



The Hynish Trust is a Scottish Charitable Incorporated Organisation (SCIO).
Charity number SC038956. Registered Landlord # Pending

HOUSING ALLOCATION POLICY



The Hynish Trust
Lighthouse Shore Station
Isle of Tiree, PA77 6UD.
info@hynishtrust.org.



Hynish Trust

Keepers of the Hynish Lighthouse Shore Station

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We welcome suggestions on how to improve our process.

If you have any queries about our Housing Allocation Policy, how to Register or for more information on the Hynish Trust, please contact us at info@hynishtrust.org.



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1. About the Hynish Trust

The Hynish Trust (The Trust) is a community owned Scottish Charitable Incorporated Organisation (SCIO). managed by a board of Trustees made up of Tiree residents with one external Trustee.

The Trust's vision is to:

"...celebrate Hynish as a nationally important example of a nineteenth-century lighthouse shore station and Skerryvore lighthouse as 'the noblest of all extant deep-sea lights'...(to) use these structures and their stories, and the genius of Alan Stevenson, as ... inspiration to create, for the benefit of Tiree, a modern, vibrant community where people want to live, work and visit."

One of the key objectives that will achieve this Vision is

"To address the chronic shortage of affordable housing in the community for key workers and people on low incomes."

The Hynish Trust believes that people have the right to affordable housing to rent and is committed to providing secure, warm and affordable rental housing for residents.

The Trust provides affordable housing for people who want to live in Tiree and has a stock of six homes available for an affordable rent to people on island incomes. The Trust has plans to create further homes for rent through the renovation of the historic buildings at Hynish.

2. The Lighthouse Shore Station at Hynish

Hynish is a small crofting township lying on the most southerly point on the west of Tiree. The group of buildings were built under the direction of Alan Stevenson, mainly between 1837-40, for the construction, servicing and maintenance of Skerryvore Lighthouse. The buildings are listed as Category A by Historic Environment Scotland.

Find out more [here](#).



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3. Housing Allocation: Policy

How the Allocations Policy will work

The Hynish Trust will ensure, without exception:

- That all applications for housing are treated in the same manner regardless of applicant.
- That all properties for rent will be openly advertised within the Island of Tiree with a closing date for applications.
- That the appraisal and scoring of applications will be validated and approved by an independent team using the published applicant scoring criteria. Anyone with a direct link to an applicant will not be involved in the allocations process.
- That all offers will be made on an individual basis to a named applicant (or joint applicants), and will not be transferable without the Hynish Trust's prior consent.
- That should an applicant feel that they have not been dealt with fairly, they should complain to the Trustee Board of The Hynish Trust. They will review the decisions of the independent team.

Applicants should be aware that:

1. A tenancy deposit will be required at the point of signing a tenancy agreement. This will be lodged with a registered Scottish Tenancy Deposit Scheme.
2. Proof of identity, residency and employment may be required.
3. References may be requested from previous landlords.
4. If wrong or false information is given, this may result in any offer of housing being withdrawn
5. The policy and its operation will be reviewed on a regular basis to ensure it achieves its aims.

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4. Housing Allocation: Criteria

1. Sustaining the school roll and increasing the number of younger people is vital for the future of Tiree and the surrounding area, therefore it is expected children of successful applicants (where applicable) will be enrolled at Tiree Primary School and/or Tiree High School; points will be allocated per child accordingly, and houses allocated according to household size.
2. The Hynish Trust aims to support those in need of housing who currently live in the Island of Tiree and points will be allocated for this.
3. The Hynish Trust will provide housing for those who are, or will become, homeless soon (in the next three months). The Hynish Trust do not provide housing to individuals who already own a home as per the legislative requirements.
4. Sustainable economic activity is important for Hynish and for Tiree; therefore, points will be allocated to applicants who are:
 - currently employed, or have been offered employment in the Hynish community.
 - currently employed, or have been offered employment, in Tiree, or those who plan to move or start up a business in the area.
5. The Hynish Trust understands that a lack of suitable accommodation in Tiree has caused families to be separated from their support network; points will be allocated to applicants who wish to return to the area, and those who have family, friends or other support locally.

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5. Housing Allocation: Scoring

(**Note:** points are allocated as indicated – per household, per child or per applicant).

Section	Criteria	Points
1	Applicant(s) who are currently resident in Tiree.	15 points per household
2	Children at, or are intended to be placed at, the Tiree Primary or High Schools.	10 points per child
3	Applicant(s) are currently homeless, or their tenancy is due to end within the next three months leading to their homelessness	20 points per household
4	Applicant is a key worker, ie: someone who currently provides, or has been offered a job to provide, an essential service on Tiree: this includes healthcare, vet, agriculture, fishing, construction, transport, teaching. Other employment may be considered at the discretion of the Trustees.	20 points per applicant
5	Applicant that currently has, or intends to relocate, a business on the island that employs at least one employee other than the owner	10 points per household
6	Applicants with a close family relationship to an island resident	10 points per household
7	Applicants that work in the Hynish Community	5 points per applicant



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6. Housing Allocation: Conditions

1. All tenants will be required to agree to our Housing Allocation Data Privacy Policy.
2. All tenants will be required to sign a Private Residential Tenancy agreement as defined by Scottish Law;
 - rent will be set by the landlord and will be reviewed annually.
 - a deposit will be payable prior to moving into the property which will be held in a registered Tenancy Deposit Scheme.
3. All tenants agree, on acceptance of a tenancy, that the housing allocated will be occupied as the **permanent and sole residence** of the tenant. It will not be sublet as rental accommodation without the written permission of the Hynish Trust. It will not be used as a holiday home under any circumstances.
4. Tenants will inform the Hynish Trust of any changes of circumstance in writing as soon as possible.

7. Definitions

Key Worker

someone who currently provides, or has been offered a job to provide, an essential service on Tìree: this includes healthcare, vet, agriculture, fishing, construction, transport, teaching.

Other employment may be considered at the discretion of the Trustees.

Overcrowding

If two people of the opposite sex must share a bedroom and they are not either living together in a relationship, or one or both is over 10 years old, then the property is considered by the Trust as overcrowded.



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