

## INFORMATION AND TRANSLATION SERVICES

A copy of this Information Leaflet, our Allocation Policy, details of the review and the consultation process, is available in Braille, large print or on tape with translation services provided on request.

### LANARKSHIRE HOUSING ASSOCIATION LIMITED

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LANARKSHIRE  
HOUSING  
ASSOCIATION

Allocation

Policy

Consultation

Leaflet

## ALLOCATION POLICY REVIEW

We are in the process of reviewing our Allocation Policy to assess if it meets current and future housing needs in the North Lanarkshire area. We have identified specific areas of the points system which we propose to review to ensure that the policy meets these needs and demands.

This booklet gives a summary of our Allocations Policy and its points based selection criteria. The proposed revisions to the points system are highlighted with the enclosed table for your comment.

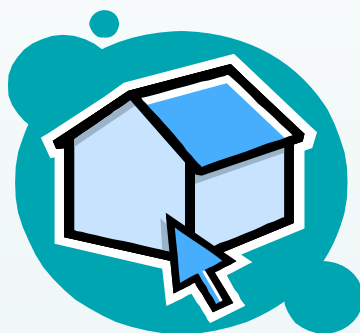
## THE SELECTION CRITERIA - POINTS SYSTEM

Our properties are allocated using a points based system, this is designed to ensure priority is given to those in most housing need. Selection and allocation of a property is based upon applicants housing need relative to others. Applicants with the highest point level for a house will be considered for the allocation.

Anyone aged 16 or over has access to our housing list and assessment process.

## WILL MY POINTS CHANGE AS A RESULT OF THIS REVIEW?

Current applicants will retain existing points, unless a change in circumstances results in a revised housing need assessment. If your housing needs are reassessed, you will be advised of your revised point level.



## CAN I HAVE MY POINTS REVIEWED?

An application review process is available and review forms are available from our office. This process provides you with the opportunity to seek a review of a decision on your application including the following: -

- Points allocated
- Whether an applicant is admitted onto the list
- Concern over failure to be allocated a property
- Appeal over suspension or removal from the housing list

The outcome of the review process will be notified to you within 28 days. If you remain dissatisfied after the review process you can proceed to use our Complaints process. An information leaflet is available on our web site or from our office.

## NOMINATION ARRANGEMENTS

We have a Nomination Agreement with North Lanarkshire Council (NLC) and nominations are requested for 50% of available properties. In allocating properties through direct allocations and nominations, we aim to sustain balanced communities, promoting social and economic regeneration within North Lanarkshire.



## COMMON HOUSING REGISTER

We take this opportunity to inform you of progress in the development of a Common Housing Register (CHR). We are currently working with North Lanarkshire Council and partner Registered Social Landlords, to develop the CHR. In future you will only need to complete one application for housing to access landlords in North Lanarkshire, with information shared by partner agencies to help you find suitable housing.

It is hoped that this system will be operational by April 2007. Look out for further details and information which will be provided shortly.

## PARTICIPATION AND CONSULTATION PROCESS

We are committed to consultation and participation, and seek your views on the proposed changes to the Allocation policy.

We look forward to receiving your comments on the changes proposed and ask you to return these by 19 June 2006. Your views are valuable to us and help us shape our policy to meet future needs and demands.



Further information on our Allocations Policy available at our office - 191 Brandon Street, Motherwell ML1 1RS, or on our Website [www.lanarkshireha.com](http://www.lanarkshireha.com)

Category	Circumstances	Points
<b>Independent Housing</b>	<p>Applicants who wish to set up their first home will be eligible for 10 points for each year of continuous occupation (assessed from the date of application) if they are:-</p> <ul style="list-style-type: none"> <li>* Single occupants/couples having lived in the continuously family home-</li> <li>* Students as above, with the exception of term time-</li> <li>* Individuals whose continuous residence was broken due to hospitalisation</li> </ul> <p>(Where qualifying individuals qualify for sharing amenity points, highest point level will apply)</p> <p><b>Amendment - Points awarded from date of application not from age of 16</b></p>	10 points per annum
<b>Transfer - aspirational need</b>	Current LHA tenants applying for a change of home will be awarded 10 points for each continuous year of tenancy from their date of application to a maximum level of 120 points.	10 points per annum maximum 120 points
<b>Time in need</b>	Where applicants share equal points, applicants in identified housing need for the longest period will be awarded priority.	

*In assessing the existing Allocation Policy, we propose to review the undernoted categories, with proposed changes highlighted.*

Category	Circumstances	Points
<b>Lacking Amenities</b>	We will consider applicants facilities against tolerable standards. <b>Add energy efficiency failure to lacking amenity factors.</b>	40 points for each failure. <b>Remove previous maximum of 160 points.</b>
<b>Urgent Rehousing</b>	Houses purchased for demolition under statutory procedures.	150
	Houses within Housing action area where work is scheduled to commence within an agreed timescale	40
<b>Property Condition</b>	<p>Area of severe disrepair within property (not assessed under lacking amenity category) adversely affecting applicants living conditions.-</p> <ul style="list-style-type: none"> <li>* Sub - standard electrical wiring-</li> <li>* Severe condensation/ dampness</li> <li>* Extensive dry/wet rot -</li> <li>* Statutory Repair Notice-</li> <li>* Infestation-</li> <li>* Severe water penetration</li> <li>* Inadequate heating and ventilation-</li> <li>* <b>Add poor energy efficiency - property difficult to heat.</b></li> </ul>	20 points for each area of disrepair(subject to evidence). <b>Remove previous maximum points</b>
<b>Homeless</b>	Relationship Breakdown-	
	* Person at risk of Domestic Abuse-	100
	* Due to Incompatibility	40
	Harassment	80
	Financial difficulties - House sold/repossessed owing to financial difficulties.	80

Category	Circumstances	Points
<b>Homeless (contd.)</b>	<b>New Category - Homeless Persons</b> On presentation of Local Authority priority need assessment.	40
	Homeless as a result of discharge from HM forces <b>(Moved from insecure tenancy category)</b>	80
<b>Social Priority</b>	Serious social problems made worse by current living conditions, where rehousing would enable a solution to the problem * Serious harassment/severe neighbour problems	80
	* Differences in lifestyle	40
<b>Under Occupation</b>	For every apartment more than needed	20
<b>Overcrowding</b>	Family units in proven overcrowding circumstances	
	First additional bedroom required Each additional bedroom required	40 60
<b>Health Needs (Change of name from Medical Factors)</b>	We will assess health factors to decide if rehousing may alleviate or ease health or mobility problems	
	* Hospital Discharge * Housebound * Denied use of essential facilities. * Hospital admission due to physical/psychological deterioration	100
	* Severe mobility problems * Severe psychological problems * Severe medical problems	60
	Medical condition made worse by current housing.	30
	<i>Medical Self-Assessment Form available at LHA office.</i>	

Category	Circumstances	Points
<b>Environmental Factors</b>	Consideration of environmental proximity to family and support services including :- * Travel to work/ <b>seeking employment in Lanarkshire area.</b> * Relatives in need of care or support. * Access to facilities or essential services	
	An assessment will be made on the priority and proximity as follows:- * Totally unsuitable * Unsuitable. * Moderately unsuitable	45 25 10
<b>Height of accommodation</b>	Families with a child or children under 15 years, living above the second floor. Points will be awarded:- * For each child over 10 but under 15 * For each child over 5 but under 10. * For each child under 5	10 20 30
	<b>Insecure tenancies</b> Insecure of tenure will be assessed in proven circumstances - such as:- * Tied Housing. * Caravans/lodgers/sub - tenants * Temporary accommodation i.e. hostel, hospital, temporary lets * <b>Personnel leaving HM forces, move to homeless category</b>	80 40 40

# Response to Allocation Policy Consultation

We invite comments on the proposed review, please return your comments on enclosed form, email, or write to us by 19th June 2006.

Name: .....

Address: .....  
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Comments:

Continue overleaf

Comments Contd: