

Allocations Information

Housing (Scotland) Act 1987, 2001 and as amended 2014 set out legislative duties with regards allocations and lettings.

While Wellhouse HA can let properties to current residents within out allocations process, the Acts lay out obligations to give certain groups reasonable preference for securing housing, including those threatened with or experiencing homelessness and those in unsatisfactory housing including properties below tolerable standard.

Wellhouse Housing Association is a member of the Greater Easterhouse Common Housing Register (CHR). The CHR here is also a common allocation policy, operated by 5 local Registered Social Landlords (RSLs). These are Wellhouse HA, Easthall Park Housing Co-operative, Calvay HA, Garden HA and Lochfield Park HA.

The policy is a housing needs based group plus points system.

This means that the housing list is divided into groups of applicants with similar housing needs, matching reasonable preference groups plus other agreed priorities. In addition, each landlord sets their lettings plan for each year based on a target (or quota) of lets for each group. These are:

Group	Housing Need	Includes	Target Lets %	Lets 18/19 % (NB Operated Choice Based Lettings to end of Q1 - 15% lets)
1	Homelessness	2 Sub Groups A - Section 5 referrals from Local Authority (L/A) B - Those assessed as homeless or threatened with homeless by L/A	25	24
2	Urgent Needs	Houses subject to demolition or regeneration, victims of harassment or domestic abuse or subject to care and support initiatives such as care leavers, residents moving on from supported accommodation, hospital or other institutions	5	6
3	Overcrowding	Based on family size including impact of any medical needs including separate bedroom or room for carer 2 Sub Groups A – Waiting List Applicants B – Transfer Applicants	20	24
4	Unsatisfactory Housing	Living in housing Below Tolerable Standard or living in unsatisfactory	20	13

		<p>housing due to accessibility or medical needs.</p> <p>Medical Assessments given one of three priorities:</p> <ol style="list-style-type: none"> 1. Priority A – Current accommodation is potentially life threatening or causing severe aggravation to applicant’s medical condition 2. Priority B – Current accommodation is causing serious aggravation to applicant’s medical condition 3. Priority C – Current accommodation is causing significant degree of discomfort to applicant’s medical condition 		
5	Transfers/Under occupation	<p>2 Sub Groups</p> <p>A – Transfer Applicants (even if no assessed need (points)/no under-occupation)</p> <p>B – Waiting List Applicants</p>	10	7
6	General Needs	Includes areas such as insecurity of accommodation, households who wish to move to socially rented sector , Waiting List applicants with no assessed need (points) those in tied accommodation, relationship breakdown, temporary accommodation and armed forces personnel	10	11
7	Care & Support	Where a person requires support from a relative or friend and the applicant is either the carer or person requiring support. Assessed level of support graded as A or B based on the nature and frequency of support required or being provided.	5	0
8	Aspirational	Tenants who have been living continuously within their tenancy for at least 5 years and have no assessed housing need but wish to move to another property in the area they stay.	5	0

In 2017 the Scottish Government set a national objective to end homelessness within 5 years as part of the Programme for Government. To enable this, the Homelessness and Rough Sleeping Action Group (HARSAG) was established to produce the actions and solutions to reduce and then eradicate rough sleeping, transform temporary accommodation and end homelessness. Consequently, each Local Authority area was required to produce a Rapid Rehousing Transition Plan. WHA have been working closely with Glasgow City Council to comply with the national objective and as a result we will review our Letting’s Plan and increase our lets to homeless applicants by a further 10%. Our target therefore will be 35%.