survey was carried out from the beginning of October to the 7th November 2019. An invitation to take part in the online survey was sent with tenant rent statements, which were sent out at the end of September. Notifications were also put on 'Moving with Dacorum' (Civica), Facebook & Twitter inviting tenants and those on the Housing Register to take part.

We received a total of 61 responses made up as follows:



All respondents with a secure tenancy were happy with their tenure type citing reasons such as stability, security and the sense of belonging to a community. Conversely, all those with a flexible tenancy were not happy with their tenure type for similar reasons stating the lack of security and stability for their family, and the constant worry of not knowing if it will be renewed at the end of the fixed term.

Those with an introductory tenancy were happy with their current tenancies, but expressed a preference for a secure tenancy at the end of it.

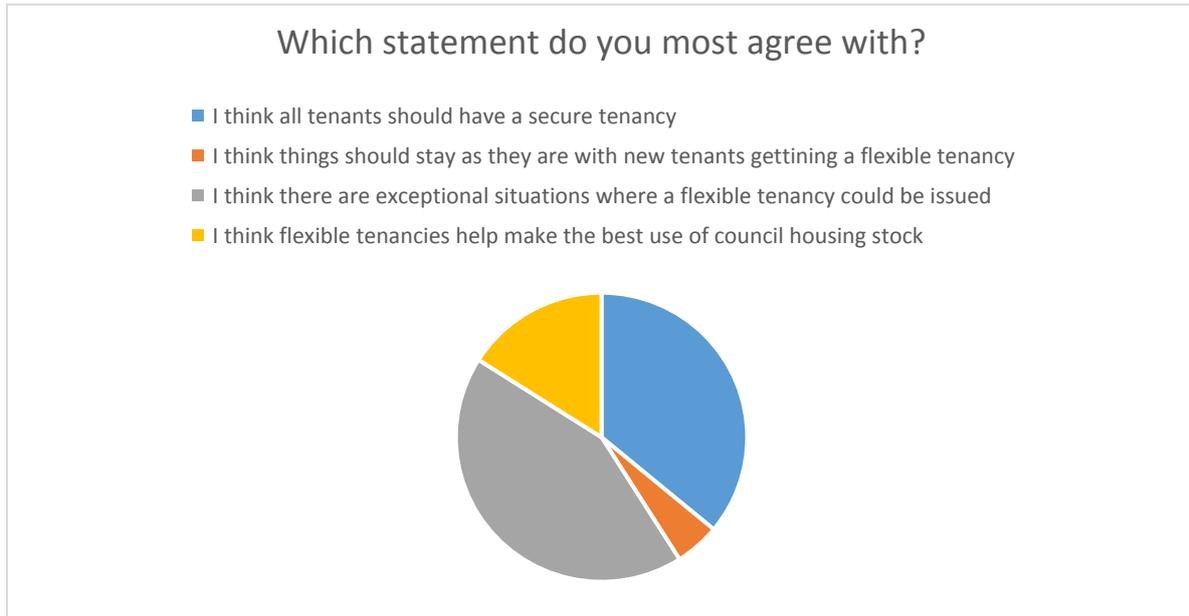
Of the 16 non-tenants who responded, 10 would prefer to have a secure tenancy should they be offered a tenancy, three were happy to have a flexible tenancy and three were unsure/had no opinion.

Interestingly, of the 61 respondents, only two were unaware of the differences in tenure – both had a secure tenancy, which may account for that result.

The survey did not present many surprises, and the comments made by respondents were similar in that security was an important factor for all tenants – those with secure tenancies appreciated the security of having somewhere to call “home” for the long-term, and were happy to decorate their homes and were putting down roots in the community where they lived.

Many of those with flexible tenancies said they had feelings of anxiety and worry. One said they were reluctant to decorate the home in case they had to move on, some said they would not want to leave the neighbourhood they lived in once their children had left home as they felt part of that community and were worried about what the future held.

The final question in the survey asked respondents which statement they most agreed with and what was interesting was that although a high percentage of respondents thought that flexible tenancies were a good use of council housing stock – freeing up properties for those in need, and that there was a place for flexible tenancies in exceptional circumstances only three people were happy to have a flexible tenancy themselves.



Although, the number of respondents was disappointingly low, what we can take from the survey is that people would prefer to have the security of a secure tenancy, even though they can see a benefit of flexible tenancies.