



Date: 7 August 2025

Title: Local Lettings Initiative:
Na Daraich, Newtyle, Blairgowrie, PH12 8AA
(Known as Oak Gardens throughout the Development)

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Purpose:

To request approval for a Local Letting Initiative for the above development to successfully meet the outcome of creating a balanced and sustainable community.

The Local Lettings Initiative will assist with:

- achieving our objectives in relation to working to create communities with local people where possible and is out with our existing allocation partnership with Dundee City Council's Common Housing Register.

The Local Lettings Initiative will assist with:

- giving priority to people in the greatest housing need within the rural locality.
- making best use of the housing that becomes available for rent each year.
- ensuring a balanced approach to allocations.

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. The Local Lettings Initiative will assist in achieving this.

BACKGROUND

Na Daraich is a large new build rural site within a predominantly private development. There are 29 private properties.

There are 10 properties assigned for social housing purposes; comprising of a mixture of semi-detached properties and flatted stock, see below.

2 x three-bedroom semi-detached houses.

4 x two-bedroom semi-detached houses (two pairs)

2 x one-bedroom adapted flats (ground floor)

2 x two-bedroom flats (first floor)



We have kept in close contact with Angus Council throughout and they currently also display details of site on their website

[Newtyle, Oak Gardens \(social rent\) | Angus Council](#)

OBJECTIVE

This Local Letting 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, both now and in the future.

It will meet the wider aims of creating sustainable communities making the best use of available stock and ensuring positive integration with the privately owned surrounding

housing. The intention is to give priority to people living in the locality or with a local connection to the area who are also current applicants in high priority need with live applications on Angus Council's waiting lists.

These may consist of:

- Those without tenure, with priority housing need being currently overcrowded or under occupied. This approach will ensure cohesion within the small community.

ALLOCATIONS

1. Those with a historical connection to move to this allocation area and would otherwise not be given priority for housing.
2. Those with a proven tenancy history.
3. People who have not previously held a tenancy but are fleeing domestic violence, harassment and hate crimes.

EXCLUSIONS

Exclusions will apply where an applicant poses a risk to the local letting's 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.

MONITORING & REVIEW

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

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

Heather Wallace CIHCM
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