



**Shetland Islands  
Council**



This leaflet is a reproduction of the **Housing Options Guide – Hjaltland Housing (Special Needs, Rent Levels and Options for Existing Tenants)** sections.

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

**Useful Links**

Hjaltland Housing Association  
[www.hjaltland.org/](http://www.hjaltland.org/)

Hjaltland Letting Policy  
[www.hjaltland.org.uk/about/policies.html](http://www.hjaltland.org.uk/about/policies.html)

## Hjaltland's Special Needs Housing

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As already indicated, Hjaltland has a small number of houses designed to meet the special needs of vulnerable and disabled tenants. Moreover, all of the new housing planned by the Housing Association is to be built to 'varying needs' standards making the houses more suitable for potential applicants with special needs. The allocations system and procedure is along similar lines as that for [General Needs Housing](#).

## Hjaltland Rent Levels

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Rents for Hjaltland Housing Association houses are generally on a par with Council house rents. However, Hjaltland's rent levels for similar size properties vary according to certain factors, including the remoteness of the location and/or the amenities of the particular property e.g. what kind of heating system or whether it has a garden and so on.

The average weekly rent is detailed below:

Bedsit	1 Bed	2 Bed	3 Bed	4+ Bed
£49.77	£60.59	£68.23	£71.98	£81.60

# Options for Existing Hjalmland Tenants

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## Repairs and Maintenance

The responsibility for repairs to Housing Association houses and flats is shared between the landlord and tenant, with Hjalmland responsible for maintaining the fabric and permanent fittings of the property. The tenant remains responsible for internal decoration, furnishings and removable fittings. Further details are described in [Hjalmland's Tenants Handbook](#).

Repairs are categorised according to how urgently they are required and dealt with accordingly. Planned maintenance, e.g. external painting, upgrading of the building and permanent fittings, is carried out in a rolling programme, the details of which are available from Hjalmland staff.

To report a repair, please telephone, fax, email, write or call along to reception at:

**Hjalmland Housing  
Association**

2 Harbour Street  
Lerwick  
Shetland  
ZE1 0LR

Telephone: 01595 694986

Fax: 01595 692229

email: [mail@hjalmland.org](mailto:mail@hjalmland.org)

website: [www.hjalmland.org.uk/](http://www.hjalmland.org.uk/)

## Adaptations and other forms of housing support

The Housing Association puts adaptations e.g. shower unit, ramps for wheelchairs etc, into 2 or 3 of its properties a year on average where a tenant or member of the tenant's household has a special need. The Association will also be happy to help special needs tenants find other support services (e.g. from the Council's Education and Social Care Department) to help them live comfortably and independently in their own homes.

## Right to Buy

The Right to Buy is confined to the minority of Hjalmland tenants *whose tenancies began before 2 January 1989*. Anyone who has or does become a Hjalmland tenant since that time does *not* have any right to purchase their rented property from Hjalmland Housing Association.

## Transfers and mutual exchanges

Hjalmland will always try to assist tenants who wish to transfer from one of the Association's properties to another, and will give priority to those transfers which will result in better use of their housing stock e.g. a household living in one bedroom but needing two, transferring houses with households having a larger property but seeking a smaller one.

Mutual exchanges between a Hjalmland tenant and a Council tenant - whether within Shetland or elsewhere in the U.K. - are normally approved, as long as the exchanging tenants do not become overcrowded as a result, have a good rent payment record and the other landlord has given consent. If a Hjalmland tenant is interested in a transfer or a mutual exchange, then he or she should let staff at Hjalmland Housing Association know, no form filling is required. For further information see the HomeSwapper website [www.homeswapper.co.uk](http://www.homeswapper.co.uk).