



LOCAL LETTINGS INITIATIVE NEW BUILD PROPERTIES AT FINAVON STREET, DUNDEE.

1 INTRODUCTION

This initiative will assist with achieving the Common Housing Register (CHR) objectives:

- giving more priority to people in the greatest housing need;
- making best use of the housing that becomes available for rent each year;
- working to create communities where people want to live.

The partnership with Dundee CHR allows for the introduction of local letting initiatives to assist the community to become sustainable.

The Scottish Social Housing Charter introduced by the Housing (Scotland) Act. 2010, provides standards that all social landlords should be achieving for their tenants and requires landlords to make best use of available stock. This initiative will assist in achieving this.

2 BACKGROUND

This is a new build development of 56 Units. The development will include:

- 34 properties which are semi-detached or terraced two and three-bedroom family homes. The split of 3 bed units to 2 bed units has been driven by an analysis of housing need in the area.
- 13 units designed specifically to meet the needs of individuals with learning or physical disabilities. A block of 9 flats designed specifically for end users with Learning Disabilities is located to the south of the site at the junction of Finavon Place and Fintry Road.
- 3 units designed to accommodate wheelchair users.
- 6 maisonettes located at the corner of Fintry Drive and Finavon Street. The inclusion of these maisonettes delivers high quality family homes including 1 x 4 bed and 5 x 3 bed accommodation.

3 AIMS

Our approach has been designed to achieve a number of wider aims including:

- Maximising the number of allocations that the development can accommodate by prioritising existing tenants whose housing needs cannot be met by existing stock.
- Freeing up of oversubscribed family accommodation by enabling these tenants to downsize
- Enabling existing tenants, many of whom will be in properties that no longer meet their needs or aspirations, to access more suitable accommodation.
- Allowing tenants who have the appropriate allocation area as an area of choice on their housing application to transfer to another property, who otherwise, may not be reached for housing.
- Meeting the specific needs of those who have a local connection to the area.

4 OBJECTIVE

This local lettings initiative will attempt to include people who can assist in creating a diverse community, and one in which people want to live and work in, now and in the future.

It will meet the wider aims of creating sustainable communities and making the best use of available stock. The intention is to minimise the possible stigmatisation of tenants with vulnerabilities and/or support needs and allow them to maintain their local connection to the area and maximise tenancy sustainment.

5 ALLOCATIONS

To ensure that allocations are made to those that can assist with the local lettings initiative, preference will be given to the following applicants: -

- People who are in social housing and are currently living in overcrowded conditions in the North East area of the city
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- People who are in social housing with a medical priority currently living in the North East area of the City
- People who are in social housing with a medical priority
- People who are in social housing, and wish to down-size, freeing larger accommodation for others.
- People with learning disabilities (referral from Social Work Department

- People with physical disabilities (referral from /Special Needs/Wheelchair Committees)
- Those with a proven tenancy history
- Individuals who require to be in the area due to employment or who need to give or receive support from family members
- Armed forces personnel leaving full time regular service with a local connection to the area
- Those with a historical connection to move to this allocation area and would otherwise not be reached for housing.
- People who have not previously held a tenancy but are fleeing domestic violence, harassment and hate crimes.

6 EXCLUSIONS

Exclusions will apply where an applicant poses a risk to the local lettings initiative due to any of the following: -

- No previous tenancy history
- Current or previous history of drug or alcohol misuse, antisocial behaviour, or harassment.
- Been evicted from a tenancy for rent arrears, anti-social behaviour or having been subject to an ASBO in the last three years.
- Current or previous arrears with no agreement in place or payments being made toward the debt.
- Having support needs but previously failed to accept support or engage with support services provided.

7 MONITORING & REVIEW

This approach will be reviewed by the CHR Partners after 12 months to establish how successful the initiative has been in creating the desired community. Abertay will monitor this by assessing tenancy turnover, recording the number of refusals and reported anti-social behaviour.

The aim is that all future allocations will be in accordance with the CHR Allocations Policy.