

# Building Foundations for Allocating Healthy Homes - Setting the Scene

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# Key 2014 Act 'changes'

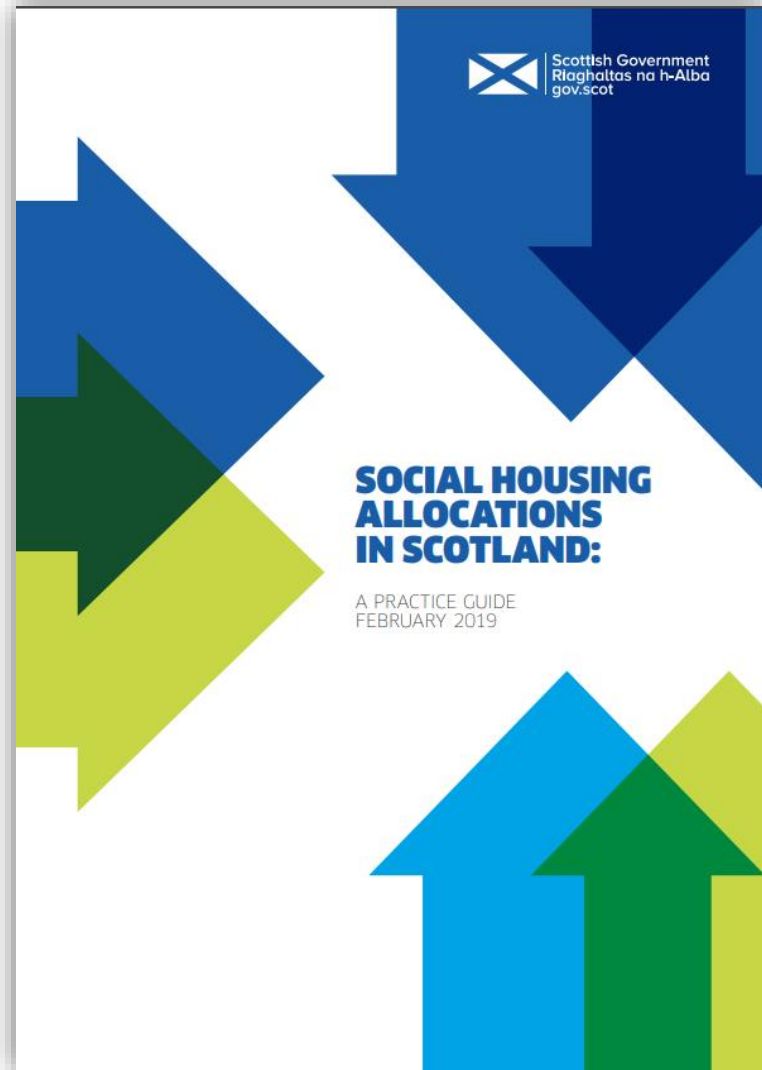
- ❖ Body of Housing legislation, 1987 & 2001 Acts, most recently updated by Housing (Scotland) Act 2014
- ❖ 'Representation' of reasonable preference
- ❖ (*Expanded*) underoccupancy requirement
- ❖ New options/provisions around heritable property (OO)
- ❖ Duty to consult etc.

# Fundamental principles

Remain....

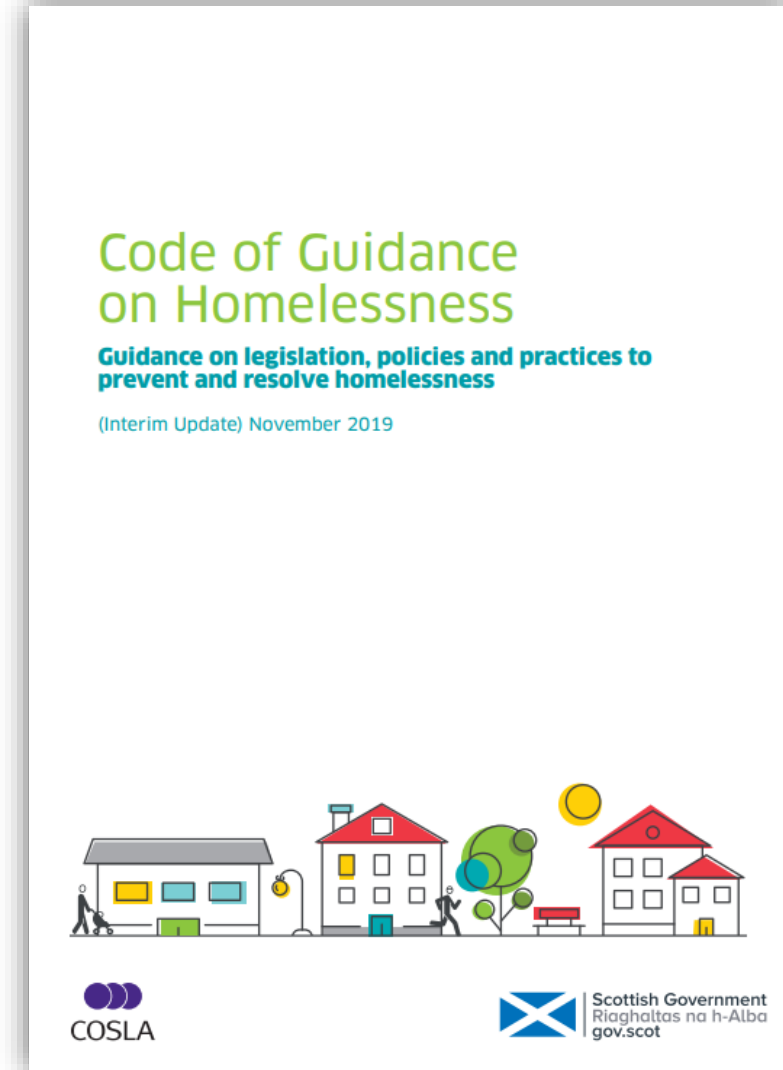
- ❖ Open and fair access to the housing list
- ❖ Prioritisation focused on addressing housing need (as broadly defined by legislation) (*TBC*)
- ❖ Best use, incl. in relation to size, design
- ❖ Range of 'no goes': income, length of residency
- ❖ Transparency whilst respecting confidentiality
- ❖ Compliant, incl. answerable to SHR

# Allocations Practice Guide



<https://www.gov.scot/publications/social-housing-allocations-scotland-practice-guide/pages/0>

# Homelessness Code of Guidance



<https://www.gov.scot/publications/code-guidance-homelessness-2/>

# Reasonable preference

- ❖ Reasonable Preference (RP) = must be given appropriate priority
- ❖ Applies to existing (transfer) or new (general needs, waiting) applicants
- ❖ Range of RP groups, incl. health or disability (as unsatisfactory housing)
- ❖ Relative priority to each RP group driven by profile of housing need
- ❖ Needs that 'cannot otherwise be met'
- ❖ Profile of offers/lets driven by needs vs. available lets (location, size, design, accessibility)

# Range of competing/overlapping needs

- ❖ Homeless persons and threatened with homelessness
  - Rapid Rehousing, (lesser extent) Housing First
  - Development of Rapid Rehousing Transition Plans
  - Potential to dominate; some areas, for some time
  - Pressure on 1 and 2 bed stock
- ❖ People from range of other housing need groups, e.g.
  - Extreme overcrowding, under occupying
  - Young care leavers
  - Domestic abuse
- ❖ Potential for multiple needs (building relative priority within general/transfer)

# The case for addressing need via SRS

- ❖ Commonality across needs: security, quality, levels of service, affordability
- ❖ Focus on fuel poverty etc (incl. Energy Efficiency Standard for Social Housing (EESH) agenda etc)
- ❖ Wider public 'good'/resource management case
- ❖ Health & disability specific: key part of 'package'
- ❖ Including addressing mental health
- ❖ Effective/timely delivery of health & social care services
- ❖ Not exclusive, but clear added value

# LLIs – what's the potential?

- ❖ Must be published
- ❖ Be supported by evidence as to why they are required, have clear outcomes
- ❖ Apply to a specific geographical area, be time limited
- ❖ Consultation is required (key partners, incl. current applicant and tenants)
- ❖ **MUST COMPLY WITH LEGISLATION**
- ❖ In addition to, not instead of, application of AP, cannot override focus on housing need

But....could be (health/medical need) thematic?

- ❖ If the case can be made?
- ❖ Not about addressing a 'misfiring' across the whole policy