

Allocations Policy

1. Introduction

- 1.1** Ayrshire Housing is a voluntary organisation concerned with providing affordable rented accommodation to those in housing need throughout South Ayrshire. Through our development programme we aim to broaden the housing mix of the area, whilst also supporting rural and urban regeneration. We also take part in care in the community housing projects providing special needs housing for applicants with particular needs.
- 1.2** The principal aim of the Allocations Policy is to ensure the allocation of satisfactory housing to those with a clear and identifiable need at affordable rents. In formulating this policy the Association has taken into account relevant legislation and guidance issued by Communities Scotland and the Scottish Federation of Housing Associations. The Policy also takes account of the provisions outlined in the Housing (Scotland) Act 2001 and guidance issued by the Scottish Executive in SEDD Circular 1/2002 which sets out the statutory provisions governing admission to housing lists and the allocation of accommodation by local authorities and RSL's.

2. Objectives of the Policy

Ayrshire Housing will ensure that all lettings will be carried out fairly and in accordance with this policy document and in making any allocation will:

- take account of all legal requirements which affect the letting of the house
- be fair, efficient and non-discriminatory in allocating tenancies
- give priority to people in the greatest housing need, whilst ensuring accommodation is suitable for the applicant's housing needs.
- make the best use of the available stock and use the allocations process to assist in the creation and maintenance of balanced, stable communities. The Association believes a balanced community encompasses a range of household types, backgrounds, ages and employment history.
- complement the housing provision of the local authority.

We will ensure that applicants have fair and open access to our housing list and assessment processes and we will work with others to maximise and simplify access routes to our housing.

3. Equal Opportunities

The Association will not discriminate on the grounds of race, colour, creed, religion, ethnic or national origins, sexual orientation, or on the grounds of marital status or sex in allocating its houses. Applicants will be asked to provide details of their ethnic origin and *any disability* on the application form so that this can be monitored. Provision of the information is voluntary and at the applicant's discretion. Annual reports will be presented to the Housing Management Sub-Committee to coincide with the Annual Review of the Allocations Policy.

We will positively encourage housing opportunities for disabled people through the provision and development of suitable accommodation and adaptations.

4. Eligibility

Ayrshire Housing accepts applications from any persons, or person aged 16 or over.

4.1 In the allocation of housing no account shall be taken of the following :-

- I. the length of time for which an applicant has resided in the area; or
- II. any outstanding liability (for payment of rent or otherwise) attributable to the tenancy of any house of which the applicant is not, and was not a tenant when the liability accrued;
or
- III. Applicant's tenancy of a house but which is no longer outstanding; or
- IV. any such liability which is outstanding but where:
 - a) the amount outstanding is not more than 1/12th of the annual amount payable (or which was payable) by the applicant to the landlord in respect of the tenancy;
or
 - b) the applicant;
 - c) has agreed an arrangement with the landlord for paying the outstanding liability;
 - d) has made payments in accordance with that arrangement for at least three months; and

- e) is continuing to make such payments

V. We shall also take no account of:

- a) non-housing debts; or
- b) if the applicant has had arrears of rent or service charges which have since been paid; or
- c) where the arrears of rent or service charges amount to no more than one month's charges

VI. Providing an applicant is 16 years or over we will take no account of the age of the applicant except in the allocation of -

- a) houses designed or adapted for occupation by applicants of a particular age group; or
- b) houses to persons who are or are to be in receipt of housing support services (within the meaning of Section 91 of the 2001 Act for persons of a particular age group)

4.2 Where a married or co-habiting couple's relationship ends the Association will normally seek proof that the Matrimonial Homes Act cannot meet their housing need.

4.3 Applicants who have been evicted for anti-social behaviour from a tenancy within the previous 3 years and tenants (or a member of their household) who have had an Anti-social Behaviour Order served on them will be considered for a Short Scottish Secure Tenancy.

4.4 Where a registered sex offender (as defined by the Sex Offenders Act 1997) applies for housing or is nominated the Association will approach the Police and Social Work Department to ensure a risk assessment is carried out before making any decision to house the applicant. Where a registered sex offender refuses consent for the Association to contact the Police and Social Work no offer of accommodation will be made.

5. Complaints

- 5.1 Where an applicant is dissatisfied with the way this policy has been implemented, he/she will have the right to appeal. In the first instance, complaints should be made in writing to the Director. Should an applicant wish to pursue the complaint further, then the Association's formal complaints policy should be followed.

6. False Information

- 6.1 Applicants will be required to sign a declaration confirming that the information provided in the application is true to the best of the applicant's knowledge.
- 6.2 Should it come to the Association's attention that an applicant has provided false or misleading information to obtain a tenancy, action may be taken to recover possession of the property and to end the tenancy.

7. Membership Of the Management Committee

- 7.1 Section 15 of the Housing Association Act 1985 places certain restrictions on the allocation of tenancies to Committee Members, Staff and their close relatives. Allocations must meet the following criteria:
1. It must be demonstrated that the allocation complies with the Association's Policy and Procedures.
 2. Any decision to allocate a property must be made by the Management Committee and must be recorded in the Association's minutes.
 3. The Association will enter details of any let into a Register of Interest which will be held in the Association's office. Each entry is required to be counter-signed by the Housing Manager or senior staff member.

All applicants will be required to declare whether to the best of their knowledge they are related to a Committee or Staff Member.

8. Nominations Arrangement

- 8.1 The Association works in partnership with the local authorities in its area of operations and seeks to have effective nominations arrangements in place with the local authorities. The arrangements will normally allow for up to 50% of lets to be made to

applicants nominated by the councils. All nominations will be assessed in accordance with Ayrshire Housing's Allocation's Policy to determine if a let can be made.

9. Waiting Lists

9.1 Housing Lists are currently held for each scheme or project the Association has developed, according to the type and size of property required, and in order of priority as determined by the points system. The housing list will be reviewed annually. Applicants indicating a change of circumstances will have their application form reassessed and will be advised of their new points' level. Applicants who do not return review forms within the advised time will have their application form removed from the housing list.

10. Reporting

10.1 Monthly reporting on all lets and number of applicants will be made to Housing Management Sub-Committee. Full analysis together with targets for the next year will be provided to the Housing Management Sub-Committee as part of the annual review of the Allocations Policy.

11. Lettings Plan

11.1 The Housing Management Sub-Committee as part of its yearly review will set out a Lettings Plan. This will indicate targets to be met for each of the different categories of applicants. For example, the percentage of nominations from local authorities, direct applicants and transfers. This will inform debate about the extent to which demand can be met compared to the actual profile of need.

12. Administration and Procedures

12.1 The Association currently receives a large number of housing applications. We are committed to processing applications as quickly as possible. Applications will be acknowledged within one week of receipt and processed within 15 working days provided no additional information is required.

12.2 The Association shall provide information regularly regarding the points ranges of applicants who have been rehoused by the Association to assist applicants make informed choices regarding where they wish to be rehoused.

12.3 Allocations are made at allocations meetings. Any allocation decision will be checked by a second staff member. Minutes of all allocation meetings will be recorded and a

register of lets will be maintained. Management Committee members are not involved in the allocation's procedure.

- 12.4 Where possible, every applicant who is likely to be offered a property will be visited at home before an offer is made. The Association will consider asking local housing associations or the local council to visit if the applicant lives out with our area of operation. The purpose of the visit is to check that the details on the application form are correct and that points have been correctly awarded.
- 12.5 As well as home visits, a tenancy report will be obtained from previous and current landlords. Applicants are required to sign a mandate authorising the Association to contact landlords to obtain information about the conduct of a tenancy.
- 12.6 All offers of tenancies will be made in writing. The applicant will be invited to view the property before signing a tenancy. An applicant will be given two days to respond to the offer of a tenancy. Where an applicant refuses two offers, his/her application will be suspended for a year.

13. Points System

13.1 Lacking Amenities

- | | |
|------------------------|-----------|
| - no bath or shower | 20 points |
| - no hot running water | 20 points |
| - no inside w.c. | 20 " |
| - no kitchen | 20 " |

13.2 Property Condition

- | | |
|--|-----------|
| - Where an applicant's house is affected by rising and/or penetrating dampness | 20 points |
|--|-----------|

- Where the property is affected by serious condensation/ mould growth 5 points will be awarded per room affected.

Where major repairs are needed such as roof renewal or rewiring	20 points
---	-----------

NB. Points can be awarded for one category only.

13.3 Overcrowding Points

The number of apartments needed by a household is calculated as follows:

1. 1 living room and bedroom for applicant and spouse
2. 1 bedroom for 2 persons of the same sex under 16 years
3. 1 bedroom for 2 children of mixed sex under 8 years

- One bedroom short 20 points
- Each additional bedroom short 15 points

13.4 Under-occupancy

Under-occupancy points are awarded to householders in the following cases:

- 1 bedroom extra 15 points
- Each additional bedroom extra 10 points

13.5 Sharing Amenities

Where an applicant is not the householder, but shares the use of the facilities the following points will be awarded:

- shared use of cooking facilities 10 points
- shared use of living room 10 points
- shared bathroom 10 points
- shared facilities with more than 1 household i.e. multiple occupied property 25 points

13.6 Tenure

- Imminently Homeless 75 points

Applicants who can demonstrate that they are in imminent danger of losing their own accommodation i.e. through ending of a short assured tenancy; have no other satisfactory housing available to them and do not fall into one of the priority groups under the homeless person's legislation contained in the 1987 Housing (Scotland) Act.

Nominations Via Homeless Person's Unit 50 points

Applicants accepted nominated to Ayrshire Housing by South Ayrshire Council and accepted as being in priority need under the Homeless Person's Legislation.

Insecurity of Tenure 20 points

Where an applicant has no legal right to stay indefinitely in their accommodation i.e. tied accommodation or a short assured tenancy.

Living in a Caravan 10 points
Where an applicant lives in a caravan all year round.

13.7 Medical Priority

Medical points may be awarded either to the applicant or to any individual who is part of his/her household. Where two members of the household are awarded medical points, only the highest priority points will be taken into consideration in calculating the overall number of points of the housing application.

Priority A: Where an application has accommodation which is potentially life threatening or causing severe aggravation to his/her medical condition and where re-housing is extremely urgent. 40 points

Priority B: Where an applicant's accommodation is causing serious aggravation to an applicant's medical condition. 20 points

Priority C: Where an applicant's accommodation is causing a significant degree of discomfort to the applicant's medical condition. 10 points

Priority D: Where an applicant's accommodation is not affecting his/her medical condition. 0 points

Applications for medical points are assessed on the basis of a self-assessment form completed by the applicant. This indicates the applicant's need for re-housing. The Association may also seek medical advice in certain cases such as HIV/AIDS.

13.8 Environmental

Where an applicant is aged 60 years and over and is seeking ground floor accommodation, then the following points will be awarded:

Resident on 1st floor 5 points
Resident on 2nd floor 10 points
Resident on 3rd floor 15 points

Points in this category will only be awarded where no medical points have been awarded for the same reason.

Elderly pensioners unable to manage a large garden 10 points

13.9 Support

Where support is required from or offered to a relative on medical grounds or in order to provide care in the community support 20 points

Documentary evidence will normally be required.

13.10 Social Points

Social Points are awarded only in extreme cases where an applicant requires urgent re-housing. Although physically their current property may be suitable, there may be other reasons why the applicant requires to be re-housed. 75 points

An example, where Social Points can be awarded is where an applicant requires re-housing following an incident of sexual abuse against them or a family member, and the perpetrator continues to live in the area.

In these cases, documentary evidence such as Police Reports or Social Work reports will normally be required.

13.11 Racial Harassment

The Association is committed to encouraging racial equality. Where an applicant has experienced racial harassment the application will be granted 75 points. The Association will require supporting evidence.

13.12 Domestic Violence/Abuse

The Association recognises that people have a right to a life free from violence and abuse.

Accordingly, where an applicant has experienced domestic violence the applicant will be awarded 75 points. Where possible the Association will seek supporting evidence.

13.13 Access To Children

Where an applicant requires a property larger than/her needs due to access arrangements to his/her children, documentary proof will be required. This will be either a copy of a Custody/Court Order. Informal arrangements will not be sufficient.

13.14 Unborn Children

Where an applicant is expecting a child, and the birth of the child will result in overcrowding, the appropriate points will be awarded when the application is submitted or revised. This will require confirmation by a doctor or hospital consultant.

14. Transfer Policy

14.1 Ayrshire Housing operates a Transfer Policy. Tenants can apply for a transfer to another Association property. The condition of the property vacated must be suitable for immediate relet.

14.2 Transfer applications will be assessed on the basis of housing need using the same criteria and points system as all other housing applications. A separate Transfer List will be maintained for each development. The Housing Management Sub-Committee as part of its annual review will determine the percentage of lets available for transfer applicants.

14.3 Transfer allocations will not be considered to tenants who are in breach of their tenancy, except in exceptional circumstances e.g. where the tenant has been awarded maximum medical or social points. No account will be taken of rent or service charge arrears of less than one month.