

Do you support the introduction of the Allocations Policy?

Response	Number	%
Yes	35	43.22%
No	12	14.81%
Don't know	30	37.04%
Don't want to answer	3	3.70%
Blank	1	1.23%
Total	81	100%

Did you find the Allocations Policy easy to read and understand?

Response	Number	%
Yes	58	71.61%
No	16	19.75%
Don't know	5	6.17%
Don't want to answer	2	2.47%
Total	81	100%

Is there a section that you would like to see reworded?

Response	Number	%
Yes	8	9.88%
No	40	49.38%
Don't know	30	37.04%
Don't want to answer	2	2.47%
Blank	1	1.23%
Total	81	100%

What would you like to see reworded?	Response to suggestion
<p>Section 11.3.2 Separate bedrooms required for... * space for the person's support staff to sleep over in if overnight care is required.</p> <p>Section 14.1.g) should read the "income of the applicant and THEIR family, not HIS family" on the basis that not all applicants will be male.</p>	<p>Section 11.3.2 of the Allocations Policy provides an overview of the criteria used in assessing the size of property needed by a household in its widest sense and applicable to the Housing List. The provision of additional bedroom requirements due to support staff providing overnight care would be considered on a case by case basis.</p> <p>This text was taken from the Housing (Scotland) Act 2001 (section 10 (30(vii))). The revised Allocations Policy has been amended to remove reference from "his" and replaced with "their".</p>
<p>Eligibility - You are not going to let anyone housed by a different council transfer to Moray. You are preventing council tenants from moving to the area, your work force/school numbers etc. will stagnate.</p>	<p>The Allocations Policy does not prevent a different council tenant transferring to the Moray area. All applicants will be admitted to the Housing List. The Allocations Policy clarifies the criteria that will be applied when considering applications from out with Moray for an offer of housing.</p>
<p>I would like an inclusion in support of HM Forces as laid down by the Armed Forces Covenant.</p>	<p>The Allocations Policy does support the HM Forces and reflects the Council's commitment to the Armed Forces Covenant.</p> <p>The Allocations Policy provides a framework to allocate Council housing whilst taking into account the housing needs, demands and also aspirations of applicants. Due to the pressure on social housing in Moray with demand outstripping supply, the Council cannot house every household who applies for housing. Therefore the Allocations Policy aims to reach those who are considered to be in most housing need, whilst taking into account aspirations and making best use of housing stock.</p>

	<p>Section 16.10.2 of the Allocations Policy provides that applicants who are serving Armed Forces personnel and who occupy service accommodation which is due to be terminated will be awarded tied accommodation points. The presumption is that this section of the Armed Forces will have the highest need for housing.</p>
<p>It is long winded for a reason and too boring to read in full. All of it needs changing.</p>	<p>The Allocations Policy does contain a considerable amount of comprehensive and detailed information however this is required in order to explain the framework within which the policy operates and clarify the criteria which the policy adopts.</p> <p>An easy read version of the policy is also available and an explanatory guidance leaflet and online information will be developed in advance of the policy implementation.</p>
<p>The whole lot is too complicated.</p>	

Is there something that we've missed that you think should be included?

Response	Number	%
Yes	13	16.05%
No	38	46.91%
Don't know	23	28.40%
Don't want to answer	2	2.47%
Blank	5	6.17%
Total	81	100%

What do you think should be included in the policy?	Response to suggestion
<p>Eastern Europeans and immigrants should not get new build houses. Scottish born people should be offered new build houses when they have been on the housing list for a number of years. They should get first refusal and non-Scottish should get the less desirable houses/ areas.</p>	<p>The Allocations Policy reflects the current legal framework which includes the Housing (Scotland) Act 2001 and the Equality Act 2010.</p> <p>In Scotland, anyone can apply for housing as long as they are aged 16 or older. This includes all non-UK nationals (asylum seekers, refugees, EEA nationals, Commonwealth citizens and people subject to immigration control). The right of non-UK nationals to housing and assistance with homelessness is a complex area. Many refugees, EEA nationals, Commonwealth citizens and people subject to immigration control are entitled to both housing and assistance with homelessness.</p> <p>In line with legislation, where an applicant is eligible for an offer of housing, the Council will not take into account their nationality. This applies to the local lettings initiative used for the letting of new build properties.</p>
<p>Section 16.5.3 Clarification is required about what is required to be included in the support plan to satisfy this element. For people with learning disabilities the current support plan may evidence what support the currently access, though this may well be different when they move into their own tenancy. It would be useful if the policy could clarify what is required, and why it is required, for the avoidance of any doubt.</p> <p>Furthermore section 16.4.4 may want to be broadened out to include health or social care professional, rather than just health professional.</p>	<p>This level of detail is not routinely contained in housing policies. An agreement between relevant departments will be made and detailed in operational procedures.</p> <p>The functional assessment process takes a holistic approach in assessing a person's need for another home. The assessment is undertaken by a Housing Occupational Therapist who will consider evidence from health and other professionals, including social care. There may be many other professionals involved, depending on the applicant's background. This may include professionals from mental health, learning disability, social care and housing.</p>

	<p>The lead professional in most of the cases will be health care and therefore the policy reflects this. It would not be accurate to broaden this out to include social care professionals as they would not have the professional judgement/expertise needed to make the recommendations in all cases – for example, Category A and determining if a situation was life threatening.</p> <p>However, the recommendations of other professionals involved in an application will be taken into account as part of the holistic assessment. This level of detail is included in the supporting procedures for the functional assessment process.</p>
<p>An in-depth explanation of your local lettings plan.</p>	<p>Section 19 of the Allocations Policy provides an overview of what a local lettings plan is and how it operates in Moray. It also advises that all local lettings plans are published on the Council website. The Council use a local lettings plan to allocate new build properties when they are let for the first time. More information can be found here.</p>
<p>It is not made clear if owner occupiers are allowed on the list and if they would be allocated a property. This should be included.</p>	<p>In line with housing law, any person over 16 years of age is entitled to be admitted to the Housing List. This is regardless of their current tenure type. Thereafter, applications are assessed and prioritised, depending on an applicant's individual circumstances.</p> <p>The 2014 Act gives social landlords the option of taking into account of property ownership, in certain circumstances, when deciding on an applicant's priority for housing. In November 2018, the Council agreed that the Allocations Policy should not be amended to take property ownership into account.</p> <p>Owner occupiers are treated in line with any other applicant. They may be eligible for an offer of housing but this would</p>

<p>Not so much included as shortening. The policy is long and most people would give up and only read the parts which refer to their specific circumstances.</p>	<p>depend on their individual circumstances.</p> <p>The Allocations Policy does contain a considerable amount of comprehensive and detailed information however this is required in order to explain the framework within which the policy operates and clarify the criteria which the policy adopts.</p>
<p>Only people who have lived in the Moray area for a minimum of five years should be on housing list.</p>	<p>Eligibility for accessing a housing list only takes into account the age of the applicant. Section 19(1) of the 1987 Act (as substituted by section 9 of the 2001 Act) sets out the right for anyone aged 16 or over to be admitted to a housing list. This makes sure that a housing list does not leave out anyone in housing need.</p>
<p>Special provisions for HM Forces as laid down by the armed forces covenant.</p>	<p>Please refer to the response at page 2 (final section).</p>
<p>The length of time we have to wait for a property.</p> <p>Also if the people waiting on smaller property should not be penalised and have to pay the bedroom tax when we pensioners are on limited income.</p>	<p>The length of time people are on the Housing List has been considered previously however it was not considered to be a measure of an applicant's housing need.</p> <p>Please refer to Section 18.4 of the Allocations Policy. This clarifies that "if a social housing tenant in Moray has accrued rent arrears as a direct result of the removal of the spare room subsidy and wants to move to a smaller property, the Council may disregard the rent arrears accrued if it is satisfied that the tenant has done all he/she can practicably be expected to do to avoid falling into arrears."</p> <p>However, the size criteria rules will only apply to claimants of working age. Working age includes anyone who is under the State Pension age of the time. Any claimant over state pension qualifying age or with a partner over that age will be exempt from the size criteria rules from April 2013.</p>

Is there anything you think should be removed?

Response	Number	%
Yes	2	2.46%
No	43	53.09%
Don't know	23	28.40%
Blank	13	16.05%
Grand Total	81	100.00%

What do you think should be removed from the policy?	Response to suggestion
At the moment anyone can be on the list, even someone who has paid nothing into the system.	This is in line with housing law which specifies that eligibility for accessing a housing list only takes into account the age of the applicant.
The part about needing a connection with Moray to be considered for housing.	The criteria which are applied to applicants from out with Moray comply with housing legislation and assist the Council to continue to build strong and sustainable communities. Analysis of the Housing List shows that a small number (288) of applicants, from out with Moray would not be eligible for an offer of housing, which equates to 8.85 % of applicants on the Housing List. Of these, 147 applicants currently resided in Aberdeenshire and therefore may have opted to select all areas in their Apply4Homes application.

Do you have any other comments?	Response to suggestion
16.2 Under occupancy - I feel the difference in points allocated for this is much too great. If in social housing you get 250 but in private only 50?! Very unfair considering many will be in the private sector because they have been unable to get social housing or have remained in private as long as they could so as not to impact on social housing. It really puts those in the private	After admitting an applicant to the housing list landlords have to decide on the priority of the application. This is called "reasonable preference" which is set out in housing law. Part 2 of the Housing (Scotland) Act 2014 introduced a new category of applicant that social landlords must give reasonable preference - social housing tenants who are

Do you have any other comments?	Response to suggestion
sector at a disadvantage, unfairly.	considered to be under occupying their home. This is intended to assist social landlords to make best use of their housing stock. Guidance states that “other groups being prioritised for allocations must not dominate an allocation policy at the expense of the three groups set out in Section 20”.
I find it disgusting that people with drug and alcohol problems are top priority (<i>remainder of comment removed as it related to personal circumstances</i>).	The Allocations Policy does not give priority to applicants due to drug or alcohol problems.
I think the allocation system needs to take into account normal working adults who just want a home and can pay for it. The bias seems to be against the norm.	The Allocations Policy considers an applicant’s housing need. This is regardless of whether the applicant works or not or the applicant’s ability to pay for it.
I think this is a well written, comprehensive policy that will help make the allocations process more transparent. Being clear about who sits on which group is useful. You may want to clarify who makes up the HNRG, how often they meet and what their remit is.	The Allocations Policy will be amended to include this detail.
It is quite complicated and extensive. Perhaps the layout could be more accessible and better organized. Information could be grouped into larger sections with the language used simplified. I think people will be put off by the organisation of information. It isn't easy to understand or read for those who have different languages or a lower level of educational achievement. Perhaps the policy could offer to provide a transaction into different languages and offer a service whereby a council official could be available to explain the policy.	The Allocations Policy does contain a considerable amount of comprehensive and detailed information. However, this is required in order to explain the framework within which the policy operates and clarify the criteria which the policy adopts. In developing the Allocations Policy, best endeavours were undertaken to remove complex jargon, simplify the language use and attempt to organise the policy in a meaningful way. To assist those who may find the policy difficult to understand, an easy read version of the policy was published in a question and answer format. Information and guidance on the current Allocations Policy is available on the Council website, Apply4Homes website as well as in plain language guidance leaflets. These will be updated to reflect any agreed changes to the Allocations Policy. Staff are also available to answer any queries.

Do you have any other comments?	Response to suggestion
It looks well done and fair to me and I trust you know what you are doing.	
It's about time policy was changed on who you allow to be tenants in your disabled properties as the word "should" implies they should be for disabled tenants not people who could manage in normal housing.	<p>Please refer to section 12.3 of the Allocations Policy. This clarifies that applicants must have an assessed need for specialist housing before they will receive an offer for this house type. This assessment is made by the completion of a housing functional assessment by the Housing Occupational Therapist. There is no reference to "should".</p> <p>There may be instances where the person who the property was allocated for is no longer living in there and nobody else living there has a need for specialist housing. To assist the council make best use of its housing stock and to assist those households in such a situation and who want to move, the revised Allocations Policy introduces a new point category, "underuse of specialist housing" (see section 16.6). In addition, these households may be eligible for the Tenant Downsizing Incentive Scheme.</p>
The current policy is mixed sex children over 5 require a 3 bedroom house. Just wondered if children's ages are taken into consideration when allocating houses. E.g. someone that has children aged 9 and 12 maybe taken into consideration for allocation before someone with children aged 5 and 8.	<p>The age of the children are only taken into account when assessing the number of bedrooms required as detailed in Section 11.3.2 and 11.3.3 of the Allocations Policy.</p> <p>The age of children will not routinely be taken into account and therefore would not result in one household being considered for an offer of housing before another, as referred to in the example.</p>
Very hard to read	The Allocations Policy does contain a considerable amount of comprehensive and detailed information however this is required in order to explain the framework within which the policy operates and clarify the criteria which the policy adopts.
Yeah far too confusing	