

**Abstract from  
Housing Allocation Policy (ref HMP07)  
Reviewed May 2023**

## **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 New initiatives can be added and existing initiatives can be extended, amended or withdrawn. We will annually review the overall housing need and demand for our properties via our waiting lists 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 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.

<b>Category</b>	<b>Target %</b>
PHA Transfer List Applicants	50%
Section 5 Statutory Homeless Referrals from Council	25%
PHA Waiting List Applicants	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 factored by PWL; and (2) PWL 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, we would expect to acquire the property with vacant possession but by exception they may sell subject to PHA granting a tenancy where this is appropriate and agreed by both parties.

If PHA agreed to acquire full ownership of a flat, the selling homeowner would enter into a Scottish Secured Tenancy Agreement to rent the property from PHA.

In the first instance, we would seek to allocate the existing property to the homeowner where this met their housing needs. However if this property was not suitable to meet their housing needs, we would seek to offer accommodation on a 'like-for-like' basis whenever possible. This means that we would endeavour to offer the same type of property that the homeowner lives in. Where there is no such housing available at the time, we would reserve the right to offer housing that in our opinion is appropriate 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, we would expect to acquire the property with vacant possession but by exception they may sell subject to PHA granting a tenancy where this is appropriate and agreed by both parties.

If PHA agreed to acquire full ownership of a flat, the selling homeowner would enter into a Scottish Secured Tenancy Agreement to rent the property from PHA.

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