



ALLOCATION POLICY

May 2024

Date due for review: May 2027

The information in this document is available in other languages or on tape/CD, in large print and also in Braille.

For details contact the Association on 01236 457948 or e-mail: admin@abonhillha.org.uk

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1.0 Introduction

- 1.1 Abronhill Housing Association is a Registered Social Landlord (RSL) with the Scottish Housing Regulator and was registered in 1993.
- 1.2 Abronhill HA acquired properties by a unique combination of tenants' choice and trickle transfer during 1995 and 1996 and has since gained properties through a new build project, transfers and acquisitions through other initiatives. It operates on a "not-for-profit basis, as it is a registered charity.
- 1.3 The Association is committed to providing affordable and where available, accessible housing to those people in the greatest need by letting our properties around the area of Abronhill. To facilitate this and to give guidance and clarification to staff, tenants and members of the public, the Association has developed this Allocation Policy.
- 1.4 The organisation is led by an elected Management Committee consisting of local and non-Local people. The organisation employs a small staff to manage the Association on a day-to-day basis.

2.0 Policy Aims and Objectives

2.1 The aims of the Association's Allocation Policy are:

- Ensure it complies with all relevant legislation and good practice.
- Ensure that the process of allocations is carried out effectively and efficiently to minimize rent loss through the property being vacant whilst providing clear and informative information to would be tenants with appropriate support to make a sustainable tenancy.
- To allocate housing fairly and objectively, with no discrimination on any grounds, such as marital status, race, religion, disability, sex or sexual orientation.
- To achieve a balance between promoting community and family support, and allocation priorities based on housing needs, for example, medical problems, overcrowding, lacking or sharing basic amenities and poor environment.
- Address the housing needs of a range of applicants
- Be clear and easy to understand the process on how we allocate our houses.
- We will actively promote access to our housing list and our Allocations Policy

2.2 Our Objectives:

The Association is committed to the following objectives:-

- Working with North Lanarkshire Council to alleviate Homelessness.
- Providing quality rented accommodation affordable to those in housing need
- Providing a property that is suitable for applicant's needs and household composition.

- To respect all personal details and confidentiality by keeping data secure.
- To assess all applicants fairly and consistently by applying the policy.
- Staff will be available within our office hours to give advice on our allocation process and application form and prospects.

2.3 Housing Stock

The Association owns 258 properties in Abronhill. The type of housing presently provided by the Association is mainly for general needs and, with no current development funding commitment from the Scottish Government to build new homes within the timeframe of this policy. The Organisation may acquire additional stock through other various means, which will be considered under due process.

Table 1 – Our Stock

	1 apt	2apt	3apt	4apt	5apt	6 apt	total
Maisonettes	0	0	1	6	1	1	9
Cott flat	0	6	12	2	0	0	20
House	0	22	29	39	20	0	110
other flat	1	33	76	9	0	0	119
Total	1	61	118	56	21	1	258
% Stock	0.4%	23.6%	45.7%	21.7%	8.5%	0.4%	100%

Our ability to provide housing for those with accessible needs is limited to a small stock of adapted accessible homes or applying for relevant minor or major adaption via [North Lanarkshire Equipment and Adaptions](#).

3.0 Policy Background

3.1 The legislative and regulatory framework for the allocation of social rented sector homes has evolved over time, through the following:-

- Housing (Scotland) Act 1987 (“the 1987 Act”) and
- the Housing (Scotland) Act 2001 (“the 2001 Act”)
- and the Housing (Scotland) Act 2014 (“the 2014 Act”).

3.2 Our Allocation policy also needs to comply with the homelessness rules set out in Part II of the 1987 Act (as amended by the 2001 Act and the Homelessness etc. (Scotland) Act 2003 (“the 2003 Act”).

3.3 As Landlords also have to make and publish rules covering the priority of allocation of houses, transfers and exchanges (section 21 of the 1987 Act as amended by section 155 of the Leasehold Reform, Housing and Urban Development Act 1993 and the 2001 Act).

- 3.4 This Allocations Policy is designed to ensure compliance with the Scottish Government's Guidance on Allocations in Scotland, as well as any other relevant policies. It aims to provide a fair and transparent process for the allocation of social housing, while also considering the practical aspects of housing management.
- 3.5 Abronhill Housing Association, like other Registered Social Landlords (RSL's) and Local Authorities, need to meet the outcomes of the [Scottish Social Housing Charter](#).
- 3.6 The following Charter Outcomes are of direct relevance to allocation policy practice:

Equality

Outcome 1: "every tenant and other customer has their individual needs recognised, is treated fairly and with respect, and receives fair access to housing and housing services".

Communication

Outcome 2: "Tenants and other customers find it easy to communicate with their landlord and get the information they need about their landlord, how and why it makes decisions and the services it provides".

Participation

Outcome 3: "Social Landlords manage their businesses so that tenants and other customers find it easy to participate in and influence their landlord's decisions at a level they feel comfortable with.

Housing Options

Outcome 7: "People looking for housing get information that helps them make informed choices and decisions about the range of housing options available to them".

Outcome 8: "Tenants and people on housing lists can review their housing options".

Outcome 9: "People at risk of losing their home get advice on preventing homelessness".

Access to Social Housing

Outcome 10: "people looking for housing find it easy to apply for the widest choice of social housing available and get the information they need on how the landlord allocated homes and their prospects of being rehoused".

Tenancy Sustainment

Outcome 11: "Social landlords ensure that tenants get the information they need on how to obtain support to remain in their homes; and ensure support is available, including services provided directly by the landlord and by other organisations."

Homeless People

Outcome 12: “Homeless people get prompt and easy access to help and advice; are provided with suitable, good quality temporary or emergency accommodation when this is needed; and are offered continuing support to help them get and keep the home they are entitled to.

3.7 Legal Considerations

There is a comprehensive list of legal, regulatory and good practice guidance that has been taken into account when developing this policy. The primary legislation governing the allocation of social housing is contained within the Housing (Scotland) Act 1987 as amended by the Housing (Scotland) Act 2001 and 2014. The legislation identifies specific groups that we must give reasonable preference to including:

- Social housing tenants who are under occupying their home
- People who are homeless or threatened with homelessness (including those at risk of harassment or abuse) with unmet housing need
- People living under unsatisfactory housing conditions with unmet housing needs e.g. people whose homes are unsuitable because they are below the tolerable standard or because the physical layout is unsuitable for health or disability reasons or those living in overcrowded conditions

4.0 Consultation

- 4.1 Consultation with the community and resident participation has always been one of the key aspects of how the Association operates. Our Allocations review was carried out in the summer of 2023 and we had 17.4% of all tenants complete the allocations survey and return it. We shared the survey results with tenants in our newsletter and on our website. Abronhill continues to adhere to the statutory provisions that require all social landlords to take tenants’ views into account when formulating key service delivery policies.
- 4.2 Any review of this policy in the future will be consulted on with Staff, Tenants and applicants.
- 4.3 The Committee will approve the allocations policy, lettings plan and the points awarded for different categories of need and the procedures staff will follow.
- 4.4 Separate from our Complaints procedure, the Allocation Policy has an appeals process. This is to deal with instances where an applicant is unhappy about a decision made on their application. Any appeals against decisions related to the allocation process will be initially reviewed by a Housing Officer, who will respond within 10 working days after receipt of the complaint. If the applicant remains dissatisfied, the applicant can request their case be considered by the Director. This is the final stage of the appeal process. If the complaint is related to a Statutory Suspension appeals can be made to the Sherriff Court.

5.0 How the Policy Works

- 5.1 The Association operates a points system for allocating its housing. This is a system which is easily understood and simple to administer. It is a fair system of assessment and does not discriminate against any applicant.
- 5.2 Each housing application will be assessed and applicants will be notified of the number of points they have been awarded within 7 working days of receipt of their fully completed application form with all appropriate associated documentation.
- 5.3 **Assessment and Point Allocation:**
- Applicants' needs are assessed based on urgency
 - Points are awarded based on different levels of need, e.g. overcrowding, domestic abuse, etc. points reflect the sum of all housing needs points.
 - Priority based on needing an adapted or accessible property is designed to address housing need and would only be given if a move would address that need. Where, for example, someone lives in a property with stairs which they cannot manage due to their health or disability, we would not give them priority if they wished to move to a similar property. However, where suitable properties are in very short supply, we may award priority for a move which would not entirely meet someone's housing needs, but which would improve their situation.
 - Where the health need or disability is expected to be short term, or where someone's current property can be adapted to make it suitable for them we will speak to applicants about these adaptations, however, we do not usually give priority for rehousing to an adapted or accessible property for short term medical issues.
- 5.4 **Property Allocation Process:**
- Abronhill has a process for property allocation.
 - Different lists exist for various situations (e.g., general housing, homeless applicants,).
 - Priority is given to applicants with highest points or band, needing suitable property size/type .A caveat to this is that in the event of a property becoming available which has been adapted for medical/mobility needs, applicants with those needs will be prioritised regardless of points allocation.
 - An applicant with a medical award would not be considered for a property which does not fit their medical/mobility requirements.
- 5.5 **Consideration of Waiting Time:**
- Waiting time is considered if multiple applicants have equal priority. Not the primary factor but used when needed.
- 5.6 **Offer Acceptance and Consequences:**
Where an applicant refuses one offer of housing which matches their stated preferences, we will ask them to review their choices to ensure they are matched for the area and type of property they require. Where a second reasonable offer is declined following a review,

the application may be suspended for a period of six months. The offers and suspension cycle will continue until the applicant accepts a tenancy.

5.7 Verification Requirements for Applicants:

Circumstances	Proof Required
All applicants	Photographic identification, confirmation of address and National Insurance Number before an application can be put on the waiting list. Pregnant applicants should provide a copy of Mat B1 certificate.
Homeless Assessment undertaken by homelessness advisor	Homeless letter from Council confirming your homeless status. Asked to leave current accommodation/threatened with homelessness Copy of valid Notice to Quit/letter withdrawing consent to occupy.
Moving to help sustain employment/ training	Need to specify on the form why a move will help sustain training/employment and provide confirmation of employment.
Moving to provide and/or receive support	Need to specify on the form who is receiving and providing the support and provide support letter from this said person of this need
In need of re-housing as health affected by current housing circumstances.	Completion of Medical Form. Confirmation of health condition, letter from GP or hospital or details of medication. We will assess your medical form and allocate points based on your evidence. If you don't agree with our points awarded, you can appeal for a medical professional to assess your medical need. Please note the medical assessment appeal can alter either higher or lower the original points.
Access arrangements	Letter from child's other parent or letter from lawyer or other agency.
Experiencing violence or harassment	Position of belief, in certain cases obtain police incident numbers
Experiencing Domestic Violence	Position of belief
Home Owner Repossession	Action Letter from Mortgage lender regarding legal action
Below tolerable standard	Confirmation from the City Council, Private Rented Housing Panel, e.g. an Energy Performance Certificate. Confirmation from Environmental Health Department

5.8 Required Rooms:

Household Size	Accommodation Size
Single Person	Bedsit or 1 bedroom property
Couple	1 bedroom property
Single Parent or Couple with one child	2 bedroom property
Expectant Mother (Mat B1 certified)	2 bedroom property or appropriate.
Single parent or couple with two or more children	The following age/sharing criteria dictates the number of bedrooms awarded for children: All aged 16 and over = own room Two under 16 (same sex) = share a Room Two under 10 (different sex) = share a room

Please note that all applicants must have proof of identity and address; additional information may be requested for household members.

5.9 The Association appreciates that no system can cover all eventualities. There will be some situations where senior management makes necessary decisions to allocate a tenancy out with the normal point's framework. These will be allocated as "Exceptional Circumstances" lets and will include cases such as management transfers and emergency rehousing requests from the police or other agencies. Due to the nature of these lets, they are likely to be infrequent and indeed most years there might be none. These will be reported to the Association's Management Committee and will be included in the annual committee report on allocations.

6.0 Admission to the Housing List

6.1 Anyone who is 16 years or older has the right to apply for housing and to be admitted to our Housing List. Applicants will be advised of the Association's stock type and level. The Association has under twenty vacant properties to allocate each calendar year.

6.2 Applicants will be advised of the likelihood of being housed by the Association once their points total has been assessed. This may be of particular importance to households whose applications attract few points and, unless there is a change in circumstances, it is extremely unlikely that the Association is going to be able to make an offer in the foreseeable future.

6.3 Applicants will be encouraged to consider their housing options and staff will guide applicants in this regard.

6.4 All applicants will be given information and advice of their position on Abronhill Housing Association's list on request and given contact information for other local registered landlords. Applicants will also be made aware that their position on the list may change as applicants in greater need apply.

6.5 Periodic Review of the List

To help ensure that the information held is up-to-date and that each applicant still wishes to be considered for housing by the Association, the housing list will be subject to review. There will be a constant review cycle in which all applicants will be required to confirm their wish to remain on the housing list on an annual basis, within one month of the yearly anniversary of their last contact with the Association.

At the time of the review:-

The Association will ask applicants to confirm that all details held are still relevant, or if a change in circumstances has occurred that needs to be taken into account.

- Applicants will be advised that failure to contact the Association in response to the review can lead to their application being cancelled from the Association's housing list.
- The Association will write to applicants, however, applicants can respond by telephone, email, or visit the Association's office if this is an easier option.
- Where there is no response within 14 days, the applicant will be sent a second letter advising them that their application will be cancelled from the list if no contact is made within 14 days.
- All of this will be made clear in the correspondence sent out. If their circumstances have changed applicants may be asked to complete a change of circumstances form.
- A cancellation notification letter will be sent asking them to contact us immediately if they request reinstatement

If there is no response to the second letter, the applicant's name will be removed from the list. Applicants who subsequently contact the Association within 14 day of cancellation be reinstated.

7.0 Letting Plan

7.1 Allocations are made principally based on housing need, however, the Association operates the following lettings plan overall letting categories to distribute fairly.

- 30% of allocations are offered to internal transfer applicants;
- 25% to the Housing Waiting List;
- 30% to the Council for homeless applications; and
- 15% to the Council for non-homeless (other) applicants.

7.2 Exceptional Circumstances/Management Transfers

Points will be awarded where extreme circumstances apply to a particular case which is not covered by the Allocations Policy. The Director must agree to all exceptional circumstances and management transfers before any points can be awarded.

Please note: - The applicant with the most points will be offered a let under the relevant lettings category

8.0 Internal Transfer

8.1 Internal transfers occur when a current tenant wishes to move to another one of the Association's properties. All current tenants have the right to apply and be admitted to the Internal Transfer List. Eligibility for transfer is dependent on adherence to tenancy conditions, in particular it should be noted that tenants with a current Notice of Proceedings will not normally be considered for transfer nor will tenants who have rent arrears exceeding a month's charge and who have not adhered to an agreed repayment arrangement for at least three months.

9.0 The Tenancy Agreement

9.1 The vast majority of lets will be made based on a Scottish Secure Tenancy (SST). In certain very limited circumstances, however, the Association may decide to let based on a Short Scottish Secure Tenancy in compliance with the Housing (Scotland) Act 2014.

10.0 Mobility Scheme

10.1 Home Swapper is an exchange scheme operated throughout the United Kingdom to assist local authority and social landlord tenants to contact each other to arrange an exchange. The Association supports the principles of the scheme and will:

- advise any Abronhill tenant of the scheme; and
- advise a tenant of another local authority or social landlord wishing to move to Abronhill as part of the scheme.

11.0 Working With North Lanarkshire Council

11.1 The Association works in partnership with the Council in the following ways:

- We allocate the Local Authority, North Lanarkshire Council, (NLC) who has the statutory duty to house homeless applicants Council is asked to provide nominations for 45% of our annual lets (30% to homeless and 15% to non-homeless).
- Where Abronhill HA has selected an applicant whom has a homeless priority with NLC, Abronhill HA staff will request the section 5 from NLC to ensure the proper support and allocation of the property is suitable according to the applicants needs as deemed under their homeless priority

12.0 Lets to Staff, Management Committee, or Members of Their Families

12.1 Please refer to the Association's Payments & Benefits Policy.

13.0 Suspensions & Removal from the Housing List

13.1 Abronhill Housing Association will ensure a continuous opportunity for people to apply for housing, be assessed using the needs-based points system and be able to access the housing list.

13.2 In the following circumstances, the Association **will suspend** an application:

- Where an applicant has rent arrears equivalent to, or more than, one month's rent and where an arrangement to repay this amount has not been adhered to for a period of three consecutive months.
- Where an applicant has outstanding charges, rent or rechargeable repairs from a former tenancy, equivalent to (or more than) one month's rent charge and where an arrangement to repay this amount has not been adhered to for a period of three consecutive months.
- Where there is a current Anti-Social Behaviour Order against the tenant or a member of the household to be re-housed, an eviction in the last three years or violence to staff in the past three years. (The final criterion would have to be evidenced and legal advice sought on an individual case basis).
- Where information is required to complete the processing of an application. Two attempts by mail, email or by phone will be made and recorded to obtain the necessary information before suspension. Suspension will be lifted immediately on receipt of the required information. However if the information has not been received within one month of the date of suspension, the application will be cancelled.
- Where an applicant has refused 2 reasonable offers their application will be suspended for 6 months. However this suspension will be lifted where substantial changes in the applicant's circumstances occur.

13.3 Applicants who are suspended from the list will be notified of this in writing. An explanation will be provided on the reasons and the time period that the suspension is to apply will be clearly noted. Applicants will have the right of appeal against suspension. Appeal against suspension should be made in the first instance to the Director. If the suspension is upheld by Director, the applicant has the right to a second appeal to the Management Committee. Details of the right to appeal shall be included in all correspondence advising applicants of the suspension of their application.

Removal from the Lists

13.4 It will not be usual practice for the Association to remove applicants from the lists and, where this does occur, it will be confined to the following circumstances:

- the applicant has been offered a tenancy by us or another RSL, this offer has been accepted;
- the applicant has requested to be removed from the list;
- the applicant has not responded to the annual review process;

- the applicant has died; or
- where mail has been returned indicating that the applicant has moved house.

14.0 Measuring the Outcomes of the Policy

14.1 This policy was last reviewed in June 2024, approved by the Management Committee and will be reviewed every three years unless there are substantial changes, e.g. legislation which will impact on the policy. In order to review this policy effectively, the Management Committee must be able to assess how well the ways in which the policy has been operated accords with the agreed objectives.

14.2 The current reporting framework used by the Management Committee provides them with quarterly reports and an annual report on numbers on the housing lists and details on lets made. This will continue to be the case, however, the annual report will contain the following **additional** information:

- the number of cases where points have been awarded in the “exceptional circumstances” category
- details on any Short Scottish Secure Tenancies let in the year
- details on any instances where the Association has not complied with a request from the Council to provide accommodation to a homeless household
- the number of suspensions applied in the year and the reasons for these
- details of alternative formats requested
- equal opportunities monitoring information (this will be supplementary to the outturn report on the Equality Action Plan)
- number of lets to internal transfer applicants, housing list applicants, council nominees, mutual exchanges, successions/assignments and Home swap.

14.3 There will also be a commentary on how the main objectives of the policy have been achieved, together with suggestions on any improvements that need to be made at the next review (or immediately if this is required).

15.0 What To Do If You Are Unhappy With Our Decision Regarding Your Application

15.1 Applicants or others who are unhappy with our decision regarding a housing application should refer to the Association’s Complaints Policy. The policy will be made available on request and includes information on possible escalation of an unresolved complaint to the Scottish Public Services Ombudsman.

16.0 Equal Opportunitites

- 16.1 The Association is committed to ensuring equal opportunities and fair treatment for all people in its work. In implementing this policy, our commitment to equal opportunities and fairness will apply irrespective of factors such as gender or marital status, race, religion, colour, disability, age, sexual orientation, language or social origin, or other personal attributes.

Appendix 1 – Applicant Information and Other Landlords

1.0 How we assess over or under occupancy

Our table at 5.8 outlines our calculation of how we allocate for household size, the points system below for overcrowding is used against this measurement. Under occupancy is only calculated for internal transfer tenants to support freeing up larger homes than required for the household size.

2.0 Information for Applicants with a Low Number of Points

The Association is obliged by law to accept all applications. However, the Association owns a limited number of properties. It is not possible to house all who apply and people whose applications attract a low number of points are unlikely to be made an offer of rehousing.

Right to Appeal ~ all applicants have the right to appeal against the points awarded. Information about the allocations policy and the points system are available, free of charge, from the Association. Please tell the Association of any change in your circumstances so appropriate changes can be made to the points awarded.

Award of Points ~ the Association's waiting list is structured to meet the requirements of people in house need, so applicants with a secure home (e.g. a bought house or one rented from an accountable landlord like a Council or Registered Housing Association) are not awarded any points for tenure. It is felt these applicants have more opportunities to solve their housing problems than those without such security.

Mutual Exchanges ~ the Association is a member of Home Swapper, an online mutual exchange list. It also operates a manual exchange register which lists the name, address and house size of tenants who would like to swap homes with someone whose home would meet their needs. Tenants of any Council or RSL can apply.

Mortgage to rent ~ owner occupiers who are experiencing financial difficulties may wish to enquire about a Government scheme under which they can sell their home to a housing association or council and continue to occupy it as a tenant. More, free information is available from the Association, Citizens Advice Bureau or other housing and money advice agencies.

Private Lets ~ there is a shortage of socially rented properties in Cumbernauld, a number of private landlords provide accommodation to let. The website www.cumbernauldestateagents.co.uk may be useful.

Other Local Housing Providers in North Lanarkshire

Caledonian Housing Association

3 Cowgate

Kirkintilloch

G66 1HW

Telephone: 0800 678 1228

Email: info@caledoniaha.co.uk

Bield Housing Association
7 Eagle Street
Glasgow
G4 9XA
Telephone: 0141 270 7200
Email: info@bield.co.uk

Blue Triangle (Glasgow) Housing Association Limited
3rd Floor
100 Berkeley Street
Charing Cross
GLASGOW
G3 7HU
Telephone: 0141 221 8365
mail: admin@btha.org.uk

Cairn Housing Association Limited
Murdostoun House
5 Linnet Way
Strathclyde Business Park
Bellshill
ML4 3RA
Telephone: 01236 435210
Email: enquiries@cairnha.com

Clyde Valley Housing Association Limited
50 Scott Street
MOTHERWELL
ML1 1PN
Telephone: 01698 268855
mail: cvha@cvha.org.uk

Cube Housing Association Limited
Maryhill Burgh Halls
24 Gairbraid Avenue
Glasgow
G20 8YE
Telephone: 0800 027 3456
Fax: 0141 248 5240
Email: talk@cubehousing.co.uk

Forgewood Housing Co-operative
49 Dinmont Crescent
MOTHERWELL
ML1 3TT
Telephone: 01698 263311
Email: enquiries@forgewoodcoop.org.uk

Garrion People's Housing Co-operative
Centrepont
70 Smith Avenue
Gowkthrapple
WISHAW
ML2 0LD
Telephone: 01698 274670
Email: enquiries@gphc.org.uk

Hanover (Scotland) Housing Association Limited
Pavillion 5, Watermark Business Park
345 Govan Road
Glasgow
G51 2SE
Email: westinfo@hanover.scot

Horizon Housing Association Limited
Leving House
Fairbairn Place
LIVINGSTON
EH54 6TN
Telephone: 0330 303 0089
Email: e-mail@horizonhousing.org

Key Housing Association Limited
The Square
70 Renton Street
Glasgow
G4 0HT
Telephone: 0141 342 1890
Email: info@keyhousing.org

Lanarkshire Housing Association Limited
191 Brandon Street
MOTHERWELL
ML1 1RS
Telephone: 01698 269119
Email: enquiries@lanarkshireha.com

Link Housing Association Limited
Watling House
Callender Business Park
Falkirk
FK1 1XR
Telephone: 03451 400 100
Email: csc@linkhaltd.co.uk

Loretto Housing Association Limited
Lipton House
2nd Floor
170 Crown Street
GLASGOW
G5 9XD
Telephone: 0800 952 9292
Email: housingteam@lorettoha.co.uk

Blackwood Homes and Care
1 Belses Gardens
Cardonald
GLASGOW
G52 2DY
Telephone: 0141 883 4477
Email: info@blackwoodgroup.org.uk

Sanctuary Cumbernauld
Floor 8, Fleming House
2 Tryst Road
Cumbernauld
GLASGOW
G67 1JW
Telephone: 0800 131 3348
Email: cumbernauld@sanctuary-housing.co.uk

Trust Housing Association Limited
Pavilion 5 (First Floor)
Watermark Business Park
345 Govan Road
GLASGOW
G51 2SE
Telephone: 0131 444 1200
Email: info@trustha.org.uk

West of Scotland Housing Association Limited
Camlachie House
40 Barrowfield Drive
Camlachie
GLASGOW
G40 3QH
Telephone: 0141 550 5600
Email: info@westscot.co.uk

Wishaw and District Housing
55 Kirk Road
WISHAW
ML2 7BL
Telephone: 01698 377200
Email: assoc@wishawdha.org.uk

Appendix 2 ,- Points Assessment

Homeless/Insecure Tenure Category	
Only one category pointed for insecure/homeless category.	
Statutory Homeless Young Person Leaving LA Care Valid notice to quit within 2 months* Repossession Order Armed Forces Discharge/Tied Accommodation Due to be released from Prison	30 Points *review will take place after 2 month period and points reduced to 20 is landlord allowing to remain.
Abuse or harassment including anti-social behaviour	
Domestic Abuse	30
Serious ASB/Harassment (Immediate housing recommended by police)	30
Target ASB/Harassment (landlord warning/Involvement)	15
Sustained ASB Nuisance	10
ASB without evidence	5
People Living under unsatisfactory housing conditions who have unmet housing need	
Below Tolerable Standard	25
Overcrowding	
Overcrowded one bedroom	10
Every additional bedroom	6
Under-occupation	
Under occupancy 1 bedroom Please note only RSL tenants will be awarded under occupancy points	10
Every additional bedroom	6
Medical Need	
High Housing Need Priority	20
Medium Housing Need Priority	15
Low Housing Need Priority	10
No Housing Need/Suitably Housed Priority	0
Social Need	
Applicants wishing to give or receive support/move/remain for work/education need.	
Give/Receive Support	10
Work/Education need	5

