



Local Letting Initiative for:
Fraser Court, Aberdeen
Charlotte Gardens, Aberdeen

1. Introduction

Langstane Housing Association's Allocation Policy allows for the creation of a local letting initiative to manage allocations in order to support sustainable communities.

Fraser Court and Charlotte Gardens have experienced significant levels of serious and sustained anti-social behaviour over the last 12 months in relation to criminal and drug related activity both from tenants residing in the development, their visitors and those involved in organised crime. Action is ongoing to address the issues in partnership with Police Scotland.

In view of these challenges Langstane Housing Association has adopted a sensitive let approach to Fraser Court and Charlotte Gardens to ensure the allocation of a home does not create further issues within the development for existing tenants and neighbours or the local community until such time as the anti-social behaviour situation is resolved.

A sensitive let is a targeted lettings approach used to address specific community or neighbourhood issues, such as anti-social behaviour, by carefully considering the needs and suitability of potential tenants to build stable communities. It aims to prevent a return of, or increase of, problematic behaviours and ensure housing allocations support community well-being.

The local letting initiative will operate alongside the Allocation Policy and act as an additional set of circumstances which will be considered when allocating homes in Fraser Court and Charlotte Gardens.

2. Aims and objectives

The aims and objectives of this letting initiative are to:

- Stabilise the community for existing tenants and surrounding area
- Prevent further escalation of anti-social behaviour
- Balance individual housing need with the collective needs of the community
- Reframe the reputation of the development in the wider community.

3. Legal and regulatory framework

The primary legislation governing the allocation of social housing is contained within the Housing (Scotland) Act 1987, as amended by the Housing (Scotland) Act 2001 and 2014. This legislation identifies specific groups that Langstane must give reasonable preference to when allocating its homes:

- Homeless persons and persons threatened with homelessness and who have unmet housing need
- People who are living in unsatisfactory housing conditions and who have unmet housing need
- Tenants of homes that are held by a social landlord which they are under occupying.

Allocations must also comply with the Homelessness etc (Scotland) Act 2003 and have reasonable regard for the Code of Guidance on Homelessness 2005 and the Allocation of Social Housing in Scotland Good Practice Guide 2019.

The, Scottish Social Housing Charter, created as part of the Housing (Scotland) Act 2010 sets the standards and outcomes all registered social landlords should aim to achieve while carrying out their activities.

The local letting initiative supports the following outcomes and standards of the Charter:

- 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.

Whilst reasonable preference must be given to the groups outlined above, landlords are permitted to incorporate additional factors to develop policies and practice to meet the needs of the communities in which they operate.

Langstane Housing Association allocates 50% of its empty homes to the local authority for nominations, 25% to our direct general needs waiting list and 25% to transfer applicants and these quotas will remain in place but the additional criteria of a sensitive let will also be applied.

4. Allocation criteria

In addition to Langstane Housing Association's Allocation Policy the below criteria will also be applied for allocation of properties contained within the local letting initiative:

- No history of anti-social behaviour or criminality for violence or drug related convictions
- No significant support needs or chaotic lifestyle which may place them in a vulnerable situation or at risk of tenancy failure
- Positive consideration will be given to applicants with a track record of successful tenancies and the ability to live independently without intensive housing or tenancy support
- No other serious breaches of a previous tenancy conditions
- Allocations will seek to create a balanced and sustainable community.

5. Consultation

The local letting initiative has been created in consultation with existing tenants and residents of Fraser Court and Charlotte Gardens, Police Scotland representatives, Community Safety representatives and local housing officers.

6. Monitoring and review

The local letting initiative will be reviewed after 6 months to establish its success and requirements going forward.