



Single East Ayrshire
Register for Community Housing

Allocation Policy Information



Scottish Charity Number
SC042251



Scottish Charity Number
SC028506



Scottish Charity Number
SC038664



Scottish Charity Number
SC037972



What is SEARCH?

SEARCH is the collective name given to the following social landlords who have agreed to form a partnership and participate in a Common Housing Register (CHR). This means that applicants only have to complete a single application form to apply for housing with any of these partner landlords.

The partners also allocate their houses in East Ayrshire through the framework of a single policy which has been adopted by all of the CHR partners. The CHR partners are:

East Ayrshire Council

East Ayrshire Council is the local housing authority and owns nearly 13,000 properties throughout the area, from Dalmellington in the South through to Lugton in the North, with the main settlements being in and around the Kilmarnock and Cumnock areas.

The Council provides a wide range of property types and sizes including family sized homes, flats and bedsits and a variety of housing models for older and disabled people.

Atrium Homes

Atrium Homes is a registered social landlord and recognised Scottish Charity, employing 20 staff in its offices in Kilmarnock. Atrium is a “not for profit” organisation and surpluses made on a year to year basis are reinvested in its housing stock and services. The company is run day to day by a professional staff team supported by a voluntary Board of Directors.

Atrium’s main services include providing, managing and maintaining properties, regeneration of disadvantaged communities and the alleviation of housing need. Atrium owns over 1000 properties in various parts of East Ayrshire, which it rents to individuals in housing need and a further 99 lock-ups which it lets on a commercial basis.

Cunninghame Housing Association

Cunninghame Housing Association Ltd. (CHA) was founded in 1984 and has 2150 socially rented properties, 400 of which are in East Ayrshire, 378 factored properties in management and is a “not for profit” non-distributing organisation with any surplus being reinvested in its housing stock and services.

CHA operates in the local authority areas of North and East Ayrshire. The Association is run by a voluntary Board of Management of 16 members and is a Charity Registered in Scotland. The voluntary Board of Management is responsible for adopting a clear business strategy for the organisation and its governance. The Association employs its own professional staff team of 80 who, through its Chief Executive are responsible for the operations of the business and advising the voluntary Board of Directors on strategic, policy and governance issues.

Irvine Housing Association

Irvine Housing Association was established in 1993 and is a non-profit making housing association. The Association is a progressive and efficient organisation, working in partnership to deliver excellent homes that are responsive to the needs and aspirations of its customers, and the communities it serves throughout south west Scotland.

The Association is continually exploring potential regeneration and development opportunities in all of its areas of operation and has a wide portfolio of new build properties. Its 2000 plus properties cover a wide spectrum of customer requirements and are continually invested in.

The Association is run by a voluntary Board of tenant, community and business members.

Shire Housing Association

Shire Housing is a substantial housing association which is locally controlled, with approx. 1000 properties within its ownership. Based in Cumnock, the organisation offers a wide range of housing across fifteen communities throughout East Ayrshire. Most of the houses owned by Shire Housing are classified as general needs properties which means that anyone can apply to live in one of them.

The Association has provided great quality affordable housing for over 20 years. Customers benefit from a comprehensive maintenance and improvement programme and a fast and efficient repair service.

The Association holds the Customer Service Excellence standard which provides external accreditation of the high quality services their tenants benefit from.

Why do we need a Housing Allocation Policy?

The Housing Allocation Policy is a clear set of rules which local social landlords have agreed to follow when letting their houses.

The Housing Allocation Policy is supported by the five SEARCH partner landlords.

How does the Housing Allocation Policy work?

We operate a group plus points system where applicants are divided into groups.

This means that applicants are placed in the most suitable group and awarded points based on their personal circumstances.

Groups

1. Homeless Group

To be placed in this group the applicants circumstances will have to be assessed by a Homeless Persons Officer from the Council will have to meet certain criteria.

2. Strategic Needs Group

This group includes applicants whose home is subject to demolition as part of a wider regeneration programme, those who have left or are about to leave residential accommodation or long term hospital care and looked after and accommodated children.

3. Transfer Group

Applicants placed within this group will be a tenant of one of the SEARCH partners and will be resident within East Ayrshire.

4. Waiting Group

This group includes applicants who are not eligible for inclusion within one of the other groups. It also includes those who do not currently live in East Ayrshire and wish to move to the area and to who:

- are employed or have been offered a job in the area
- have a special social, health or disability reason for being re-housed
- wish to move near a relative or carer
- live under the threat of harassment or domestic violence

5. Outwith the District Group

Applicants who live outside East Ayrshire and do not meet the qualifying criteria as above which is contained within the Housing (Scotland) Act 1987 will be placed in this group.

Allocating Houses

When allocating empty houses each of the partner landlords will use Lettings Plans which identify the number of lets they aim to allocate to each group. The number of lets made to each group varies between the SEARCH landlords.

The Points System

We will award points depending on the situation of the entire household living within a property.

Overcrowding

15 points

You will be awarded 15 points for each bedroom lacking.

Under-occupation

15 points

If you are a tenant of the social rented sector, living within the East Ayrshire boundary and you wish to move to smaller accommodation, you will be awarded 15 points for each bedroom you are under-occupying.

Health & Disability

15 to 30 points

This is based on an assessment of your needs.

Sharing

6 to 8 points

Depending on your circumstances, if you share a bathroom, kitchen or both, with others who are not members of your household.

Residence & Contact

7 points

If you have overnight residence and contact with any children up to and including 3 nights each week and in doing so are in an overcrowded situation.

Below Tolerable Standard

25 points

If your house has been declared as below a suitable standard.

No Fixed Abode

5 points

If you don't have a fixed address.

Extenuating Circumstances

up to 75 points

If you have a severe and urgent housing need your case may be referred to a panel.

SEARCH Landlords Contact Details



Area Housing Offices

Northwest Area Team

North West Kilmarnock Area Centre
Western Road, KILMARNOCK, KA3 1NQ
Tel: 01563 555 670

Areas Covered:

Altonhill, Bonnyton, Dunlop, Fenwick,
Kilmaurs, Knockinlaw, Longpark, Lugton,
Onthank, Stewarton, Waterside.

Kilmarnock Central & South Area Team

Council Offices, John Dickie Street,
KILMARNOCK, KA1 1HW
Tel: 01563 576 619 & 576 620

Areas Covered:

Bellfield, Crosshouse, Gatehead,
Knockentiber, London Road, New Farm Loch,
Riccarton East, Riccarton West, Scott Road,
Shortlees, Town Centre, Woodstock.

Irvine Valley & Ballochmyle Area Team

Council Offices, John Dickie Street,
KILMARNOCK, KA1 1HW
Tel: 01563 554 668 & 554 659

Areas Covered:

Catrine, Crookedholm, Darvel, Galston,
Hurlford, Mauchline, Moscow, Newmilns,
Priestland, Sorn.

Cumnock and Doon Valley Area Team

1 Greenholm Road
CUMNOCK KA18 1LH
Tel: 01290 427868 or 427867

Areas Covered:

Auchinleck, Cumnock, Dalmellington, Dalrymple,
Drongan, Drumsmedden, Hayhill, Hollybush,
Logan, Muirkirk, New Cumnock, Ochiltree, Patna,
Rankinston and Skares.

Atrium Homes

14 Central Avenue
Kilmarnock, KA1 4PS
Tel: 01563 528 816



Cunninghame Housing Association

42 Campbeltown Drive,
KILMARNOCK, KA3 1JX
Tel: 01294 607 550



Irvine Housing Association

44-46 Bank Street,
IRVINE, KA12 0LP
Tel: 0845 112 6600



Shire Housing Association

Netherthird House,
Netherthird, CUMNOCK
KA18 3DB
Tel: 01290 421 130



Mixed family housing.

This document is also available, on request, in braille, large print or recorded on to tape, and can be translated into Chinese, Punjabi, Urdu, Gaelic and Polish.

Ma tha sibh airson fiosrachadh fhaighinn ann an cànan sam bith eile, cuiribh brath thugainnaig an t-seòladh a leanas.

اگر آپ یہ معلومات کسی اور زبان میں چاہتے ہیں تو براہ کرم ہماری ٹیپ دیسکے پتے پر ہم سے رابطہ کریں۔

閣下如需要這份資料的其他語言版本，請透過以下的地址與我們聯絡。

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ
ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰ ਹੇਠ ਦਿੱਤੇ ਗਏ ਪਤੇ ਤੇ
ਸੰਪਰਕ ਕਰੋ ।

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