

Affordable Housing Policy

Context

FAGCC is a private landlord and offers properties to rent on a private rented tenancy at an affordable rent.

We recognise that access to affordable housing is key to developing a sustainable community and ensuring the regeneration of our rural communities. We aim to offer all our properties for rent on an affordable basis.

Note that we define 'Affordable' as leasing properties at a rent that is compatible with the Highland Council or the local housing association. Our policy is to ensure that rental levels charged do not exceed 100% of the Local Housing Allowance. We do not define mid-market rent as affordable.

Policy Statement

We wish to support individuals and families who live in, or wish to return to, the Fort Augustus and Glenmoriston Community Council area and are unable to afford to buy their own home or are struggling to find affordable accommodation to rent. We also want to support people who are looking to establish their first home.

We want people who rent our properties to feel that the property is their home for as long as they want to live there.

We recognise the close connections that exist with surrounding communities, in particular Invergarry, and applications will be considered from this area.

Policy Aims

By providing access to affordable housing for the communities of Fort Augustus and Glenmoriston Community Council area we will:

1. Support individuals and families who have **strong local connections** and are looking to return to their home community, including returning members of the armed forces (notice must have been handed in).
2. **Support local young people**, including single people, into their own homes and encourage them to stay in, and contribute to, their community, especially where they have gone through an apprenticeship programme.
3. Contribute to the **sustainability** of our communities by providing quality, suitable accommodation, rented at an affordable level, which is cost effective to run.

4. **Improve the living conditions** for local people who are in poor quality rented stock (including under and over occupied properties).
5. **Support key workers** who are unable to secure a property and are essential to the local community and the economy.

To put this policy into practice, we will:

- Operate a clear and transparent allocations procedure and points system that meets the aims of the policy, for all properties within the ownership of FAGCC in a manner that does not discriminate or exclude people
- Look to develop further housing where the opportunity arises, either new build or purchase, if the need is there.
- Work with our tenants to ensure they feel secure and are able to make a long term home for themselves and their family and to contribute to the local community.
- Ensure rental levels remain affordable as outlined in the context statement at the start of this policy.

This policy was agreed on 16th April 2024

There will be a review of this policy every 3 years.