

## Allocation Policy Review - Housing (Scotland) Act 2014

### Consultation Report

As part of recent Allocations policy review to ensure compliance with the Housing (Scotland) Act 2014 we undertook a number of approaches to consulting our tenants. The approaches and feedback are set out in the table below.

Method	Feedback
An article was included in the most recent Newspoint newsletter which was sent to all tenants. The article signposted tenants to our website to complete a survey. 3 completed responses were received. At our request, Tap into IT also circulated a link to the survey to their service users, offering assistance to complete the survey, if required.	Appendix 1 details survey responses.
VTRG Committee – Head of Housing led a consultation session with the VTRG committee which included a presentation and discussion.	After discussion, tenants were happy with the proposed reasonable preferences and that Viewpoint continue to consider home owners for properties. The tenants highlighted that in some complexes it felt like they were turning into care homes due to the medical conditions of the people being housed. They agreed that the age criteria were correct and questioned whether all Viewpoint properties should be let to people over the age of 50. Tenants were happy to look at the wider implication of remaining a partner with Edindex as part of a wider review of the Allocations Policy which would be undertaken later in the year.
Housing Officers undertook consultation on the revised allocation policy at coffee mornings and quarterly meetings at 6 complexes. (Dell Court, Morningside Drive, Gillespie Crescent, Balfour House, Inverard and Lade & Mill).	Generally tenants were satisfied with the proposed amendments understanding that they were required to meet legal duties. In a number of complexes tenants did question the reasons for housing homeless households

	and wanting Viewpoint to administer its own 'waiting list'. Staff highlighted that maintaining our own list would not impact on our responsibilities in regard to rehousing homeless households.
--	--

In all approximately 70 tenants were part of the face to face consultation process methods.

## Appendix 1

### Allocations Policy 2014 Act Review – Consultation Survey Responses

Q1

	Viewpoint Tenant	Applicant	Other
Source of respondent	3	0	0

Q2

The aim of our Allocations Policy is to meet housing need fairly, and assist those in the greatest housing need to secure appropriate homes. To do this, we ensure priority is given to people who are in most housing need. In addition to those whom we are legally required to give priority to, we have identified other groups which we prioritise:

- Those with health conditions who could be helped through re-housing;
- Those with support requirements who could be helped through re-housing; and
- Those suffering from harassment who could be helped through re-housing.

Should Viewpoint continue to prioritise these groups?

Yes	No	Comments
2	1	None received

Q3

Are there other groups which you would like to see Viewpoint give priority to when allocating homes?

Yes	No	Comments
1	2	None received

Q4

We currently do not take into account whether an applicant for a Viewpoint home owns their own home. The law is changing and in the future we will be able to take this into account, should we wish to do so. Do you think we should take into account whether an applicant owns their own home when allocating a Viewpoint home?

Yes	No	Comment
1	2	Yes - unless in very poor condition affecting health, these applicants are low priority

Q5

Our policy currently aims to make best use of our homes and use our allocations process to create and maintain sustainable communities where people want to live. Do you think our current approach to allocating our homes achieves this?

Yes	No	Comment
1	2	None received

Q6

We currently operate age qualifying criteria for our homes as follows:

Sheltered Housing/Enhanced Sheltered Housing/Retirement Housing – age 60 and over

Alarmed Housing/Amenity Housing – age 50 and over

Mainstream housing – age 16 and over

Should we continue to apply these age qualifying criteria?

Yes	No	Comment
2	1	<b>Age levels should be raised in keeping with pensionable age</b>
		Age criteria seems appropriate. My dilemma is how Viewpoint chooses tenants. I recently had a very disturbed neighbour with health problems, learning difficulties, speech difficulties. I had spoken to my Housing Officer about being moved as I could not live with the constant disruption every night and this was affecting my own health. This tenant passed away and I was able to remain in my home, which I see as a home for the rest of my life. I do not believe that this tenant was suitable for even enhanced sheltered housing and as well as disrupting other tenants Viewpoint was not meeting his needs. I do not know how prospective tenants are screened or how much information Viewpoint has before housing someone. Tenants do not want sheltered housing to become pseudo rest homes. Your stated aim of providing joy in later years and having vibrant sustainable communities will not be met if there is not a balance of age and ability at each complex.