

Get Involved & Have Your Say



Dundee Housing Allocations Policy Review 2022

The Council's Housing Allocations policy was last reviewed in 2016 and since then there have been several significant changes in legislation and guidance in relation to how social rented housing is allocated.

We are currently reviewing and updating our Allocation policy and as part of this review we are consulting widely with individuals, community groups, resident and tenant organisations, Registered Social Landlords, our staff and with other key stakeholders.

The main aim of the Allocations policy is to accurately assess housing need so that we can then let vacant properties to those with the greatest assessed need, in line current legislation and guidance. We also aim to ensure that the policy is open, transparent, fair and easy to understand.

We welcome your input and would like to invite you to complete this survey as part of the consultation on how the policy may need to be amended. If after reviewing the proposed changes you have no comment to make, please check the box in Q9 and leave details so your participation can be noted. Thank you.

Q1 - Do you agree with the new award of higher Social Needs points for Domestic; Racial Abuse and severe cases of harassment?

- Definition of Severe Harassment: Incidents involving violence, fire raising, vandalism and threatening behaviour.

	Yes or No
Domestic Abuse	<input type="checkbox"/>
Racial Abuse	<input type="checkbox"/>
Severe Harassment	<input type="checkbox"/>

Q2 - For each of the following examples, would you agree with the suggested periods of suspensions and ending suspension guidance, including housing support referrals and case management?

Statutory homelessness and suspensions

Please note that not all proposed suspensions can be applied to applicants who have been assessed as being statutorily homeless and where we have a duty to secure accommodation.

Under each suspension survey question, it is highlighted which allocation group (Homeless, General Need, Transfer) that the suspension can be applied too.

- For more information, please select article 13. of the following publication www.gov.scot/publications/social-housing-allocations-scotland-practice-guide/

1.

Reason for Suspension -

- You refuse two reasonable offers of housing

Period of Suspension -

- 6 months from date of second refusal

Reason for Ending Suspension -

- Application reviewed after 6 months

Relevant Groups

- General Needs
- Homeless
- Transfer

Yes

No

2.

Reason for Suspension -

- You have either withheld, or given wrong or misleading information that you should have told us about which relates to your household details, housing needs or in respect of any tenancies in the last 3 years that you lived in, were evicted or owned

Period of Suspension -

- 12 months from date discovered

Reason for Ending Suspension -

- Application reviewed after 12 months

Relevant Groups

- General Needs
- Homeless
- Transfer

Yes

No

3.

Reason for Suspension -

- You are a tenant but you've breached your tenancy conditions and your landlord has given you notice of proceedings for recovery of possession or has a decree or order from a court for your eviction

Period of Suspension -

- Duration of notice / order

Reason for Ending Suspension -

- Behaviour has to be satisfactory for length of notice / order

Relevant Groups

- General Needs
- Transfer
- Homeless

Yes

No

4.

Reason for Suspension -

- You or someone that lives with you are the subject of an ASBO - Anti Social Behaviour Order - the application will be suspended until the conduct or behaviour has changed

Period of Suspension -

- We will review your behaviour at the end of 12 months

Reason for Ending Suspension -

- Evidence that behaviour has improved

Relevant Groups

- General Needs
- Transfer
- Homeless

Yes

No

5.

Reason for Suspension -

- You have lost a previous tenancy by abandoning it, within the last 3 years

Period of Suspension -

- 12 months from date of application

Reason for Ending Suspension -

- Application reviewed after 12 months

Relevant Groups

- General Needs
- Transfer
- Homeless

Yes

No

6.

Reason for Suspension -

- You have outstanding rent arrears and there is no arrangement in place to repay what you owe

Period of Suspension -

- Subject to you repaying the debt, or making a satisfactory arrangement to repay the debt

Reason for Ending Suspension -

- Evidence that the rent or service charge debt has reduced and you have made at least 13 weekly payments of what you owe
- Rent arrears balance is under 1 month

Relevant Groups

- General Needs
- Transfer
- Homeless

Yes

No

7.

Reason for Suspension -

- You have previously been evicted by a court order in the last 3 years
 - *each case considered individually*

Period of Suspension -

- 12 months from date of application

Reason for Ending Suspension -

- Application reviewed after 12 months

Relevant Groups

- General Needs
- Transfer
- Homeless

Yes

No

Taking into consideration the nature of suspensions. Can you identify any support mechanisms or assistance which applicants could benefit from?

Q3 - Do you agree to introduce a 2-offer rule for all applicants including homeless?

Yes

No

Please give reason for your answer.

Q4 - Do you agree with the proposals to signpost applicants to advice and support services to try and support the lifting of suspensions at the earliest opportunity?

Yes

No

Q5 - Consideration is being given to introduce a Strategic Needs or Homeless Prevention Group, with the intention of preventing homelessness.

This could include Humanitarian Projects - Evictions - People discharged from institutional organisations, Care Leavers - Etc
The intention of this change is to address each groups target.

Would this be something you would agree with?

Yes

No

Please give reason for your answer.

Q6 - It is proposed to award non-householders (wants own tenancy) an additional 10 points. This brings it in line with other low priority awards within the General Needs Group.

Would this be something you would agree with?

Yes

No

Please give reason for your answer.

Q7 - Should applicants from a Private Landlord, who are threatened with eviction, be awarded additional points to prevent homelessness?

Yes

No

If 'Yes', which group should they be categorised into:

· General Needs

or

· Homeless

Please indicate your selection below.

Q8 - In order to make best use of our housing stock, we propose an applicant can only ask for one additional bedroom over and above their assessed need.

Yes

No

Please give reason for your answer.

Q9 - Do you have any other comments or suggested changes to the new allocation policy?

Yes

No

No Comments - Noting Engagement Only (leave details)

Any Comments

Q10 - Please indicate which category best describes you from the list below.

- Current Tenant
- Waiting List Applicant
- CHR Partner
- Other Organisation/Affiliation

If 'CHR Partner' or 'Other Organisation/Affiliation', please identify below.

Contact Details

Name	<input type="text"/>
Address	<input type="text"/>
City/Town	<input type="text"/>
Postal Code	<input type="text"/>
Landlord (if applicable)	<input type="text"/>
Email Address	<input type="text"/>
Phone Number	<input type="text"/>

Additional Information:

Please visit www.dundee.gov.uk searching for 'Housing Allocations Policy Review 2022', for links to all supporting documentation, proposed changes to the policy and instruction on how you can take part in the survey.

Should you require supply of hard copy, different format of any documents or provide a return response, please contact mark Cooper at mark.cooper@dundee.gov.uk.

Alternatively, you can contact your Registered Social Landlord, Dundee Federation of Tenant Associations or Dundee City Council's Housing Service directly.

GDPR:

By submitting your details you agree the Council can retain you information on a database in order to provide feedback on this consultation and supply information on future related events and publications.

Please check this box if you DO NOT wish to be contacted