**ALLOCATION POLICY REVIEW QUESTIONNAIRE**

Property Ownership

Section 5 of the 2014 Act now allows us to take account of property.

The Association may at times allocate a property to a homeowner, or persons proposed to reside with them, on a Short Scottish Secure

Tenancy (SSST) where the applicant or persons proposed to reside with them, owns heritable property. These are temporary lets which are

granted to meet a temporary housing need. We have defined within our policy the circumstances when we would grant a temporary let.

The Association, however, will approach each circumstance with a degree of flexibility to determine whether a Short SST or an SST tenancy

(permanent tenancy) is the most appropriate type for a Homeowner applying for housing. We will look at all circumstances regarding an

applicants needs and whether those needs are temporary or permanent will be considered.

What are your views on the Associations use of flexibility in looking at ownership of property for applicants?

**Refusals**

Legislation has allowed the Association to suspend applications after two reasonable offers have been made to an applicant on our waiting list.

The Association have not applied this suspension rule, but will seek to have a discussion with an applicant where 2 reasonable offers have been made.

What are your views on the Associations approach to this?

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**Re-instatement of an application**

Our old Allocation Policy stated that where an application was cancelled and the applicant asked for it to be re-instated, that they could do this for up to a year from the date we cancelled the application. The day of re-instatement would be the original date of the application was submitted.

The Association are now proposing that this time period is reduced to 6 months from the date of application. This is more in line with good practice recommendations. What are your views on this?

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**Downsizing/Under-occupation**

Under-occupation is most likely to occur when someone with children has originally been allocated a larger home and their children have grown up and left home. This generally means that under-occupying tenants are likely to be older.

These tenants may want to downsize to a smaller property but may not be interested in going from a 4 bedroom property to a 1 bedroom property (which they may only qualify for).

The Association has a high demand for these large family homes but there is very little turnover of this type of stock. We also recognise that downsizing from a 4 bedroom property to a 1 bedroom property may not be an attractive proposition/incentive for households.

As such, this Association is considering within its Policy to award 1 additional bedroom to these applicants, on request, and hopefully free up much needed larger family homes. This will apply to all social landlords to tackle under-occupation and best use of socially rented stock across the country.

What is your views on this approach to maximise and free up large much needed family homes?

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**Quotas**

Following the end of the East Renfrewshire Common Housing Register, the Association brought allocations back in-house early last year. Our system is set up to define waiting lists under the following categories:

Homeless (Section 5) referrals from East Renfrewshire Council

Waiting list applicants/Medical Waiting List Applicants

Transfer Applicants /Medical Transfer list

Applicants Referrals from other agencies

The Association have a formal protocol with East Renfrewshire Council to provide 40% of all general re-lets to Homeless referrals.

We are now proposing to clarify a quota against each remaining category.

1. Homeless (Section 5) referrals from East Renfrewshire Council 40%
2. Waiting list applicants/Medical Waiting List Applicants 40%
3. Transfer Applicants/Medical Transfer list 15%
4. Applicants Referrals from other agencies 5%

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| Do you have any comments to make regarding the percentages designated against each category?  |

**Referrals from other agencies**
There are a number of agencies offering a range of assistance and advice, for example Women’s Aid; Scottish Refugee Council (helping refugees and asylum seekers); Renfrewshire Council Connor Road (temporary housing for young persons) which may be related to requests for housing.

Where the Association is approached by a recognised external agency wishing to make an urgent request for re-housing on behalf of an individual or household, the Association may assist where possible. These applicants would not normally be considered as having any housing priority within our policy, especially if there is no intention to ask them to leave because they have no-where else to go to.

**We are proposing that a small percentage – up to 5% of all allocations made (approximately 3 lets per year) are made to Referrals from Other Agencies. What are your views on this?**

**Overcrowding**

The Association currently award 10 points for each bedroom a household are overcrowded by. The Association are proposing that an applicant is awarded 10 points for the first bedroom and 20 points for each additional bedroom that an applicant is overcrowded by.

**What are your views on our proposal to increase the number of points an applicant is awarded for being overcrowded by more than 1 bedroom?**

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**Harassment & Domestic Abuse**

This was covered under a previous category of Social Points. This category was not clear to staff who are awarding points on this basis and to applicants who obtained points on this basis. The Association have therefore defined our approach to Harassment and Domestic Abuse where points are awarded for applicants who have chosen not pursued the homeless route.

**Do you have any comments on the Associations approach for these categories?**

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**Children at Height**

The Association currently award an extra 5 points where an applicant has children, and they are currently living above second floor.

Medical evidence is sought prior to allocating these points. The Association only have 2 applicants on our waiting list for 5 points under this category.

As such we are proposing that this category is no longer needed, where points will be considered under an award of medical points and our existing applicants will gain an additional 5 points under Medical Category C of our allocation policy.

**Do you have any comments on the Associations approach for removing and re-define this category?**

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**Increasing Homeless & Insecurity of Tenure Points**

Our current point system allows applicants to ‘build-up’ points, where in practice someone living with a lodger may attract Lodging Points, Sharing Amenity Points and Overcrowding/Under occupation points, ultimately giving them a higher priority than a homeless applicant.

We are therefore increasing the number of points awarded to Homeless/Insecurity of Tenure to address this imbalance.

**Do you have any comments on our approach to increase points for those homeless or threatened with homelessness?**

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