

Summary of Aberdeenshire Council’s Housing Allocations Policy

The Allocations policy governs the way the applicants for Council housing are assessed and prioritised in terms of their housing need and how houses are allocated.

Housing need is assessed to determine placing on the waiting list using a points system. Points are awarded for different factors relevant to the applicant’s circumstances. Placing on the waiting list for vacant properties in the different letting areas of choice in Aberdeenshire determines whether the applicant is offered a tenancy. In addition the offer of a tenancy will depend on the availability and turnover of houses in the applicant’s areas of choice.

If an applicant on the waiting list is to be considered for housing the Council will make one reasonable offer of accommodation taking into account, the size of the property required and the availability of property in the applicant’s area/s of choice and any medical need.

If one reasonable offer is refused the application will be suspended for 6 months.

Tenants evicted for anti-social behaviour will be suspended from receiving an offer of accommodation for 12 months from the date of eviction.

Tenants in larger properties will be allowed to partially downsize to a property that they will under-occupy but to a lesser extent e.g. from a 3 bedroom to a 2 bedroom in order to free up family sized accommodation and to provide for the best use of housing stock. The transfer will be through the award of under-occupation points and will be at the discretion of the Housing Manager who will require to be satisfied that the resultant vacant property can readily be relet to a household that will fully occupy the accommodation.

The POINTS SCHEME

The following table outlines the award of points under the Allocations policy for Direct Housing Applicants.

Factors for which points are awarded	Points
Overcrowding	10
Size of Family	5,10
Shared Accommodation	10
No Fixed Abode	20
Composition of Family	5
Structural Condition and Lack of Facilities	0 – 90
Medical Need	0 – 20
Social Need	0 – 20
Housing Support (Sheltered Housing)	0 – 20
Insecurity of Tenure	10
Children in Flats and Maisonettes	5
Transfer Housing Applicants	
Points are same as above apart from Shared Accommodation, No Fixed Abode, Structural Condition and Lack of Facilities and Insecurity of Tenure	Points
Under-Occupation for 1 bedroom	20
for 2 bedrooms	40
for 3 bedrooms	60

Overcrowding Points

Overcrowding Points are awarded on bedroom deficiency based on the number of members of the applicant’s household.

Size of Family Points

Size of family points are awarded to any applicant whose household is overcrowded. For each member of the applicant's family between the ages of: -

Under 10 years of age - 5 points will be awarded

Over 10 years of age - 10 points will be awarded.

In calculating Size of Family points the applicant and spouse/partner are not counted but all other family members of the applying household are counted.

Shared Accommodation Points

These points are awarded to applicants who occupy accommodation, which they do not have exclusive use of e.g. living c/o others.

No fixed Abode

These points are allocated to applicants of no fixed abode in view of their housing need priority.

Composition of Family Points

One award of 5 points will be made where dependent children of the opposite sex irrespective of age are sharing a bedroom.

Structural Condition and Lack of Facilities Points

These points are awarded to applicants living in accommodation where there is a lack of facilities or the structural condition is below standard.

Medical Need Points

Medical points are awarded where (1) ill health or disability is caused or aggravated by current housing conditions, (2) where a medical condition is likely to improve or can be better managed by relocation to alternative housing. The medical points award and recommendations are made by an independent medical specialist in community medicine, NHS Grampian.

Social Need Points

Social Need Points are awarded to applicants assessed as having a social need to move to more appropriate accommodation. The points are awarded in bands of 0,5,10,15 and 20 depending on the level of need.

Housing Support Points (Applicants for Sheltered Housing)

Applicants must be awarded Housing Support Points to be eligible for allocation of sheltered housing. Housing Support Points are awarded in bands of 0,5,10,15 and 20 depending on the level of need.

Children in Flats and Maisonettes Points

An award of 5 points will be made where an applicant with one or more children under 5 years lives in a flat or maisonette on or above the second storey.

Insecurity of Tenure Points

These points are awarded to applicants living in insecure accommodation.

A copy of the full Housing Allocation Policy can be obtained by contacting your local Housing Office. Please refer to the following contact details: -

ABERDEENSHIRE COUNCIL

Buchan Peterhead Area Housing and Social Work Baltic House Broad Street Peterhead AB42 1JL	Banff and Buchan Fraserburgh Area Housing and Social Work 55 Mid Street Fraserburgh AB43 9EP	Banff Area Housing and Social Work 32 Low Street Banff AB45 1AY
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