

# Allocations Policy Consultation Report

How we consulted on the Policy changes

**Our Allocations Policy is one of our most important Policy documents. It describes how we let our houses to applicants and aims to make the best use of all available housing, as well as prioritise those in greatest housing need, whilst assisting in the promotion of sustainable communities. We aim for all our allocations to be fair, transparent and in keeping with the law.**

## Background

In 2014, a new Housing (Scotland) Act was passed. Although a few years have passed, the parts of the Act most relevant to allocations are being rolled out from 1 May 2019. These parts change the way we let our houses and we had to consult on the changes with all of the groups detailed in the Act as follows:

- our housing list
- our tenants
- our registered tenants organisations
- any other parties we thought it was important to consult with

The Act also requires us to then publish a report on our consultation, so here it is!

## Consultation

Detailed below is the consultation Clydebank Housing Association carried out when reviewing the Allocations Policy to take account of the changes required for the Housing (Scotland) Act 2014, other best practice changes and the views of the groups we consulted with. We also have to give regard to West Dunbartonshire Council's housing strategy. Our final Policy was approved by our Management Committee in April.

Full page newsletter article - March 2019

Online consultation for all customers, potential applicants, professional colleagues, Council etc. open from 15/03-15/04. Promo on social media

Two 'drop-in' sessions promoted in newsletter and on social media on 3 April between 2-4pm and 5-7pm

Newsletter article on review - December 2018

3 focus group meetings with tenants and applicants

Individual letters inviting feedback to all applicants (over 800)

Individual letters inviting feedback to all tenants (over 1,100)

Meeting with our registered tenants organisation

## About us

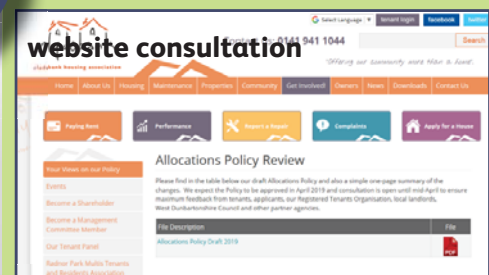
Clydebank Housing Association has over 1,100 general needs houses and flats for let in and around the Clydebank area, specifically in Linnvale, Central Clydebank, Radnor Park, Whitecrook and Drumry.

Our housing stock comprises of mainly 1, 2, 3 & 4 bedroom properties, although we do have a small number of larger properties as well. Through our development programme we continue to try and diversify the size and type of our housing.

Property types available include flats, multi-storey flats, four in a block, amenity flats and houses.

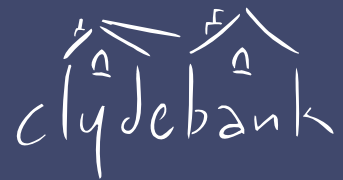
On average, around 100 of our properties become available for re-let each year. We also have a mutual exchange register and our tenants are able to subscribe to the Homeswapper scheme.

Access to housing is available to everyone aged 16 or over.



CONSULTATION

“Offering our community more than a home”

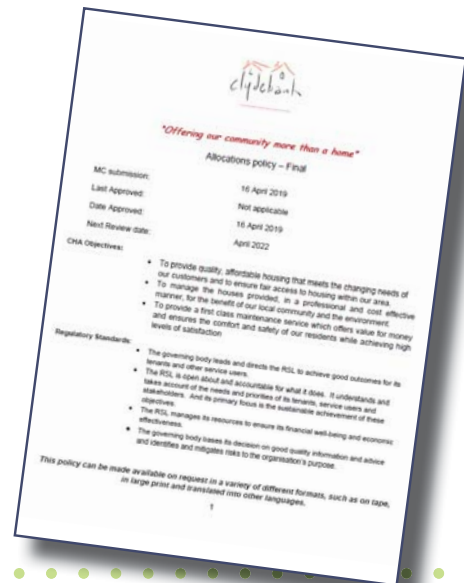


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## The changes made to our Policy further to our consultation:

- Changes to reflect the 2014 Act in respect of residence time required for succession, assignation and joint tenancies, where a tenant must have resided for the preceding 12 months within the tenancy prior to any application.
- Changes to reflect the 2014 Act in respect of reasonable preference, whereby under occupation has been added.
- Changes to reflect the 2014 Act in respect of applications from owner occupiers and allowed grounds for subsequent allocation of housing.
- Removal of ‘aspirational’ transfer points to avoid any preferential weighting of points towards CHA tenants and offer parity with all housing applicants.
- Underoccupancy points increased to 10 points in the general list, to ensure parity with the transfer list and in recognition of under occupancy now being a priority group.
- Introduction of a suspension of 6 months for applicants receiving and refusing 3 reasonable offers in a 12 month period.
- Rewording of medical assessment section to clarify that both physical and mental health issues are assessed.
- Removal of Homeless applicants from insecurity of tenancy section and creation of a new homeless (non WDC referral) category.
- Increase of insecurity of tenancy points from 10 to 20 for HM forces personnel, tied accommodation cases, care leavers and private tenants in receipt of a notice to quit to allow greater chance of allocation to these categories.
- Reference made that adapted or ground floor properties will be allocated to applicants with suitable medical needs in the first instance.
- Increase in points from 10 to 20 for transfer applicants living in a CHA multi-storey flat with children under the age of 12 residing. This allows a greater opportunity for applicants in these circumstances to receive an offer of housing.
- Incorporating mutual exchange, succession, assignation, joint tenancy and sub-letting policies into the allocations policy.



You can access our new Policy at <http://clydebank-ha.org.uk/housing/policies/>

If you or someone you know would like this report in any other format, let us know.

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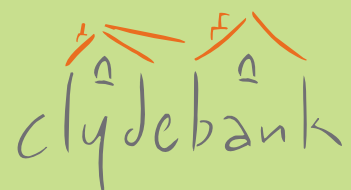
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