



Hamiltonhill New Build Local Letting Initiative

May 2024

Consultation:	April 2024
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Our Vision

Excellent housing in vibrant communities.

Our Values

Respect

We see the positive in everyone, especially our tenants. We treat everyone fairly, regardless of age, race, gender, sexuality or background. We ask for opinions even if we know we might not like what we hear. And we address people's concerns in any way we realistically can.

Integrity

What we say in public is the same as what we say behind the scenes. If we say we'll do something, we mean it. Our tenants can count on us to solve their problems and make sound decisions.

Aspiration

We want the best for all our current and future tenants. We're not afraid to strive for things that won't be easy – or try things that haven't been done before. We seek out opportunities and welcome change. If it doesn't turn out as planned, we learn and improve again. And then we try again.

Our Strategic Objectives

- A) Building and sustaining popular neighbourhoods
- B) Creating and supporting greater life opportunities for all
- C) Developing greener spaces and community wellbeing
- D) Being a dynamic and listening community partner
- E) Treating people equally and with respect

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1. Introduction

- 1.1 The Hamiltonhill Regeneration Programme is going to create 320 new build properties for social rent.
- 1.2 The QCHA Allocation Policy (section 6.8) states that Local Letting Initiatives (LLI) can be considered where there are specific local factors to be taken into account. The aim of the LLI is to help build strong and sustainable communities. An example when a LLI could be appropriate is a new build programme.
- 1.3 As part of the Allocation Policy Review 2024, the Board agreed on 28 May 2024 this Local Letting Initiative (LLI) for the Hamiltonhill New Build. This LLI applies only to the Hamiltonhill new build development. A separate LLI will be developed for any future new build developments.

2. Definition of a Local Letting Initiative & Legislative Context

- 2.1 Although legislation requires QCHA to give reasonable preference to certain groups when allocating properties – other factors can also be taken into consideration. For example, landlords can choose to give some priority on the basis of local connection.
- 2.2 The Social Housing Allocations in Scotland – Practice Guide 2019 states when setting up a LLI it must comply with all relevant legislation. It also notes that the undernoted requirements need to be met:
 - The LLI should be operated alongside the allocation policy – acting as an additional set of circumstances to be taken into consideration
 - The LLI should apply to a specific geographic area and be supported by evidence on why it is required
 - The LLI have clear outcomes; be time limited and be published
 - Carry out consultation with tenants, applicants and stakeholders
 - Monitoring framework in place to make sure aims of LLI are being met

This document details how the Hamiltonhill LLI meets these requirements.

3. Aims of Hamiltonhill New Build LLI

- 3.1 The large-scale new build programme will create a new community in Hamiltonhill.
- 3.2 The aims of the LLI are to:

AIM 1: Ensure the stability and sustainability of the new community.

- This will be achieved by giving some priority to transferring tenants who have demonstrated they are able to sustain a tenancy.

AIM 2: Ensure the existing local community remains balanced and sustained, and it is not de-stabilised by a high concentration of new lets in the area

- This will be achieved by giving some priority to those with a local connection to the Hamiltonhill/Westercommon area.

AIM 3: Create turnover within our wider stock so that subsequent chain-lets allow us to re-let properties to applicants from the housing list whose housing needs best meet the stock

- This will be achieved by giving some priority to transferring tenants who have demonstrated they are able to sustain a tenancy.

4. KEY PRINCIPLES

- 4.1 Properties will be let in line with the allocation policy – i.e. to those in greatest housing need and eligible for the property size and type. The LLI will be operated alongside this to identify bids from specific applicants whose circumstances will assist us in meeting the aims of the LLI (i.e. transferring tenants; applicants with local connection to Hamiltonhill/Westercommon.
- 4.2 **Adapted Properties:** There are 12 ground floor adapted properties within the development. Due to the short supply of these types of properties – these will be exempt from the LLI and these properties will be let in full accordance of the allocation policy to ensure that these are allocated to those in greatest need.
- 4.3 **Future Lets:** The LLI is only applicable to the first let. Any subsequent lets will be let in full accordance of the allocation policy.
- 4.4 **Home Movers:** The LLI is only applicable to Home Movers who have a housing need. Applicants with a bronze priority are not eligible. All Home Movers must have a clear rent account before moving.
- 4.5 **Anti-Social Behaviour:** To ensure sustainability of the new community, properties will be let to applicants who do not have a history of anti-social behaviour.
- 4.6 **Section 5 Lets:** QCHA takes its obligation to house homeless applicants very seriously and consistently provides the Council with a high number of lets. Analysis from the Allocation Outcome Report 2023/24 identified that 77% of our one bedroom lets went to Section 5's to the detriment of our applicants on the housing list. To re-address the balance, it is proposed that the letting quota is reduced for Section 5's to give more opportunity to Home Seekers and Home Movers.

QCHA is still committed to its Section 5 letting quota and will seek to achieve this through our current stock. Section 5 applicants will get first priority for any lets created by a transfer to a new build.

Section 5's will not be excluded from the opportunity of a new build – the adapted flats are available to all applicants and we will actively work with the Homeless Team to identify suitable tenants for these properties. Discretionary lets can also be made available – to be approved by the Tenancy Sustainment & Homeless Prevention Manager.

4.7 Letting Quotas

The letting quotas have been allocated to each category to enable the outcomes of the LLI to be achieved (as detailed in Section 3). Data analysis from the Allocations Outcome Report 2023/24 has been used as evidence to support the letting quotas.

Home Movers 70% of all lets

- 1 in 2 lets going to Home Movers with a local connection

Home Seekers 20% of all lets

- 2 in 3 lets going to Home Seekers with a local connection

Section 5's 10% of all lets

- 100% of the lets to homeless cases with a local connection

5. Responsibilities

5.1 Responsibilities for this Local Letting Initiative:

- The Depute Director of Housing Services has overall responsibility for ensuring that the Association complies with housing legislation.
- The Tenancy Sustainment & Homelessness Prevention Manager will be responsible for the implementation and monitoring of the LLI.
- The Housing Officers and Housing Advisors will assist with the implementation of the LLI.

6. Monitoring and Review

6.1 This Local Letting Initiative will end once all the new build properties in Hamiltonhill have been let for the first time. Any subsequent lets will be let in line with the allocation policy.

6.2 During the lifetime of this Local Letting Initiative an annual evaluation exercise will be carried out as part of the Annual Allocations Outcome Report to assess if the LLI objectives are being met. It will review how all properties were let, assess housing need, household composition, local connection and equalities.

7. Equalities

- 7.1 A full equalities impact assessment (EDI) has been completed as part of the Allocations Policy Review. This ensures equality of opportunity for all applicants and protects the needs of those with protected characteristics when policies are developed.

8. Consultation

- 8.1 During the development of this LLI, we took previous customer feedback regarding the new build development at Hamiltonhill into consideration. The community was looking for local connection priority and the opportunity to transfer back into the area – having previously been relocated as part of a demolition programme to another neighbourhood within the QCHA area.
- 8.2 As part of the Allocation Policy Review Consultation Exercise, which took place during March 2024, we consulted with tenants and housing applicants on the proposed LLI as part of our online survey and as a topic at our focus group. Feedback confirmed that respondents supported the aims of the LLI.
- 8.3 We consulted with relevant stakeholders – including Glasgow City Council (GCC) Homeless Team; GCC Neighbourhood, Regeneration & Sustainability Services; local councillors, MPs, MSPs; our tenant representatives – Neighbourhood Groups and Residents Task Force.

9. Related Policies and Documents

QCHA Housing Allocation Policy

QCHA Allocations Outcomes 2023-24 – February 2024

Social Housing Allocations in Scotland: A Practice Guide February 2019

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