

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 29 SEPTEMBER 2015

UPDATE OF NEW BUILD ALLOCATIONS POLICY

REPORT BY HEAD OF PLANNING AND PLACE

ABSTRACT

This report seeks approval for a revision of the New Build Allocations Policy.

1. RECOMMENDATION

1.1 It is recommended that the Committee:

- (i) Approves the revised new build allocations policy included as **Appendix 1**.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- We have improved the health and wellbeing of our people and inequalities are reduced
- Individuals are supported in their own communities with good quality services

3. BACKGROUND

Reference is made to Item 10 of the minute of meeting of the Neighbourhood Services Committee of 6 October 2011.

4. CURRENT POSITION

The New Build Allocations Policy has been applied to the allocation of all new build Council housing since its adoption in 2011. Some 200 new build properties have been allocated, mainly to existing Council tenants, or tenants of CHR partners, and much more housing need has been addressed by the resulting chains of allocations. However, in practice, the existing policy has been somewhat restrictive in allowing officers to meet the housing need of more complex households and so a more flexible approach is being proposed.

5. PROPOSALS

The attached draft policy outlines fully the proposed approach, but in summary it will allow some flexibility to allocate to non-tenants and clarifies the position in relation to housing-related debt and antisocial behaviour. This is part of our pro-active work to contribute to the integration of health and social care services in Angus.

6. FINANCIAL IMPLICATIONS

No financial implications will arise as a result of this policy.

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report No 648/11 MAKING THE MOST OF NEW BUILD ALLOCATIONS

REPORT AUTHOR: Vivien Smith, Head of Planning and Place
EMAIL DETAILS: communitiesbusinesssupport@angus.gov.uk

List of Appendices:

Appendix 1 - NEW BUILD ALLOCATIONS POLICY (DRAFT)

NEW BUILD ALLOCATIONS POLICY

Aims

The Council's policy aims for the allocation of new build and new supply properties are to:

- Allocate fairly and in accordance with the law
- Ensure existing tenants have every opportunity to transfer to a new property
- Ensure special and medical needs of applicants are considered and prioritised in the allocation of new build and new supply properties.

We also recognise that it is possible and preferable to create a chain of allocations so that the creation of a new build or new supply property can lead to the maximum number of new tenancies to effectively meet the needs of applicants on the waiting list.

Principles

To deliver the above aims, the principles for the policy are:

For mainstream properties:

Allocate each new build or new supply property to the highest placed tenant of the Council or its CHR partner landlords from the CHR with a live waiting list application, subject to the Common Allocations Policy and the Local Lettings Plan including the quotas for allocation to each waiting list category.

Should no existing tenants have a live application on the CHR, the property will be allocated to the highest placed CHR applicant, again subject to the Common Allocations Policy and the Local Lettings Plan including the quotas for allocation to each waiting list category.

For special needs properties – i.e. properties which have been specially adapted for people with disabilities.

1. We will allocate housing to current tenants of the CHR partners, who have a need for a special needs property. This will be done on a priority basis and in accordance with the Common Allocations Policy' i.e. Duty 1st, Medical 2nd, Short 3rd, Inadequate 4th and Choice 5th
2. A current tenant with a lower priority of a special needs property may appear on the shortlist. Where that property would better suit the applicant at the top of the list, then the allocations can be made to ensure best use of stock.
3. The chain created can continue where further special needs properties, that become vacant, are allocated in accordance with options 1 and 2 above. The final allocation of the chain will be from a mainstream property and be allocated in accordance with the Common Allocations Policy.
4. Where there is no current tenant of the CHR who has a need for a special needs property, then we will allocate to applicants in accordance with our mainstream allocation policy, i.e. Duty 1st, Medical 2nd, Short 3rd, Inadequate 4th and Choice 5th

5. When we are planning for new build special needs properties, we will, at the planning stage, allocate these properties using the above options in order as in Option 1 1st, Option 2 2nd and Option 3 3rd.

Any deviation from the above will require a discretionary allocation to be requested for example, where officers take the view that a non-tenant household should be allocated a special needs new-build or new-supply property.

Exceptions

Any applicant with an ASBO, or who has been evicted for antisocial behaviour in the last 3 years will be bypassed.

Any applicant who has housing-related debt of more than 1/12 of the annual rent and who does not have an existing repayment plan in place and has not made repayments in accordance with this plan for three months will not be allocated any new build or new supply property EXCEPT at the discretion of the appropriate CHT Housing Manager.

Any tenant incentive scheme or downsizing initiative in place at the time of the allocation will not be applicable to the allocation of new build and new supply housing.