

Local Lettings Policy

Harkness Court , Franklin Garden Hitchin

The above block is historically retirement living, one bedroom self contained flats. There are a number of elderly residents still living in these properties. North Herts Homes recognises the need to develop stable, sustainable and harmonious communities and to achieve property allocations that best suit the needs of the individual and the neighbourhood, whilst ensuring equal access to accommodation. It is felt that this can be best achieved by changing the mix of tenants and introducing a local lettings policy . Such a scheme would run alongside the Common Housing Allocations Scheme

In order to provide a settled, secure living environment for our current residents and to recognise that this is a shift away from retirement living into general needs, all allocations will be made to those who meet all of the following criteria

- Preference will be given to those aged 55+ then 40+ then 30+then other bidders.
- Currently in employment
- With no child access
- Have had no involvement with anti social behaviour, drug and alcohol abuse with the last five years.
- Can demonstrate a history of managing a tenancy
- Do not require support

January 2018