

Cunninghame Housing Association Newsletter



More Than Just a Landlord.....

ISSUE 4 - CONSULTATION DOCUMENT

THE NORTH AYRSHIRE HOUSING REGISTER & COMMON ALLOCATION POLICY

Information for Cunninghame Housing Association's Applicants

Cunninghame Housing Association, Irvine Housing Association, ANCHO and North Ayrshire Council are working in partnership and have formed the **North Ayrshire Housing Register (NAHR)**.

This is the name for the Common Housing Register that will be launched in the spring of 2009 along with the North Ayrshire Housing Allocation Policy.

This newsletter explains what a Common Housing Register is and how the proposed draft new Allocation Policy would work.

What Is A Common Housing Register (CHR)?

The Scottish Government's definition of a CHR is where a group of landlords devise a single application form by which anyone seeking housing in their area can register their need and specify their housing preferences. Participating landlords then prioritise and select from the single pool of applicants.

Within a CHR, applicants complete a single application form which enables them to be considered for housing in North Ayrshire with the core NAHR landlords which are:

**North Ayrshire Council
Cunninghame Housing Association
Irvine Housing Association
ANCHO**

The Benefits of a CHR Are

- A simpler and fairer access route to housing – the one application form is used for all core CHR landlords
- A CHR can promote mobility, allowing social landlords to better meet the needs and aspirations of existing tenants
- Delivers a greater choice of landlords, housing areas and house types, contributing to sustainable neighbourhoods
- For local authorities and other social landlords the creation of a single register of people actively seeking housing within our area can help us to plan for future housing needs.



INVESTOR IN PEOPLE



More than just a landlord



This document is available, on request, in different languages and in other formats such as in large print, tape, CD and Braille.

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਰੂਪਾਂ ਵਿਚ ਵੀ ਮਿਲ ਸਕਦਾ ਹੈ, ਜਿਵੇਂ ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ, ਸੀ ਡੀ 'ਤੇ, ਬ੍ਰੇਲ ਅਤੇ ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ।
ਮੰਗ ਆਉਣ 'ਤੇ ਇਹ ਹੋਰ ਖੋਲੀਆਂ ਵਿਚ ਵੀ ਦਿੱਤਾ ਜਾ ਸਕਦਾ ਹੈ।

یہ دستاویز دیگر شکلوں میں بھی دستیاب ہے، جیسے آڈیو ٹیپ، سی ڈی، بریل اور بڑے حروف کی
چھپائی میں۔ درخواست کرنے پر یہ دستاویز دیگر زبانوں میں بھی مہیا کی جا سکتی ہے۔

該文件還有其他形式，如語音磁帶、CD、盲文版本及大字體版本。如有需求，還提供
其他語言版本。

Ten dokument jest do uzyskania w różnych formatach: na taśmie dźwiękowej, płycie
CD, brajlem i dużym drukiem. Na żądanie, można go także otrzymać w innych
wersjach językowych.

SIMPLIFYING THE HOUSING ALLOCATIONS PROCESS AND IMPROVING THE SERVICE TO YOU

In late 2007, feedback from other Common Housing Registers (CHRs) in Scotland was emerging.

CHRs had found that operating with several different allocation policies was fraught with difficulties and was confusing for applicants as well as agencies providing advice and assistance.

It was clear that closer working by landlords was needed to give applicants the best service when seeking accommodation.

The North Ayrshire Housing Register core partners North Ayrshire Council, Irvine Housing Association, Cunninghame Housing Association and ANCHO looked at the four allocation policies and agreed that a common approach would help improve the service delivery to housing waiting list applicants.

They began working together to develop a Common Allocation Policy to be implemented at the same time as the Common Housing Register.

CHA is now consulting with its customers on the proposals.

HOW WOULD THE COMMON HOUSING ALLOCATION POLICY WORK?

The Common Allocation Policy operates a 'group plus points' system.

This system divides applicants into different groups, and priority within each is decided by the points you have, compared with other applicants.

If applicants have the same group and points, priority will be given to the applicant who registered first.

We set targets for the number of lets we give to each group and we call this a letting plan. The targets are worked out by assessing the demand in the groups and giving a fair share of lets to each need group. Each landlord will have its own plan.

THE GROUPS PLUS POINTS SYSTEM – WHAT ARE THE HOUSING NEED GROUPS?

The housing need groups are based on priority defined by allocation law and other housing need.

There are seven groups. We place applicants into the highest priority group that reflects their housing need. The groups are:

Group One – Homeless

Applicants who have been assessed as statutory homeless as defined by homelessness law and North Ayrshire Council's Homelessness Policy.

Group Two – Strategic Housing Needs

Applicants who are not in Group One, but have a housing need due to actions by partners or other public agencies.

For example, applicants living in houses which are subject to demolition by one of the partners, young people who have been looked after by the Local Authority and people living in long-term hospital care.

Group Three – Overcrowded (or large families)

Applicants who are not in Groups One or Two and who are overcrowded in their current accommodation.

Group Four – Unsatisfactory Housing

Applicants who are not in Groups One, Two or Three and who have a medical need or are living in accommodation which is below the tolerable standard, for example your home is not wind and water-tight, it has no hot water or heating, or it has dangerous electrical wiring.

Group Five – Transfers

Applicants who are not in Groups One, Two, Three or Four but who are existing tenants of one of the partner landlords.

Group Six – General Needs

Applicants who are not in Groups One, Two, Three, Four or Five, but either live in North Ayrshire or meet the legal qualifying criteria if they live outside of North Ayrshire.

The criteria for those living outside North Ayrshire are that the applicant:

- ✔ Is employed, or has been offered employment in North Ayrshire
- ✔ Wishes to move into North Ayrshire to look for employment
- ✔ Wishes to move into North Ayrshire to be near a relative or carer
- ✔ Has special social or medical reasons for requiring to be housed in North Ayrshire
- ✔ Is subject to harassment or domestic violence

Group Seven – Relocation Needs

All other applicants are placed in Group Seven. These are applicants who live outside North Ayrshire and do not meet the legal qualifying criteria which landlords are entitled to take account of.

HOW POINTS WILL BE AWARDED

APPLICANTS WOULD BE AWARDED POINTS DEPENDING ON THEIR HOUSING NEED

Need Factors	Points Awarded
Your home is being demolished by one of the partners for regeneration purposes.	250
You have been temporarily accommodated due to your home being demolished by one of the partners.	250
You are a young person who is currently or was recently looked after and accommodated by North Ayrshire Council and are moving on to your own accommodation.	150
You are currently living in a care-setting such as long-term hospital or other institution and need to move to other accommodation.	100
You have been approved as a foster carer by North Ayrshire Council and need a larger house in order to foster a child or children.	50
You have an extreme form of housing need which is not recognised by this policy <i>(Needs to be awarded by a senior manager following full investigation)</i> .	300
You are overcrowded and your current home is smaller than you need <i>(Points per room lacking in accordance with our occupancy standard)</i> .	50
Your home (property or caravan) has been designated as being below tolerable standard for example your home is not wind and water-tight, it has no hot water or heating or has dangerous electrical wiring.	200
You have a medical need to move	Grade 1 - 100 Grade 2 - 75 Grade 3 - 50 Grade 4 - 25
You have children under 16 in your household and you live in a multi-storey flat with five or more storeys in the block.	25
You are under-occupying your property and you live in a property that is either owned by one of the NAHR landlords or is owned by another housing association in North Ayrshire <i>(Points per room under-occupied in accordance with our occupancy standard)</i> .	25
Where two tenants of NAHR landlords want to move to other accommodation to live together and re-housing both tenants releases their two existing homes for rent.	50
You are in a private let and you have been served notice to quit through the correct legal procedures or your home is being repossessed due to mortgage arrears.	75
You are living in tied accommodation and your employment is due to terminate within the next six months.	75
You are currently in the armed forces and you are due to leave within the next six months.	75
You are currently living at no fixed abode.	30
You are currently living with friends or relatives or you are a lodger and want your own accommodation.	20
You are sharing amenities with another household.	(Points for single persons and couples) 20 (Points for families). 30

We will carry out verification checks to make sure that points awarded accurately reflect applicant's housing need. We will request documentary evidence and visit applicants at home to check their circumstances.

A suspension policy will also operate, meaning applicants will not receive offers of housing in particular circumstances, e.g., where they have rent arrears of a value of more than one month's rent or if they have a history of anti-social behaviour.

A COMMON ALLOCATION POLICY : CONSULTATION

We are working with our partners in the North Ayrshire Common Housing Register to develop a common allocation policy. This will cover all Cunninghame Housing Association and North Ayrshire Council allocations along with those of ANCHO and Irvine Housing Association. A draft policy has been put together and we now want to consult with all of our applicants on what is a key issue for the Association and its customers. Housing allocations can be a complex area but we want to make sure we take on board your views and can take into account local needs and priorities.

At this stage, we want to hear from you if you are interested in finding out more about the policy review. Don't worry if you think you might not know enough about housing to take part. We are interested in the view of our applicants and will be undertaking a consultation event at which we will invite a representative sample of applicants who require various types of accommodation to participate.

Should you wish to take part or want further information please contact one of our undernoted staff:

Katie Brown, Property Services Housing Assistant on
01294 607551 or e-mail **kbrown@chaltd.org**

Melanie Grierson, Property Services Housing Assistant on
01294 606022 or e-mail **mgrierson@chaltd.org**

or by completing the tear-off slip below and returning it to us in the **freepost envelope enclosed**.



Name

Address

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Telephone Number

Email

I would like to be part of a group and attend meetings with Association staff to discuss the review of the allocation policy

I would like to be consulted individually on the allocation policy review

***Please tick as appropriate.**