

Addendum to Renfrewshire Common Allocations Policy effective 1.5.19

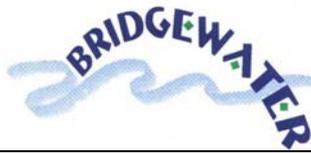
Common Allocation Policy between Bridgewater Housing Association, and partners Renfrewshire Council, Linstone Housing Association, Paisley Housing Association & Williamsburgh Housing Association

Additional

Bridgewater will retain from previous policy that in order to make it easier for transfer applicants to downsize, applicants may be offered a property larger than defined in the eligible house size.

Policy states	Bridgewater's decision
<p><u>Section 3.1 (page 3 para 3) of Policy states</u> We will aim to make good use of each property becoming available by offering it to a household which needs a property of that size. However, if there is limited interest in a property amongst those needing a property of that size, we may consider making offers to other households.</p>	<p>BHA may in limited circumstances only. Due to high demand for our housing it is not envisaged that these circumstances would occur. In the main, BHA will strictly adhere to our eligible house sizes.</p>
<p><u>Section 3.1 (page 3 para 4)</u> In certain circumstances, when offering a property, landlords may choose to make offers of properties of one bedroom more than the applicant requires. This would be for high priority applicants where Renfrewshire council requires to fulfil their statutory duty. This would only be done where the applicant has indicated that they would accept a property that has one more bedroom than they require.</p>	<p>BHA policy will be to offer accommodation in line with the bedroom entitlement. Exceptions will only be made where the housing list for that particular bedroom entitlement has been exhausted</p>
<p><u>Section 3.1 (page 3 para 6)</u> ..given our stock limitations and lack of suitable supply of appropriately sized homes, we may in some circumstances have to make an offer of a property that will reduce a households overcrowding or</p>	<p>BHA will in exceptional circumstances.</p>

<p>under occupying , but may not fully meet their accommodation requirements. This will only be done under exceptional circumstances to improve a households overall housing situation.</p>	
<p><u>Section 3.2 (page 14 para 1)</u> For parents guardians and kinship carers with formal residency rights and overnight contact orders or overnight access arrangements that are shared on an equal basis (child staying overnight an average of at least 3 nights a week at each home), a child may be entitled a bedroom within each home in accordance with our bedroom entitlement.</p>	<p>In these circumstances, BHA policy is that the child will be entitled to a bedroom within each home.</p>
<p><u>Section 3.2 (page 14 para 2)</u> Less than an average of 3 nights per week – 1 bedroom more than required for the rest of household may be provided. Bedroom will not be taken into account when assessing any priority on overcrowding.</p>	<p>In these circumstances , BHA policy is that 1 bedroom will be provided, regardless of the number of children that applicant has access to.</p>
<p><u>Section 3.2 (page 14 para 3)</u> Exceptional circumstances - senior officer can exercise discretion.</p>	<p>BHA policy is that the bedroom entitlement will be followed where a child has a physical or learning disability and sharing out with the bedroom entitlement would aggravate the child's condition.</p>
<p><u>Section 4.2. (page 16 para 2)</u> If an applicant, or someone else on the application owns land or property, or previously owned it, we may take this into account when deciding on priority for social housing. Applies to existing tenants as well as new applicants.</p>	<p>BHA will take property ownership into account and applicants will require to provide proof of why they cannot live(or could not live) in their property prior to any priority being assessed. The assessment will be used to determine whether the applicant has intentionally worsened his/her circumstances. Lan ownership – applicants will require to stipulate their intentions for the land.</p>
<p><u>Section 5.4</u> We may make 2 offers of housing. If 2 offers refused we may suspend for up to 6 months.</p>	<p>BHA will make 2 offers of housing, and may suspend for up to 6 months where reasonable offers have been refused.</p>
<p><u>Appendix 10 – common sheltered policy</u> <u>Section 4.0</u> Applications received from a landlords own tenants, will be treated in the same</p>	<p>BHA will operate a sheltered transfer list. BHA have a lot of upper sheltered flats which can be difficult to let, as most sheltered applicants require ground floor</p>



way as all other applications. This ensures that those in most need of sheltered housing receive an offer first in most instances. However, where there are particular circumstances that require a person to move to another sheltered property, we will consider these on a case by case basis. To meet local needs, some partners may operate a separate sheltered transfer list for existing tenants who wish to transfer to another sheltered property owned by their current landlords.

accommodation. BHA have held a sheltered transfer list with a target of 20%, this is not often met but is in place as our tenants living in upper flats would have a poor chance of achieving a move without a quota. In addition to this if it was difficult for tenants in upper flats to be allocated a ground floor property, this could make the upper flats less appealing and more difficult to let.

With sheltered transfer applications we will focus on the mobility aspect of the assessment. This is because the applicant is already living in sheltered accommodation and benefiting from this service.