

		NORTH RONALDSAY LOCAL LETTINGS PLAN	
Written by:	Housing Services Manager	Version:	2
Approved by:	Management Committee	Date:	27.06.12
Next Review Date:	As per 6.3	Pages:	3

1. Introduction

- 1.1 The Association's Rented Allocations Policy allows for the development of Community Lettings Initiatives (CLI's) for specific areas to assist in the development of a sustainable community.
- 1.2 It was agreed that a CLI should apply to lets in North Ronaldsay and this document sets out a Local Lettings Plan (LLP) for the island.
- 1.3 Applicants for North Ronaldsay will be assessed against the agreed community priorities using the points system set out below.
- 1.4 The LLP has been developed with reference to the Housing (Scotland) Act 2001 and SEDD Circular 1/2002.

2. Aims

- 2.1 The aim of this LLP is to ensure the allocation of the Association's rented properties in North Ronaldsay is done in a way that:-
 - Complies with legislation and good practice
 - has a positive impact on the economic and social development of the community
 - is responsive to individuals housing support needs and their ability to sustain tenancies
 - does not result in lettings which are insensitive to the vulnerabilities of the community
 - is open, transparent and fair

3. Community Priorities

- 3.1 The community priorities, established through local consultation, are to attract households which:-
 - will increase the school roll
 - are interested in taking up employment in the island
 - will bring skills essential to the economic development of the island
 - have an existing connection to, or a need to live in, the island

4. Priority Assessment

4.1 LLP points will be awarded according to how well the applicants match the identified Community Priorities. These points will replace the Priority Passes which would otherwise be awarded through the normal Rented Allocations Policy.

4.2 Applicants for North Ronaldsay housing will be asked to complete a supplementary questionnaire which will ensure there is sufficient information to enable their priority to be assessed as set out below.

4.3 Points awards:-	<u>Points</u>
(i) Children for the North Ronaldsay Primary School Roll	10
≥ 1 child year ¹	16
≥ 3 child years	20
≥ 7 child years	
(ii) a) Existing job offer in the island ²	10
b) Plans to provide essential skills in the island ²	8
c) Plans for employment in the island (locally or remotely through IT) ²	6
(iii) Existing connection with North Ronaldsay:-	
Currently/previously resident	3
Relatives currently resident	1
Needed to provide support to existing resident	1
	5
(iv) Need to live in the area:-	
North Ronaldsay 1 st & only choice	6
North Ronaldsay 1 st choice along with others	3
(v) Statutory Criteria ³	
Overall bronze	1
Overall silver	3
Overall gold	5
Homeless	5

¹ eg 3 child years = 1 child with 3yrs left at Primary School or 2 children with 1yr and 2 yrs left

² Points can be awarded for either (a) or (c) but not both

³ overcrowding, unsatisfactory housing conditions & unsatisfactory living conditions

4.4 Where a property is void for more than 4 weeks and there are no applicants who match the community priorities, the Association will allocate the property according the Priority Pass system set out in the Rented Allocations Policy.

4.5 Nominations & Section 5 Referrals

It is not envisaged that the Association will receive a Nomination or Section 5 Referral from Orkney Islands Council. However, if a Section 5 Referral is made the Association must comply with its legal obligations in trying to meet that households needs.

5. Exclusions

- 5.1 The size of the community and the geographic isolation mean that a full range of support systems are not available to households who may require help to sustain their tenancies.
- 5.2 An applicant may be excluded if they, or a member of their household, has:-
- A history of violence or anti social behaviour
 - A conviction for drug dealing within the last 5 years
 - A history of heavy drug use over the last 12 months
 - A history of aggression
 - A history which is indicative of an inability or unwillingness to abide by reasonable tenancy conditions.
- 5.3 The Association will fully investigate the circumstances of any household which appears to have such support needs and if it is apparent that they cannot be satisfactorily supported, will not offer accommodation.

6. Monitoring & Review

- 6.1 Records will be maintained of the number of applications and allocations made under this LLP and outcomes will be reported to the Management Committee to monitor whether the aims of the Plan are being achieved.
- 6.2 Where possible within the Data Protection Act requirements, information will be provided to the local Community Council.
- 6.3 This policy will be reviewed prior to any lettings being undertaken (unless it was reviewed less than 3 months previously) to ensure the community priorities are still valid.