

Local Lettings Initiative Dundee City Council Local Authority Area.

1. Legislation for Allocation in Scotland

- 1.1 The legislative and regulatory framework for the allocation of social rented homes is covered through Housing (Scotland) Act 1987 and Housing (Scotland) Act 2001 – and latterly through the Housing (Scotland) Act 2014.
- 1.2 Landlords have a duty to make and publish rules covering priority for allocation of houses, transfers and exchanges. However, landlords also have the discretion to develop their allocation policy and practice to meet the needs of the communities in which they operate.

2. Local Lettings Initiatives

- 2.1 A Local Letting Initiative (LLI) is used to take into account specific local factors, including low demand – to stimulate demand.

The LLI must

- Comply with all relevant legislation
 - Should be operated alongside the main policy, and act as an additional set of circumstances which will be considered or rules which will be applied.
 - Should apply to a specific geographical area and be supported by evidence on why it is required
 - Should have clear outcomes and be time limited
 - Must be published
- 2.2 Landlords must consult with tenants, applicants and other key stakeholders when developing an LLI and have an effective monitoring framework in place to make sure the aims of the LLI are being met.
 - 2.3 Home Group policy states 'Properties are allocated in line with our policy and supporting resources,, and depending on the type of allocation arrangements in place, other factors may also be considered including the requirements to reflect local lettings plans and procedures and agreements with Local Authorities and Commissioners.'

2.4 As such this report sets out where we are looking to amend the allocation policy to assist in the allocation of one and two bed properties in the Dundee area, where we have a significant issue with low demand properties which can impact on our relet performance as reported in the Scottish Social Housing Charger. This proposal will take our policy in line with that of used by the partners of the Common Housing Register in Dundee – Dundee City Council, Hillcrest Housing, Abertay Housing and Caledonia Housing.

3. Proposal for Consultation

3.1 Underoccupation

3.1.1 Current Policy

Current accommodation has 2 or more bedrooms than required are granted Under occupation priority and moved to Band 1.

3.1.2 Proposal

Current accommodation has **1 or more** bedrooms than required are granted under occupation priority and moved to Band 1

3.2 Access to Child/Children

3.2.1 Current Policy

We do not allow an additional bedroom where a household has access to child/children. Award of a bedroom is given only to the applicant who has the child benefit award . This matches to the DHP requirements which states 'you have an extra bedroom to accommodate children that you have access to, you will not receive Housing Benefit to cover the extra bedroom(s) in your home'

3.2.2 Proposal

To match to the local Common Housing Register and therefore allow us to match to housing waiting lists for nominations and section 5 referrals, we will also allow the applicant to state a 'want' for an additional bedroom where they can **evidence** that they have access to a child/children.

4.0 Performance

4.1 This should assist Home Group to achieve greater allocation quota to our section 5 referral group and to more easily meet our target of 25% lets to homeless referrals. This will also allow us to evidence our partnership working to meet the Government target as set out in the local HARGAG proposals.

5. Monitoring and Evaluation

5.1 A new IT system is currently being developed by the local authority for the allocation of properties and Home Group will make a decision as to whether to join the CHR – and hence the common allocation policy – once this new system is in

operation. The current timeline for this is early 2020. This local letting initiative will remain in place until this time during which it will be monitored and evaluated. If required, the LLI will be reviewed and we will undertake further consultation with our customers.

- 5.2 The review of Home Group application policy is also due for review in 2020 at which time this LLI will also be incorporated.

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