



**Shetland Islands
Council**



This leaflet is a reproduction of the **Housing Options Guide – Hjaltland Housing (Homeless and General Needs Housing)** section. Please note you may wish to download from the website **Tables F and G** which supplements this leaflet.

If you would like this information produced in any other format, please telephone 01595 744360 or email housing@shetland.gov.uk.

Useful Links

Hjaltland Allocation Policy
www.hjaltland.org.uk/about/pdf/allocations-policy.pdf

Streets Ahead Guide



Housing for Homeless People

Hjaltland Housing Association, as a Registered Social Landlord (RSL), has a duty under Section 5 of the Housing (Scotland) Act 2001 to provide accommodation to homeless people.

Shetland Islands Council (SIC) may request Hjaltland Housing Association who holds accommodation in its area to provide a Scottish Secure/Short Scottish Secure Tenancy for an unintentionally homeless person in priority need.

The Section 5 Referral Agreement between Shetland Islands Council and Hjaltland Housing Association outlines the agreed procedures between SIC and Hjaltland Housing Association in referring homeless persons and complements the agreed Nomination arrangement which exists between both organisations.

Options for people who are homeless or at risk of homelessness

Local Authorities have a legal duty to assist all homeless people - firstly by providing quality information and advice, secondly, by taking action to try to prevent homelessness occurring and thirdly, when homelessness cannot be avoided by offering the homeless person or household temporary accommodation and assisting the household to secure their own permanent accommodation. In many instances the Council has a further duty to ensure that permanent housing is made available to those affected by homelessness.

What to do if you are homeless or about to become homeless

- Contact the [Council's Homelessness Service](#) at the Housing Office at Shetland Islands Council - Housing Service, Department of Education and Social Care, 6 North Ness Business Park, Lerwick, ZE1 0LZ on 01595 744360 at the earliest opportunity to seek advice on what action you can take yourself and how the Homelessness team may be able to assist you. [The Homelessness Duty system is explained here.](#)
- If you do lose your accommodation, through no fault of your own, the Council will provide you with temporary accommodation for a minimal period of one month. It is therefore important to contact the Homelessness Service at the earliest opportunity.
- Many of the other agencies offering housing information and advice may be able to offer you useful advice and support. (See [Where to get good housing information and advice for details](#)).

Temporary Accommodation

- The Council uses a variety of accommodation to provide temporary accommodation to households and individuals who are homeless. This includes shared accommodation, bed and breakfast accommodation and self – contained flats, houses and chalets. These are located in various parts of Shetland and may be owned by the Council, [other Social Housing providers](#) or owned by private landlords. Most of the accommodation is furnished and fully equipped.
- Temporary accommodation may be provided for an initial period until the Council reaches a decision on whether it has a duty to permanently rehouse the individual household.
- If the Council does not have a duty to permanently rehouse the household they will be offered advice and assistance in exploring the various housing options that are available.
- If the Council does have a duty to rehouse the household the homelessness staff will assist the individual in deciding what type and location of permanent housing they will consider

[Further information - Street Ahead Directory](#)

General Needs Rented Housing for Waiting List Applicants

There are around 250 Registered Housing Associations and Housing Co-operatives in Scotland, only one of which operates in Shetland. Hjaltland Housing Association is registered as a charitable organisation and is based at:

Hjaltland Housing Association
2 Harbour Street
Lerwick
Shetland
ZE1 0LR

Telephone: 01595 694986
Fax: 01595 692229
email: mail@hjaltland.org
website: www.hjaltland.org.uk

- Registered Housing Associations are non-profit making Friendly Societies, run by professional staff but controlled by voluntary Management Committees of local people. Housing Associations get grants from the Scottish Government towards the costs of building homes for rent or shared ownership as well as wider activities such as helping to support failing tenancies. It is important to recognise that Housing Associations are now the main providers of new and affordable housing opportunities for local people in housing need, as Councils' financial circumstances usually prevent them from building new homes.
- Hjaltland Housing Association not only builds houses for rent and [Shared Ownership](#) but also acts as agents for the delivery of [Rural Home Ownership Grants](#). Hjaltland is also a participating landlord in the [Mortgage to Rent Scheme](#). Hjaltland Housing Association also administers the [One Stop Shop for all types of repair grants](#) in Shetland.
- At March 2008, Hjaltland Housing Association had a total of 381 properties for rent, consisting mostly of detached and semi-detached houses but including some flats. Two thirds of the rented stock is located in Lerwick and Scalloway and the rest is located in settlements on the Shetland mainland and the islands of Whalsay and Bressay (see [Table F](#)).
- Hjaltland Housing Association is the main provider of new and affordable rented housing opportunities in Shetland as it obtains public money from the government to build them. Funding from the Scottish Government over the next few years means that the Association now has a very ambitious building programme which should result in an extra 400 houses, throughout Shetland, for rent and shared ownership within five years.

More rented housing planned by Hjaltland Housing Association

Although the number of new rented houses started each year falls well short of the need for such housing it does mean that the Association can plan to build more houses in Shetland communities with an identified housing need. In addition to its current rented housing stock Hjaltland has plans for 60 more units at Quoys with an additional 80 plus units at a number of different sites in Lerwick. Outwith Lerwick, plans are in place for around 33 more units in Scalloway, 10 in Aith, 10 in Tingwall, 20 in Sandwick, 6 in Gulberwick, 8 in Cullivoe, Yell and 2 in Eshaness. [Additional sites are always being investigated for future developments.](#)

Numbers of rented and shared ownership houses allocated by Hjaltland Housing Association and numbers on waiting list

Between April 2006 and March 2007 Hjaltland Housing Association allocated 90 houses and flats. The waiting list stood at 718 at the end of this period. To see the detailed breakdown, click on [Table G](#).