



Scottish Federation of
Housing Associations

SFHA/Shelter Conference

29th April 2009

Towards 2012 – New Directions for Housing Associations

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SFHA

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Statutory Role of Housing Associations - Origins

- 1999 – Homelessness Task Force set up
- 2000 – Interim Report
- 2001 – Housing (Scotland) Act
- 2002 – Final Report
- 2003 – Homelessness (Scotland) Act

Housing (Scotland) Act 2001

- Each LA had to assess levels of homelessness and prepare a homelessness strategy
- Applicants had to be given temporary accommodation while their case was investigated
- Priority need applicants were entitled to permanent accommodation
- 'Threatened with homelessness' period was extended to two months
- Offers of accommodation had to be reasonable and meet any special needs
- **HAs now had a duty to allocate to homeless people referred by councils (Section 5 referral system)**

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The Homelessness (Scotland) Act 2003

- Priority need' to be extended in stages. By 2012 there will be no distinction between different priority groups
- People who make themselves 'intentionally homeless' will get temporary accommodation

Task Force also made 59 final recommendations, 54 of which related to changing policy & practice.



Some Section 5 Statistics (2006/7)

- 2,700 homeless people housed
- This is 16.0% of all association allocations
- Around 6000 referrals, success rate around 50%

....however, this is only part of the picture....



‘Non-Statutory’ Contribution by Associations

.....there are other routes into association stock for homeless people.

- All association allocations policies must give reasonable preference to homeless (1987 Act)
- CHR commonalities exercise – homelessness given highest priority in almost every association policy
- 40% of WL allocations prevent homelessness!!

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Are We Pulling Our Weight?

- HAs not always good at measuring/publishing allocations outcomes
- Housing Scotland article, May 2008

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Tenancy Sustainment

- Policy
- Strategy
- Action Plan
- Individual Initiatives
- Culture
- Performance Measurement?



Statutory Role v Statutory Responsibility

- ALACHO Report 2008

Wider Challenges Facing Associations

- RTB restrictions end in 2012!!
- Campaign for more funding
- Support & care solutions/sustainable tenancies
- Solutions need to be more than just a numbers game
- Expand the role of associations
- Remain committed to aims of 2012