



LOCAL LETTINGS INITIATIVE

NEW BUILD PROPERTIES AT WALLIWALL 5

1. Introduction

This initiative will assist in meeting the aims and objectives of the Associations Rented Allocations Policy in particular;

- Allocate properties in a way which gives reasonable preference to those in housing need, makes best use of the available stock and helps to sustain communities.
- Ensure that allocations comply with relevant legal and good practice guidelines.

The Scottish Social Housing Charter introduced by the Housing (Scotland) Act 2010, provides standards that all social landlords should be achieving for their tenants and requires landlords to make best of available stock. This local letting initiative will assist the Association in achieving this.

2. Background

This is a new build development of 8 units comprising the following housing mix;

- 1 Bedroom/2-person, semi-detached, amenity standard properties x4
- 2 Bedroom/4-person, semi-detached, amenity standard properties x4

3. Aims

Our approach has been designed to achieve a number of wider aims including;

- Maximising the number of allocations that the development can accommodate by prioritising existing tenants whose housing needs cannot be met by existing stock.
- Freeing up larger properties by providing an opportunity for existing tenants to downsize.
- Enabling existing tenants, many of whom who have an identified housing need, to access more suitable accommodation.
- Meeting the housing needs of those who have a local connection to the area.

4. Objective

This local lettings initiative will attempt to include people who can assist in creating a diverse community, and one in which people want to live and work in, now and in the future.

The initiative will also attempt to maximise the opportunity for meeting housing need that the additional supply of new Association houses offers. For example, rehousing existing tenants will result in more Association properties becoming available for letting to other applicants on the waiting list. This way more applicants can be rehoused and in effect, two households can benefit from each new build property.

5. Allocations

To ensure that allocations are made to those that can assist with the local letting's initiative, preference will be given to the following applicants who bid via our Choice Based Letting system;

- Applicants that are existing Association tenants.
- Applicants that are existing Association tenants and are currently living in overcrowded conditions.
- Applicants that are existing Association tenants and are currently under-occupying their tenancy and wish to downsize.
- Applicants that are existing Association tenants and have been awarded medical priority in line with our Rented Allocations Policy.
- Applicants that are existing Association tenants and have a need to live in the area in line with our Rented Allocations Policy.
- Those with a satisfactory tenancy history.

6. Exclusions

Exclusions will apply where an applicant poses a risk to the local lettings initiative due to any of the following factors;

- Applicants who are not currently Association tenants.
- Applicants who have been evicted from a tenancy for rent arrears, anti-social behaviour or having been subject to an ASBO in the last three years.
- Applicants with current or former tenancy arrears with no arrangement in place or payments being made towards the debt.
- Applicants with an unsatisfactory tenancy history.

7. Monitoring & Review

This approach will be reviewed by the Head of Housing and Customer Services after 12 months to establish how successful the initiative has been in creating the desired community. Factors that will be monitored will include;

- Assessing tenancy turnover
- Recording the number of refusals
- Reported anti-social behaviour

All subsequent future allocations of properties within this development will be in accordance with the Associations Rented Allocations Policy.