

May 2011

## **Letting Plan for Donside Village – Phase 1 (Approved by Committee of Management 30<sup>th</sup> May 2011)**

### Properties and timescales

This is a mixed tenure development in the city of Aberdeen of 307 properties over three phases with full completion by 2013.

Phase One is due for full completion by December 2011 and will comprise the following properties:

35 properties for Rent

5 properties for LIFT

4 properties for outright sale

Of the 35 Properties for social rent in Phase 1, the following is the breakdown of sizes:

10 x 2 bedroom flats (individual entrances – 5 on ground floor and 5 on first floor)

10 x 2 bedroom houses

11 x 3 bedroom houses

4 x 4 bedroom houses

This Letting Plan deals with Phase One social rent properties only. On completion of phase one letting, an assessment of allocations achieved will be carried out. This will assist in informing our approach in letting Phase 2.

### Aims of the Donside Letting Plan

Donside is a new development of considerable size with mixed tenure including properties at mid market rents, low cost home ownership (LIFT) and open market sale as well as properties for let at social rent. This, in itself, will assist in creating a balance of residents in different circumstances within the development.

In implementing a letting plan for the housing for social rent the aim is to support this further by ensuring the balance of allocations promotes a successful and sustainable community.

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Previous use of a Lettings Plan for Old Mart Place Aboyne

The Co-operative most recently implemented a Letting Plan for the above rural development. An outcome assessment report submitted to the Housing Management Sub Committee in November 2010 noted the following Key conclusions:

- The agreement with Aberdeenshire Council was that 50% of properties would be let to homeless applicants, however only half of that was achieved. From the bids/nominations received the reason for not meeting this target was lack of demand from eligible homeless applicants as opposed to a restriction on properties being offered to this category and pass level of applicant.
- Although this LP did not include priority for local connection the original figure proposed (if it had been included) was to 25% of applicants, so this figure was exceeded through the standard allocations process. This suggests that applicants living locally were not excluded from accessing our properties.
- Achieving the breakdown figures of passes/categories in the LP was not very successful for Aboyne. Part of reason for this is because it can be difficult to accurately gauge demand for certain categories of applicant. However the priority passes used indicates that the development was let to a good mix of applicants with varying degrees of priority and categories of housing need.

A city development will have a different demand profile from that of a rural one and it must be recognised that a letting plan has to have a degree of flexibility about it. The key aim is not complex - it is to achieve a balance of residents with varying degrees of need and circumstances to give the best possible chance of creating a positive community.

It should be noted that whilst the aim will be to follow the letting plan as approved, it may be necessary to vary this dependant on the mix of applicants available to be considered at the point of letting. However, the aim of creating a balance of applicants will not be compromised and so any variances required will still aim to comply with this.

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Snapshot of housing 'need' provided by Aberdeen City Council

As at 31<sup>st</sup> March 2011 the following numbers of applicants had received statutory homeless determinations and were waiting for suitable housing:

Families and Couples                    97  
Single    363

Of the families and couples:

6 require 1 bedroom      72 require 2 bedroom      16 require 3 bedroom      2 require 4 bedroom      1 requires 5 bedroom

In relation to general needs, waiting list demand for Tillydrone and its bordering/surrounding areas, the following statistics were provided by Aberdeen City Council and were as at 21<sup>st</sup> of April 2011. Please note that it is difficult to avoid double counting when displaying waiting list demand figures as applicants are permitted to choose up to three areas of choice when completing their application. We have included the waiting list figures for cottage type property only in each area (unless there are no cottage type) i.e. we have assumed that cottage type per house size would be in most demand. It should be noted, however, that persons considering a cottage in Tillydrone could also be included in the figures for the surrounding areas.

<u>Area</u>	<u>1bed</u>	<u>2bed</u>	<u>3bed</u>	<u>4 bed+</u>	<u>Totals</u>
Tillydrone (cottage)	840	401	154	18	1,413
Old Aberdeen (cottage)	1,401	751	259	24	2,435
Sunnybank (cottage)	1,123	615	215	25	1,978
Woodside (cottage)	1,063	616	215	18	1,912
Balgownie (cottage)	1,167	822	361	37	2,387
Seaton (flat)	1,268	569	153	6	1,996
Linkfield (cottage)	1,225	660	223	24	2,132
Pittodrie (flat)	1,759	702	179	11	2,651
Totals	9,846	5,136	1,759	163	16,904

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In relation to turnover, the following statistics were provided and relate to the period April 2010 to March 2011. Please note that these figures do **not** relate to general needs only and include sheltered and amenity properties (Aberdeen City Council advised that there were unable to extract the general needs only information for us). However, it still gives us a flavour of turnover in Tillydrone and the surrounding areas by size remembering that the majority of sheltered and amenity voids occurring will be one bedroom.

<u>Area</u>	<u>1bed</u>	<u>2bed</u>	<u>3bed</u>	<u>4 bed</u>	<u>5 bed</u>	<u>Totals</u>
Tillydrone	41	89	8	0	0	138
Old Aberdeen	2	0	0	0	0	2
Sunnybank	8	5	7	0	0	20
Woodside	38	32	18	4	0	92
Balgownie	10	5	0	0	0	15
Seaton	45	30	5	0	0	80
Linkfield	17	14	0	0	0	31
Pittodrie	3	0	0	0	0	3
Totals	164	175	38	4	0	381

Tenants First statistical information for Aberdeen City as at 31<sup>st</sup> December 2010 (stats to financial year end not yet available at time of writing report)

There were 7,542 live registrations on hhNES at this date (note this covers all geographical areas, not just Aberdeen City) and between 1<sup>st</sup> April 2010 and 31<sup>st</sup> December 2010 a total of 1590 priority passes had been assessed.

There were a total of 29 void properties between 1<sup>st</sup> April and 31<sup>st</sup> December 2010 in the Aberdeen City area as follows:

- 6 One bedroom sheltered properties
- 17 new build housing support properties that were let by nomination
- 2 mutual exchanges
- 4 general needs properties

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Of the 4 general needs properties in Aberdeen:

There was 1 x 1 bedroom end terraced bungalow which received 152 bids (Bridge of Don)

There were 2 x 2 bedroom semi detached houses which received a total of 510 bids (Garthdee)

There was 1 x 3 bedroom semi detached property which received 224 bids (Park Street)

#### Commentary on statistical information in relation to properties available in Phase 1

It is clear from the waiting list/registration list information and actual voids occurring that there should be a high demand for all property sizes at Donside Village.

In the Tillydrone area alone the demand far exceeds the turnover of properties (also bearing in mind that the turnover includes sheltered and amenity properties too whilst the demand figures are for general needs only)

There is a very high demand for one bedroom properties in the city and this is also supported by the high number of statutory homeless applicants presently waiting for a one bedroom property i.e. 363 single persons and 6 couples.

There were a total of 38 x 3 bedroom Aberdeen City Council properties that became available during the financial year (8 of which were in Tillydrone). Whilst this seems a reasonable number it is against a back drop of huge demand (154 households in Tillydrone alone awaiting cottages). There were only 4 x 4 bedroom properties that were available for re-let in the surrounding area during last financial year (Woodside). There will be 4 available in Phase 1 of Donside Village.

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Recommended Letting Plan

Category	Pass	No. (%)	Rationale
Local authority nomination	n/a	17 (48%)	The Co-operative will offer 50% of its lets for local authority nomination – these will not all be for statutory homeless persons as per the present CBL protocol but rather will look to seek applicants in mixed circumstances
Housing Circumstances – Statutory Homeless	Gold	1 (3%)	As there are no one bedroom properties to be built at Donside Village, a 2 bed 1 <sup>st</sup> floor flat should be offered to a statutory homeless single person
<ul style="list-style-type: none"> <li>• Housing Circumstances</li> <li>• Medical</li> <li>• Overcrowding/</li> <li>• Personal Circumstances</li> </ul>	Gold	8 (23%)	These are applicants with high levels of housing need and should be considered for a significant proportion of the remaining properties. The aim within this category is that three properties will be allocated to Housing Circumstances Statutory homeless applicants for 3 of the properties (1x2, 1x3 and 1x4 bed)
<ul style="list-style-type: none"> <li>• Housing Circumstances</li> <li>• Overcrowding/under-occupation</li> <li>• Personal Circumstances</li> <li>• Medical</li> </ul>	Silver	5 (14%)	This will allow the inclusion of applicants whom have clear need but might find it difficult to secure accommodation when being considered alongside those with gold passes
<ul style="list-style-type: none"> <li>• Lacking facilities</li> <li>• Personal Circumstances</li> </ul>	Bronze	2 (6%)	The inclusion of applicants with lower levels of need will assist in creating balance within the development
Live applicant from Registration list	No award	2 (6%)	The inclusion of applicants with no priority pass will assist in creating balance and will give housing opportunity to applicants whom might otherwise never be considered

N.B The two bedroom ground floor flats will ideally be allocated to those with a medical need for a ground floor property to ensure best use achieved and that can include single persons and couples under the terms of the allocations policy