

**Support when you need it
to live an independent life**

**Central
Bedfordshire**

**great
lifestyles**



How we live here

**A guide to living in a sensitively let
property for new tenants and existing**

A great place to live and work.

What do sensitive lettings mean?

We have developed a Sensitive Lettings Plan for Kingsbury Court so that the council can be more flexible about sometimes letting properties in the scheme to people aged under 55. When we let to people aged under 55, criteria will be used to sensitively let to people that we feel, through talking and listening to existing residents, will be most appropriate to live at the scheme.



Why??

The reason for this is because we have worked closely with you, the residents to ensure that we have a good understanding of what is important to you, and what makes this scheme a good place to live.

What we found was that safety, security and a peaceful life was at the top of most people's wish lists, and the success of these things revolved greatly around the type of people that live in the scheme.

So??

We are introducing sensitive lettings criteria so that we can use the scheme to meet housing needs over a wider age range, but at the same time maintain the character of the scheme that has built up over many years, for the benefit of existing residents.

We felt that this would be the best way to look at prospective tenants aged under 55, and only allocate them a property on this scheme if they have similar wishes for that safe, secure and peaceful life that is already very much at the heart of the scheme, and a lifestyle that fits.

The Criteria

From April 2017, new tenants to Kingsbury Court must be aged 55 or older (unless part of a couple where one is aged 55 and the other is younger).

Or

New tenants must have a disability (unless part of a couple where one person has a disability and the other does not), and priority will be to those households where at least one tenant is aged 40 or older.

Lettings outside these criteria will be made only by exception, subject to the approval of the Housing Needs Panel.

We will not let to households that include another adult who is not the tenant's spouse or partner, unless either that adult is the tenant's carer, or that adult has a disability and the tenant is their carer; and in either case unless there would be no ongoing right to remain in the property should the tenant die or move away. Such a letting (to a tenant who is going to reside with another adult in these circumstances) would be made only after consideration by the Housing Needs Panel.

We will not let to households that include children (anyone aged 18 and under).

We will not let to people aged under 55 where the following applies-

- People with a known history of any incident of anti-social behaviour or noise nuisance.
- People with a known history of any incident of violence, harassment, threatening behaviour, verbal or physical abuse.
- People with a known history of addiction, for instance to drugs or alcohol, in the past 7 years.

It will be a breach of tenancy for a tenant to allow another person, who is not their spouse or partner, to move in with them after the start of the tenancy, without written permission from the council. If you want someone else to move in to your home, permission will only be given if their occupation of the property is in keeping with these lettings criteria.

These criteria and their operation may be varied upon consultation with tenants of Kingsbury Court. No lettings will be made outside these criteria other than by referral to the Housing Needs Panel.

Lettings to people aged 55 and over will be as per the normal Central Bedfordshire Council Housing Allocation Scheme, which can be found online at

<http://www.centralbedfordshire.gov.uk/housing/policies/overview.aspx>

Facilities at the scheme

Kingsbury Court benefits from a scheme alarm and a scheme SHO who is on call during normal working hours, and on an emergency basis out-of-hours. This scheme is particularly suitable for people with low-level support needs.

Pets

Southwood Road is subject to a pet policy that restricts the circumstances in which dogs and cats can be kept at the scheme.

Introductory and Flexible Tenancies

New tenants to this scheme, unless they are transferring from a secure council tenancy that pre-dates April 2012, will initially have an Introductory Tenancy which, after one year, will be converted to a Flexible 5 year Fixed-Term tenancy. Any breach of tenancy will be taken into consideration when the council considers extending the tenancy after the initial introductory year and five year period.

How we live here

Enjoying your independence

Living here is about cherishing your independence and taking the opportunities to shape and be part of a vibrant community. The residents welcome you as a member of the community and into a lifestyle choice that is about:

Accepting support if you need it-

All tenants at Kingsbury Court benefit from affordably-priced community alarms and a floating support service as part of their tenancy.

Enjoying the peace and quiet –

Current residents value the peace, quiet and security of this scheme very much and are they are happy to welcome anyone who is happy to join them in this lifestyle.

Respecting each other's views and lifestyles

Residents at Kingsbury Court look out for each other, and enjoy the mutual support that comes from being a considerate neighbour. We have a small communal garden with garden furniture, for everyone to enjoy and share, and we support each other by looking after our communal areas and reporting any problems or concerns.

Pet policy

Central Bedfordshire Council is aware that some tenants benefit in a positive way from pet ownership and living here does not mean you cannot keep a pet, but we do have a pet policy, and some rules regarding pet ownership that need to be considered before applying to live here.

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Central Bedfordshire in contact

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