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?

Eight former sheltered housing schemes have been de-designated from April 2017. We have set criteria for who can move into these schemes, and these criteria will be used to sensitively let any properties that become available to the people that we feel, through talking and listening to existing residents, will be most appropriate to live at the schemes.

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 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, priority for lettings to the bungalows at 34 – 96 Richmond Road will be for applicants where the tenant and all household members are aged 40 or above, and where there is a mobility need for a bungalow.

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

We will not let to people where the following applies

- Households that include children (anyone aged 18 and under).
- 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 Richmond Road. No lettings will be made outside these criteria other than by referral to the Housing Needs Panel.

Pets

Richmond 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:

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 Richmond Road look out for each other, and enjoy the mutual support that comes from being a considerate neighbour.

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

Find out more

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