

Date: 14th October 2024

Title: Lettings Initiative – 1A St Peters Place, Montrose, DD10 8BF (Chapel Works)

Author: Shirley Nicoll (Area Housing Manager)

Purpose:

To request approval for a local lettings initiative for the next development at 1A St Peters Place, Montrose for first lets and within the 12 month period from handover to successfully meet the outcome of creating a balanced and sustainable community.

This initiative will assist with:

- giving more priority to people in the greatest housing need;
- making best use of the housing that becomes available for rent each year;
- Working to create communities where people want to live.
- Minimise the reputational risk to the organisation from private owners in close proximity to our stock.

Recommendation:

That approval is granted to allocate all available voids within the next 12 months to applicants:

- With no history of anti-social behaviour or neighbour complaints;
- No current or historical dependency on drugs or alcohol;
- Current property is in a good state of repair;
- Under 1 months rent arrears or an agreement in place for 3 months
- No other serious breaches in tenancy agreement

We may under occupy the houses if we feel this would help create a sustainable and more harmonious community.

We aim to allocate 50% to homeless households working with the Homeless Teams to agree nominations from applicants that are currently in temporary accommodation.

Resource Implications (Including Financial):

There are no resources or financial implications. If we under occupy applicants will be made aware of the impact on any benefit claim and assisted to apply for DHP if necessary.

Legal & Risk Implications:

There are no legal implications, legislation allows landlords to implement lettings initiatives as long as there are outcomes that are justified and for a specific time period. The Scottish Housing Regulator (SHR) expects you to clearly state the outcomes you want to achieve and make sure that your local lettings initiative delivers those outcomes. The key components set out by the SHR are listed below with details of how we have achieved these for this particular lettings initiative:

KEY COMPONENTS	ACTION/OUTCOME
You are clear about why it is necessary to set up a local lettings initiative and can show that any decision is based on evidence and data analysis	Due to the mix tenure development and previous dissatisfaction from owners. This initiative is solely for the purpose of letting the properties first time and within a 12 month period from handover only.
The initiative has clear aims	Create a new and sustainable development within a new development at St Peters Place, Montrose
You have talked to tenants about, and they have agreed to, the initiative	There are no tenants as it is a new development
There is an effective monitoring framework in place to make sure the aims of the local lettings initiative are being met and there are no unforeseen consequences.	This initiative is for first lets only and any voids within a 12 month period. The success can be monitored via the HO after handover via workload meetings. If it fails to deliver the outcome, we would look to amend this for any future developments
You regularly review initiatives, both on an operational and strategic basis and make a decision on whether to continue. Local lettings initiatives which go on too long are unlikely to be meeting their original aims	We have requested that this initiative runs for a period of 12 months from handover, which we envisage is long enough to try and create a balance within the community.

Source: Taken from Scottish Government Website, www.scotland.gov.uk

There are no risk implications, however if approval not granted, this may be a risk to the Hillcrest Group in terms of reputation and the stigma attached to the development, which may become more evident.

Impact Assessment:

If approved, this will have a positive impact on the development and the surrounding area in Montrose. It will help to create a more sustainable community and a balance within the development.

Consultation:

Area Manager, Operations Manager, Housing Officer, Angus Council

Report:

Chapel Works (St Peters Place) is an old mill building that has been refurbished to provide 26 properties for social rent. The block is next to our development William Phillips Drive.

The development consists of the mix of the properties is listed below:

- 1 x 2 bedroom house (self contained with own door and a Level Access Shower)
- 1 x 2 bedroom ground floor flat (with wet room)
- 2 x 3 bedroomed ground floor flats (with wet rooms)
- 4 x 1 bedroomed ground floor flat (2 x flats have wet rooms)

- 4 x 1 bedroomed 1st floor flats
- 3 x 3 bedroomed 1st floor flats

- 5 x 2 bedroomed 2nd floor duplex flats
- 3 x 3 bedroomed 2nd floor duplex flats
- 2 x 1 bedroomed 2nd floor flats
- 1 x 2 bedroomed 3rd floor flat

We are partners with Angus Council, Blackwood and Caledonia this allows for the introduction of local letting plans to assist the community to become sustainable. The Scottish Social Housing Charter introduced by the Housing (Scotland) Act. 2010, provides standards that all social landlords should be achieving for their tenants and requires landlords to make best use of available stock.

Regulatory Standards of Governance & Financial Management:

The letting initiative meets the following Scottish Housing Charter Outcomes:

- Outcome 6 - Social landlords, working in partnership with other agencies, help to ensure that tenants and other customers live in well-maintained neighbourhoods where they feel safe.

Consultation and Approved by:	Organisation	Job Title	Date
Shirley Nicoll	Hillcrest Homes	AHM	14/10/2024
Craig Brown	Hillcrest Homes	Ops Manager	16/10/2024
Scott Petrie	Hillcrest Homes	Housing Officer	14/10/2024
CHR partners	Angus CHR partners		