

RENTS

Most rents have a monthly charge which comprises:-

Basic Rent - is set by the Association in accordance with its Rent Setting Policy which is reviewed annually.

Service Charge - to cover the cost of providing services to the development (e.g. door entry services).

COUNCIL TAX AND HOUSING BENEFIT

The Council Tax is levied by the Local Authority and each tenant is responsible for this payment. The amount of charge varies between developments and different types and sizes of flats and is reviewed periodically. It is, therefore, not possible to generalise on the level of rent.

Housing Benefit is available from your Local Authority to assist those with limited income or capital.

CONCLUSION

This information is intended merely to provide a guide to Langstane Housing Association. The Customer Services staff are always pleased to answer individual questions and queries.

Consequently, if there is any matter on which guidance or assistance is required, please do not hesitate to contact the Customer Services staff at the following address:-



680 King Street, Aberdeen, AB24 1SL,
tel 01224 423000, fax 01224 423030 **and also at**
7 North Guildry Street, Elgin, IV30 1JR,
tel 01343 540480, fax 01343 547049.

email: info@langstane-ha.co.uk
web: www.langstane-ha.co.uk

Registered Scottish Charity SCO 11754



INVESTOR IN PEOPLE



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WHO IS ELIGIBLE

In order to be eligible for housing with the Association, applicants must be over 16 years of age. There are a limited number of properties for disabled applicants and to apply for one of these, you must be registered disabled.

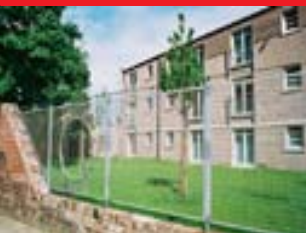
ACCOMMODATION

The Association has a limited stock of family housing, which is allocated as appropriate, by the transfer of existing tenants, by nomination from the Local Authority or from the housing list. In addition, the Association also has shared accommodation. This type of accommodation usually has three to four bedrooms. Applicants interested in this type of accommodation should contact the Association directly for further information.

SHARED OWNERSHIP

Langstane Housing Association has a sister Association which operates another scheme of housing called 'Shared Ownership'. This scheme is primarily for first time buyers, Local Authority tenants or Housing Association tenants. However, in certain cases, we will consider someone who has owned property before. You must be over the age of 18 and in full employment. It does not matter whether you are single, married or have a family.

Under the scheme you buy a share in the value of a flat or house and pay rent for the remainder. The initial purchase can be either 25%, 50% or 75% of the value of the property and the scheme allows sharing owners to increase their share or purchase outright whenever their financial



A selection of Langstane Properties

circumstances enables them to do so, providing they have been in the property for one year.

If you wish further information on Shared Ownership, please contact Customer Services.

APPLYING FOR A HOUSE

You are welcome to apply for housing with Langstane Housing Association providing you are eligible.

The Association will endeavour to carry out a profile interview to as many applicants as possible. This interview will enable an applicant to discuss their circumstances and will answer any questions that are relevant.

Housing lists are revised periodically to bring information on applicants up to date. However, it is the applicant's responsibility to advise Homechoice or the Association of any material changes in their situation as these occur.

THE ALLOCATIONS PROCEDURE

The number of applicants for any particular area of housing normally far exceeds the number of houses available. In these circumstances, the Association seeks to allocate its housing to those people who are most in need and would benefit from a tenancy.

To achieve this, points are awarded to applicants dependent on their present circumstances. By using a points system before and after a profile interview, an appropriate allocation would be made. The Association places importance on 'global need' which incorporates social, medical and geographical factors.

TENANCIES

The 2001 Housing Scotland Act introduced the Scottish Secure Tenancy and most tenants were offered this type of tenancy. The Scottish Short Secure Tenancy and Occupancy Agreements are also used by the Association where appropriate.