

Allocations and sustainable communities

Allocations - the law

S 20 1987 Act;

Local authorities must give **reasonable preference** (a) to persons who

- (i) are occupying houses which do not meet the tolerable standard
- (ii) are occupying overcrowded houses
- (iii) have large families or
- (iv) are living under unsatisfactory housing conditions

Allocations S20

and

- (b) to persons to whom they have a duty under sections 31-34 (homeless persons)

The Law

Housing Scotland Act 2001

- Applies S20 of the 1987 Act to all registered social landlords
- Social rented sector now under same legal framework
- And paragraph (b) now reads:
'to homeless persons and persons threatened with homelessness (within the meaning of Part II)'
(Sections 9 & 10 of 2001 Act)

Reasonable preference

- Providers must give 'due weight' to the factors listed, *but are not restricted to only those factors.*
- However, any additional/secondary criteria should not dominate at the expense of the listed criteria

Performance Standards SFHA, CoSLA and Comm Scotland

- **Access to housing**

We ensure that people have fair and open access to our housing list and assessment process. We work with others to maximise and simplify access routes into housing

Performance Standards

- **Lettings:**

'We let houses in a way that gives reasonable preference to those in housing need, makes best use of available stock, maximises choice and helps to sustain communities'

- **Tenant participation** in developing lettings

The Code of Guidance on homelessness

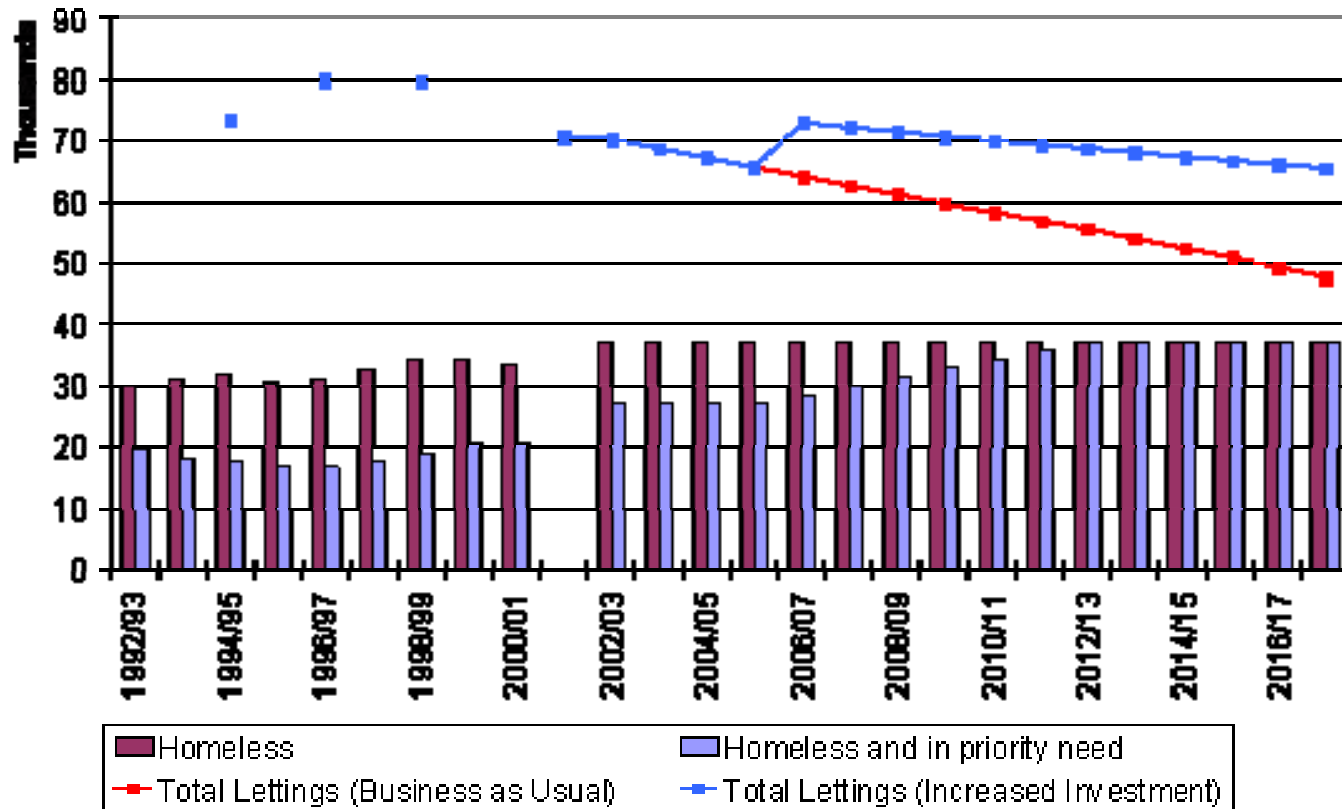
- LAs should seek to minimise the risk of homelessness recurring
- Take into account factors such as proximity to family and friends, healthcare, employment, education and support
- Homeless people should get same no of offers as general list

Impact of 2012 on lettings

- 23% of lets in 2002/03 to homeless households
- In 2017/18 could rise to 58%
- Depending on investment in social rented housing

Possible Impact of 2012

Total lets and Total Homeless Households



Is Anyone Home? (SCSH and CIH, September 2004)

**SCOTTISH COUNCIL FOR
SINGLE HOMELESS**

What the Ministerial Statement promised

- SE to take account of 2012 impact in Comprehensive Spending Review
- SE to commission allocations research
- Clarification of guidance on allocations
- Review of operation of Section 5 referrals

Some Questions

- Balanced communities: is it possible to balance this against extended duties to homeless people?
- How can Prevention help?
- Does private renting have a role?
- Choice Based Lettings – an answer or simply different questions?
- What is the overlap between waiting list and 2012 homeless?