

## LETTINGS PLAN FOR WHEELCHAIR STANDARD PROPERTIES 2018

Horizon operates a choice based allocations policy for all of its vacant properties which allows applicants to bid for properties they are interested in. Although the choice based system includes an assessment of needs and applicants are awarded priority passes, we have recognised that, when it comes to allocating wheelchair standard properties the choice based system has some limitations which have meant that that properties have not always been allocated to those most in need of them.

We are currently working with colleagues to develop a Link group wide allocations policy which will include how accessible and adapted properties are allocated but a new policy will be not be in place until the end of 2018.

Our Board of Management agreed, as an interim solution, to apply a lettings plan for wheelchair standard properties in 2018.

### How will it work?

- We will continue to advertise wheelchair standard properties on Homehunt (for three weeks rather than one week to allow applicants with additional support needs to get assistance required)
- A shortlist will be run after the closing date to ensure a match between needs and property type
- Horizon's housing officers will visit shortlisted applicants with a priority pass and a need for that type of property -purpose of the visit would be to refine the priority pass using the points system from Horizon's previous allocations policy (details below)
- The property is offered to the applicant with the highest points.

### How are points awarded?

The tables show the level of points given to reflect the applicant's circumstances. Applicants can be awarded points in all nine categories.

1. MOBILITY	POINTS
A member of the household is a wheelchair user	100
At least one member of the household has a progressive mobility problem	50
<b><i>Please note – no points will be awarded in this category where applicants whose current accommodation is built to wheelchair standard.</i></b>	

2. PERSONAL	POINTS
<b>In this category allocation of points depends on assessment of individual's potential to function independently or, in the case of a more severely disabled person, the ability of others to give assistance</b>	
(a) No level or ramped access to house or access with assistance difficult	20
(b) No access to bathroom or access with assistance is difficult	20
(c) No access to kitchen or access with assistance is difficult	15
(d) No access to bedroom or access with assistance is difficult	10
(e) No access to lounge or access with assistance is difficulty	10
<i>Please note points (f)(g)(h) are not granted <b>in addition</b> to points for no access (a) – (e)</i>	
(f) Limited independent use of bathing/showering facilities or limited use with assistance	5
(g) Limited independent use of toileting facilities	10
(h) Limited independent use of cooking facilities	5

3. HOMELESSNESS	POINTS
Where an applicant has been determined as statutorily homeless or threatened with homelessness and produces a copy letter from the local authority confirming this	<b>200</b>
People over 16 wishing to leave the parental home	<b>50</b>
Separated ex-partners who continue to reside in the same property	<b>50</b>

4. HARASSMENT/VIOLENCE	POINTS
Occasional verbal abuse	10
Verbal abuse or noise nuisance over a long period	20
Recent damage to property	30
Verbal abuse and damage to property	40
Minor physical assault	60
Serious physical assault	80

5. OVERCROWDING/UNDEROCCUPATION	Size
Horizon's standard is that one a bedroom is required for :	
<ul style="list-style-type: none"> <li>Husband/wife/ or cohabiting couple</li> </ul>	1 double Bedroom
<ul style="list-style-type: none"> <li>each adult member of the household over 16</li> </ul>	1 single bedroom
<ul style="list-style-type: none"> <li>Children of opposite sex over 8 years old</li> </ul>	1 single bedroom
No more than 2 people should share a bedroom	
	<b>Points</b>
For each bedroom short of the required number (up to a maximum of 120 points)	40 points
Under occupation - For each bedroom more than required by the household	15 points

<b>6. LACK OF AMENITIES</b> (maximum that can be awarded = 100 points)	<b>POINTS</b>
No adequate heating system	20
No adequate cooking facilities	20
No bath or shower in the home	20
No inside toilet	20
Dampness such as water penetration through a defect in the building or rising damp (not condensation)	20
Structural Defects (evidence must be provided in the form of a Structural Engineers Report)(i.e. dry rot etc)	20
No hot water supply	20
No natural light or ventilation in living room or bedrooms (it is acceptable for kitchens and bathrooms and WC's to have mechanical ventilation. Halls need not be ventilated)	20

<b>7.SHARING AMENITIES</b>	<b>POINTS</b>
<i>Please note that these points do not apply to applicants wishing to leave their parental home</i>	
Sharing cooking facilities	5
Sharing bath or shower	5
Sharing toilet	5
Sharing hot water supply	5
Sharing drinking water supply	5
N.B. where amenities are shared by more than 2 other unrelated households these amenities will be considered as lacking	

<b>8.INSECURITY OF TENURE</b>	<b>POINTS</b>
Where the applicant does not have a legally enforceable right to live in their home	10
Lives in tied housing	10
No lease	10

<b>9. SOCIAL NEEDS</b>	<b>POINTS</b>
Where an applicant wishes to move in order to receive assistance to sustain their tenancy (The tenant/prospective tenant must confirm the support that will be provided and must be seeking housing within the same area of the home of the person requiring/giving support)	20
Applicants who wish to move to take up permanent employment at a distance too far from their present home that commuting by public transport is unreasonable (proof of offer of employment must be provided)	20
Applicants with a child under the age of 12 living in a multi storey flat	25
Because of a disability the applicants home limits their ability to maximize your independence	20
The applicant's home circumstances are causing them to be socially isolated	15

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