

Ayrshirehousing

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Ayrshire Housing is a registered social landlord formed in 2003 following the merger between South Ayrshire Homes and Carrick Housing Association. One of our principal objectives is to provide good quality housing at affordable rents to people in housing need. We also provide a number of affordable ownership options for people on modest incomes.

Due to the high demand for re-housing, Ayrshire Housing must prioritise the allocation of its properties based on housing need. This is assessed by considering the information provided by you in your application form, and applications are prioritised using a points-based system, details of which can be found in this information pack.

For your information, a guide to recent allocations is also enclosed at the back of this information pack to assist you in making informed decisions about your housing options. It should be noted that in some areas the supply of housing is extremely limited, and you may wish to check with the association regarding the supply prior to making choices which we may not be able to satisfy. Please be aware that the availability of five apartment properties is strictly limited, and these are only available in Ayr and Dundonald.



KIRKMICHAEL



LOCHSIDE, AYR

The association provides accommodation for rent in the following areas:

AYR, West Sanquhar Road, Sandgate, Blackfriars Court, South Harbour Street, Crown Square, Belmont, Forehill, Dalmilling, Doonfoot, Doonholm, Wallacetown, Lochside

BALLANTRAE, Arran Avenue

BARR, The Clachan

COYLTON, Glenhead Court, Glenhead Place, St Brides Way, Highpark Road

CROSSHILL, Kirkbride Crescent, Kirmichael Road

DAILLY, Victory Crescent, Hadyard Terrace, Woodside, Eldinton Terrace

DALRYMPLE, Millbank Street, Barbieston Road

DUNDONALD, Castleview , Earl Crescent

GIRVAN, Clyde View, Rowan Road, St Andrew's Court, Dalrymple Street, Henrietta Street, Harbour Street, Ailsa Street West, Hamilton Street, Torcy Drive

KIRKMICHAEL, Bolestyle Crescent, Woodside Avenue, Meadowbank Place

KIRKOSWALD, Oswald Court

MAIDENS, Harbour Road

MAYBOLE, Whitefaulds Avenue, Whitefaulds Crescent, St Cuthberts Road, St Cuthberts Street

MONKTON, Baird Road

MOSSBLOWN, Mossbank Place, Southside Avenue

PRESTWICK, Fairway View, Prestwick Toll, Fernbank Court, Moor Park Crescent

SYMINGTON, Doon Place, Merrick Place, Mount Avenue

STRAITON, Knockbreck Road

TARBOLTON, Springfield Road

TROON, Kenmore, Killin Place, Logan Drive, Wallacefield Road, Hosiery Court, North Shore Lane

OWNERSHIP OPTIONS

New Supply Shared Equity

New Supply Shared Equity is a scheme which helps people with modest incomes who want to own a suitable home but who cannot afford to pay the full price. The scheme, formerly known as Homestake, is aimed not just at first-time buyers but also at others whose life circumstances have changed, for example, people affected by a relationship breakdown. The scheme has been designed flexibly so that it can also be used to help disabled people and older people access more suitable housing.

A Shared Equity owner generally pays for between 60 and 80 per cent of the price of a property through a home loan or savings. The remainder is funded by an interest free loan from Ayrshire Housing. This is only repayable when the house is subsequently sold with any profit being split in accordance with the relative equity stakes. For example, if the loan was for 20% of the original price, then Ayrshire Housing would be due 20% of the sale proceeds.

We are in the process of building 25 houses for sale through this scheme in Lochside, Ayr. If you would like to apply to be considered for this scheme, please contact us.

Further information is available at www.ayrshirehomestake.co.uk

Shared Ownership

Shared Ownership is another low cost housing option offered by Ayrshire Housing. With the introduction of New Supply Shared Equity, no further shared ownership houses will be built but re-sales are occasionally available through the scheme.

The purchaser buys a proportion of the property, which is sold in 25% shares or “tranches”. The purchaser arranges a home loan for the portion of the property. The remaining portion of the house is rented from the association.

If you are the sharing owner of one of the properties at Obree Avenue, Prestwick and West Sanquhar Avenue, Ayr, e-mail us if you would like details of how to increase your stake, or are thinking of moving and would like sell your the house.

Please note that very few Shared Ownership properties become available for sale, and when they do these are not always sold on the open market.

APPLYING FOR A HOUSE

Who can apply?

We operate an open access system in which anyone who is 16 years of age or over can apply. However, given the relatively low turnover of vacant properties your prospects of being housed by us will be limited, particularly if the points you are given are low. This is particularly the case if you have chosen to be considered for accommodation in Ayr, Prestwick and Troon where the demand greatly exceeds the supply.

How are empty houses allocated?

Empty properties are allocated on the basis of housing need from the following:

1. Our Housing List.
2. Our special needs list for people requiring ground floor or accessible accommodation.
3. Transfers by existing tenants.
4. Our nomination arrangement with South Ayrshire Council, where 50% of all lets are offered to applicants on the Council's waiting list and those put forward to us in accordance with homelessness legislation.

Allocation Points

Our Allocations Policy gives priority to those in housing need, whilst creating and sustaining balanced communities. Reasonable preference must be given to those threatened with or experiencing homelessness, those in unsatisfactory housing conditions and those experiencing overcrowding. Allocations are normally made to the applicant with the highest number of points, though account is also taken of the type of accommodation that is being allocated e.g. accommodation that is particularly suitable for elderly applicants or those who have mobility problems.

Overcrowding

The association considers that bedrooms are required for each couple living together, a parent living in a single parent family, each adult aged 16 years or over, each child aged 8 years or over who would otherwise have to share a bedroom with a child of the opposite sex, and any remaining child. No more than two people should have to share a bedroom.

Number of Points Awarded

1. Lacking Amenities

No bath or shower	20
No hot running water	20
No inside W.C.	20
No kitchen	20

2. Property Condition

Where an applicant's house is affected by rising and/or penetrating Dampness	20
Where the property is affected by serious condensation/ mould growth points will be awarded per room affected.	5
Where major repairs are needed such as roof renewal or rewiring	20

N.B. Points can be awarded for one category only.

3. Overcrowding Points

One bedroom short	20
Each additional bedroom short	15

4. Under-occupancy

One bedroom extra	15
Each additional bedroom extra	10

5. Sharing Amenities

Where you share the use of the facilities of another household;	
- shared use of cooking facilities	10
- shared use of living room	10
- shared bathroom	10
- shared facilities with more than 1 household i.e. multiple occupied property	25

6. Tenure

Where you are about to be made homeless through ending your current tenancy or are facing repossession of your home	75
Where an applicant has no legal right to stay indefinitely in their accommodation i.e. tied accommodation or a short assured tenancy	20
Living in a Caravan	10

7. Medical Priority

Priority A: Where an application has accommodation which is potentially life threatening or causing severe aggravation to his/her medical condition and where re-housing is extremely urgent	40
Priority B: Where an applicant's accommodation is causing serious aggravation to an applicant's medical condition	20
Priority C: Where an applicant's accommodation is causing a significant degree of discomfort to the applicant's medical condition.....	10

8. Environmental

Where an applicant is aged 60 years and over and is seeking ground floor accommodation, then the following points will be awarded:

- Resident on 1st floor	5
- Resident on 2nd floor	10
- Resident on 3rd floor	15

Points in this category will only be awarded where no medical points have been awarded for the same reason.

Elderly pensioners unable to manage a large garden	10
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9. Support

Where support is required from or offered to a relative on medical grounds ...	20
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10.Social Points

Social Points are awarded only in extreme cases where an applicant requires urgent re-housing. Although physically their current property may be suitable, there may be other reasons why the applicant requires to be re-housed	75
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11.Racial Harassment

Where an applicant has experienced racial harassment the application will be granted	75
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12. Domestic Violence

Where an applicant has experienced domestic violence the application will be awarded	75
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Ayrshire Housing is committed to ensuring that you receive the best possible information about how we allocate our houses, in order to assist you in making informed decisions about which areas you would like to consider. Below is a breakdown of allocations made between 1 April 2008 and 31 March 2009, by housing area and property size.

	2apt	3apt	4apt	5apt	TOTAL
Annbank	-	1	-	-	1
Ayr	16	19	3	-	38
Ballantrae	1	2	1	-	4
Barr	2	-	-	-	2
Coylton	-	-	1	-	1
Crosshill	-	1	1	-	2
Dailly	1	1	-	-	2
Dalrymple	-	-	1	-	1
Dundonald	-	-	-	1	1
Girvan	1	7	2	-	10
Kirkmichael	4	5	4	-	13
Kirkoswald	-	-	-	-	0
Maybole	9	1	2	-	12
Monkton	-	-	-	-	0
Mossblown	-	-	-	-	0
Prestwick	7	4	3	1	15
Straiton	2	-	-	-	2
Symington	-	-	-	-	0
Tarbolton	3	3	2	-	8
Troon	-	3	-	-	3
	46	47	20	2	115

NUMBER OF LETS IN EACH AREA DURING 2008-09.

Please be aware that Ayrshire Housing has a nomination agreement with South Ayrshire Council, and a proportion of these lets were allocated through this

	2apt	3apt	4apt	5apt
Ayr	150 - 200 pts	150 - 200pts	150 - 200 pts	100-150pts
Ballantrae	70 - 100 pts	70 - 100 pts	70 - 100 pts	-
Barr	35 - 75 pts	35 - 75 pts	35 - 75 pts	-
Coylton	100 - 150 pts	100 - 160 pts	100 - 170 pts	-
Dailly	40 - 70 pts	40 - 70 pts	40 - 70 pts	-
Dalrymple	100 - 150 pts	100-150 pts	100-150 pts	-
Dundonald	100 - 150 pts	125 - 175 pts	100 - 150 pts	80-120 pts
Girvan	70 - 100 pts	70 - 100 pts	70 - 100 pts	-
Kirkmichael	50 - 60 pts	70 - 100 pts	50 - 60 pts	-
Kirkoswald	40 - 80 pts	-	40 - 80 pts	-
Maybole	70 - 130 pts	70 - 100 pts	70 - 100 pts	-
Monkton	-	100 - 150 pts	100 - 150 pts	-
Mossblown	-	120 - 160 pts	100 - 150 pts	-
Prestwick	150 - 200 pts	150 - 200 pts	150 - 200 pts	150- 200pts
Straiton	50 - 70 pts	50 - 70 pts	-	-
Symington	-	0 lets	0 lets	-
Tarbolton	100 - 150 pts	100 - 150 pts	80 - 120 pts	-
Troon	150-200 pts	150-200 pts	150-200 pts	150-200 pts

arrangement.

Due to the very high demand for re-housing in South Ayrshire, Ayrshire Housing prioritises re-housing using a points-based system. The information which follows provides a general guide to the points levels we would be looking at for each property size when a property becomes available in the following areas.

POINTS INFORMATION BY AREA AND PROPERTY SIZE

Dealing With Your Application

Once we have received your application we aim to send you a letter confirming your points total and the size of accommodation you qualify for within 10 days of all required information being available.

All information on your form will be checked and we will normally visit you in your home before an allocation is made.

Medical Priority

If you have indicated that you or a member of your family suffers from a medical condition worsened by your current housing circumstances, you may be eligible for medical points.

Medical points may be awarded either to the applicant or to any individual who is part of his or her household. Where two members of the household are awarded medical points, only the highest priority points will be taken into consideration in calculating the overall number of points of the housing application.

Equal Opportunities

Ayrshire Housing wishes to guarantee equal opportunities for all applicants. We therefore ask applicants to indicate their ethnic origin by completing the final section of the housing application. This enables us to ensure that there is no discrimination against any section of the community.

Complaints

If you are unhappy about any aspect of how your application is dealt with you should initially contact David McGivern, Housing Manager. If you are still not satisfied with the outcome following this, your complaint will be referred to the Director and will be dealt with in line with our Complaints Policy and Procedures.

Finally

If you wish to discuss your application or any aspect of our policy do not hesitate to contact our office at

Ayrshire Housing , 119 Main Street, Ayr KA8 8BX Tel: 01292 880120.

Email: info@ayrshirehousing.org.uk

We can supply this document in a print size to suit. It is also available in Braille, audio and other formats, and in other languages. Our website also has several accessibility features which you may find useful.

