

**Abstract from
Housing Allocation Policy (ref HMP07)
- reviewed 29 January 2020**

2.15 Local lettings initiatives

In specific locations, such as where we have new build properties or are pursuing strategic acquisitions, we may introduce local letting initiatives to achieve best use of housing stock, balanced communities and sustainable tenancies.

Partick Housing Association's Board will authorise all local letting initiatives. When making their decision the Board will take account of the following:

- justification for the initiative;
- identification of the area to which the initiative will apply;
- confirmation of the time period during which the initiative will apply; and
- confirmation of arrangements for monitoring, reviewing and evaluating outcomes.

Our Board will monitor and review the implementation of local letting initiatives, considering recommendations as appropriate in relation to any suggested policy changes.

Local letting initiatives are consistent with Scottish Social Housing Charter objectives in relation to flexibility in allocations to reflect local housing market objectives and promoting tenancy sustainment.

Annex C sets out details of Partick Housing Association's Local Letting Initiatives for New Developments. Annex D sets out details of Partick Housing Association's Local Letting Initiatives for Strategic Acquisitions. To ensure flexibility in meeting the changing needs of our local housing markets, we aim to review local letting initiatives annually and report to our Board. New initiatives can be added and existing initiatives can be extended, amended or withdrawn. The overall housing need and demand for our properties via our waiting lists will be reviewed annually, and this assessment will inform any subsequent lets in these properties and necessary adjustments made to lettings quota.

Annex C: Partick Local Letting Initiatives for New Build Developments

New build development letting plans

- Aim / justification – to make best use of housing stock and to create a balanced community and sustainable tenancies
- Outcome – best use of housing stock, balanced community and sustainable tenancies
- Review period – annually and/or when Housing Allocation Policy is reviewed

We will develop local letting plans for all of our new build stock at the point when the housing mix is finalised. These local letting plans will clearly explain the allocation quotas that we will use. An example of typical letting quotas for a new build letting plan is summarised below.

| Category | Target % |
|---|-----------------|
| PHA Transfer List Applicants | Maximum 50% |
| Section 5 Statutory Homeless Referrals from Council | Minimum 25% |
| PHA Waiting List Applicants | Minimum 25% |

Annex D: Partick Local Letting Initiatives for Strategic Acquisitions

Strategic acquisition letting plans

- Aim / justification – to make best use of housing stock and to create a balanced community and sustainable tenancies
- Outcome – best use of housing stock, balanced community and sustainable tenancies
- Review period – annually and/or when Housing Allocation Policy is reviewed

We will develop local letting plans to support the strategic acquisition of properties within our core area of operation, specifically targeted at (1) shared owners within PHA blocks; and (2) factored homeowners within Fortrose House.

1. Shared owners

There are a small number of historic shared owners within the following flatted blocks where PHA has a strategic interest:

- 39 & 43 Peel Street;
- 15 Anderson Street;
- 114, 116 & 118 Beith Street; and
- 1 Kennoway Drive.

Under the terms of the shared ownership scheme, one option available to shared owners is to sell their share to PHA. In such circumstances, they may sell with vacant possession or may sell subject to tenancy where this is agreed by both parties.

Where PHA agrees to acquire full ownership of a shared ownership property, the shared owner will enter into a Scottish Secured Tenancy Agreement to rent the property from PHA.

In the first instance, we will seek to allocate the existing property to the former shared owner where this meets their housing needs. However if this property is not suitable to meet their housing needs, we will seek to offer accommodation on a 'like-for-like' basis whenever possible. This means that we will endeavour to offer the same type of property that the shared owner lives in. Where there is no such housing available at the time, we reserve the right to offer housing that is approximate to their needs.

2. Fortrose House homeowners

We have historically acquired a number of former Right to Buy properties from homeowners within the Fortrose House high-rise block, which PHA acquired from Scottish Homes as part of a stock transfer and is factored by Partick Works Limited (PWL).

There are a small number of privately owned flats remaining within this block, but increasing PHA's ownership stake within Fortrose House is of strategic significance in terms of addressing common repairs as well as increasing our housing supply.

One option available to homeowners within Fortrose House is to sell their flat to PHA. In such circumstances, they may sell with vacant possession or may sell subject to tenancy where this is agreed by both parties.

Where PHA agrees to acquire full ownership of a flat, the homeowner will enter into a Scottish Secured Tenancy Agreement to rent the property from PHA.

In the first instance, we will seek to allocate the existing property to the homeowner where this meets their housing needs. However if this property is not suitable to meet their housing needs, we will seek to offer accommodation on a 'like-for-like' basis whenever possible. This means that we will endeavour to offer the same type of property that the homeowner lives in. Where there is no such housing available at the time, we reserve the right to offer housing that is approximate to their needs.