

Local Lettings Policy

The Tene, Baldock (blocks 43 – 119)

The above blocks are historically retirement living, one-bedroom self-contained flats. There are several elderly residents still living in these properties, being between the age of 66 and 95 years old. Lifestone 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.

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.

- a) Applicants will need to be over 35 years old
- b) Currently in employment or has a confirmed offer of permanent employment due to start with four weeks
- c) With no child access
- d) Can demonstrate a history of managing a tenancy

Where there is a vulnerability or known serious or lifelong condition, we will ensure customers' needs are considered so that they are not placed at risk. We will provide support to move where needed.

Utilities are provided and the cost is collected through the rent. To ensure that these properties remain affordable, we will complete an affordability assessment before every allocation.

Last reviewed: November 2025

Next review: November 2027