

Local Lettings Policy Survey Results

Bayview Housing Project
November 2021



WESTRAY
DEVELOPMENT
TRUST



Survey Response



The WDT Local Lettings Policy Survey ran for 3 weeks from 15th October 2021 until 5th November 2021. An online survey was advertised via WDT's website, social media platforms, and Westray's community newsletter 'Auk Talk'. Paper copies of survey forms and the draft policy were also available in the three general island shops.

14 responses were received in total, all were online.

No paper surveys were returned.

SURVEY QUESTION RESPONSES

Q1) This survey is for the Westray community only. Are you a Westray resident?

100% Voted YES (14/14)

Q2) Do you feel the aims of the WDT local lettings policy are in line with community priorities? (Prioritising employment, skills, a Westray connection, and for the 2-bed flat also prioritising families).

92.86% Voted YES (13/14)

7.14% Voted NO (1/14)

Q3) If not, what do you suggest and why?

"We need more homes for families in the island these flats gives only the potential for one child out of four flats and it is the top flat "

4 respondents answered 'N/A'

Survey Response Continued



WDT Response: Our housing needs study found that Westray is in need of a range of housing. The Bayview renovations are creating 3x 1 bedroom flats and 1x 2-bedroom flat. This lettings policy addresses the respondent's concern where it can already as where it is possible to do so (i.e. the 2-bedroom flat) applicants with a child have been prioritised.

Should further housing projects be developed by WDT in future, the Local Lettings Policy would be reviewed to incorporate other properties. The focus of this consultation is specific to what is possible with the Bayview properties.

Q4) Do you feel the WDT Local Lettings Policy is open, transparent and fair?

92.86% Voted YES (13/14)

7.14% Voted NO (1/14)

Q5) If not, why not?

4 respondents answered 'N/A'

WDT Response: The respondent who answered 'NO' to Q4 did not state why in Q5. Without understanding of why this answer was given, WDT as a result are unable to address their concerns

Q6) Are you interested in applying for one of the Bayview flats?

7.14% Voted YES (1/14)

92.86% Voted NO (13/14)

Survey Response Continued



Q7) Do you have any other feedback on the Local Lettings Policy?

"Get some help for all our young families here to get them on the property ladder!"

WDT Response: Again this feedback is more relevant for future housing projects and broader discussions around housing needs in Westray rather than this Local Lettings Policy for Bayview. Thank you for your feedback. We will retain comments such as these to feed into community consultation on future housing projects.

"Some of the questions asked are very personal so adequate confidentiality and data protection needs to be in place."

WDT Response: Applications and this data will be collected and processed by our Letting Agent, Drever and Heddle. Therefore all applications received will be covered by Drever and Heddle's data protection policy. WDT also has its own policies in place.

"Would these only be long term lets? And would the policy change if the flats were to be lying empty?"

WDT Response: We have confirmed with our Letting Agents, Drever and Heddle, that we cannot discriminate against people who only intend to rent for a short time and indeed cannot ask how long they intend to rent for. As part of the application process Drever and Heddle will ask for a covering letter per application. In this covering letter the applicant will need to explain how they believe they meet the Trust's criteria. Points would be awarded purely on that basis. A PRT would apply in all cases whether they plan to rent for 3 months, 6 months, or indefinite.

Survey Response Continued



(CONTINUED)

Q7) Do you have any other feedback on the Local Lettings Policy?

"If you are basing some points on the skills needed in the community. Then as you have no idea what skills the community has, how will you know what skills are needed by the community? You have no skills directory."

WDT Response: WDT considered this and believe that the section awarding points on the basis of employment and self-employment provides adequate cover. Skills in the community are in continuous flux as are emerging skill needs. Therefore a skills directory would fall quickly out of date and there may be skills that would benefit the community that had not been considered. As a result using a skills directory could become restrictive. This is not set in stone however and may be considered as part of future policy reviews.

"If you are stating the applicant must not have a drug/alcohol/ aggression history you will need to and should carry out a Disclosure Scotland check. You should add this to the provision of reference section. A landlord may give a glowing reference to get rid of a problem tenant and therefore by performing a Disclosure Scotland check you will have less chance of a problem tenant slipping through the net"

WDT Response: We cannot carry out a Disclosure Scotland check on a potential tenant as this is not the purpose of Disclosure Scotland. This section of the Local Lettings Policy applies when Drever and Heddle conduct their thorough reference checks, this includes any CCJs and a thorough employment history. It is also applicable should a problem occur whilst renting and be deemed anti-social.

Local Lettings Policy Survey Results



 **Westray Development Trust, Unit 1 Quarry Road, Westray, Orkney, KW17 2DF.**

 **admin@westraydevelopmenttrust.co.uk**

 **01857677858**

 **www.westraydevelopmenttrust.co.uk**

 **Westray Development Trust**

 **@westraydevelopmenttrust**