



MUCH ALLOCATIONS POLICY

Why have an allocations policy?

We need to have a process for feeding into the decision about what we build (i.e. how big and how much it costs), the order in which people will have the option of choosing whether they want a flat on the chosen site, and which flat they want.

The allocation order is intended to recognise the relative contributions of time, energy and money that a member has made in order to create MUCH cohousing. At the development stage it will be used to determine what we build, as we would aim to meet the size and cost aspirations of members based on the allocation order. If we are in a position that we have more members than we can accommodate on a particular site then the allocations order will have to be used to determine who will live there. And if a flat becomes available in future it will determine who has first choice for that dwelling.

Proposed Policy

Full Members – Owner Occupiers

1. On joining, new members need to indicate the type/size of dwelling required . If we are still in the development phase, this would be incorporated in the priorities of the design, depending on the size of the site.
2. If the cohousing is already built it will determine the order in which members can choose from any flats still available. In effect there may be more than 1 'queue ' as it will depend on the size of flat desired. And members may be in more than one queue if they are prepared to consider different sizes of flats
3. The date of joining for the purpose of allocation will be based on the date and time when a formal request to join is submitted, regardless of the date when the request is agreed. A request to join can only be made once the membership process has been completed.
4. If there are surplus flats and no one is on the waiting list, members will need to decide whether they will be advertised for sale or rent to people outside the membership.

Associate members - AM

The category of associate member will only be activated if all the available flats have been

allocated. Associate members will say the size/type of flat they want and join a waiting list. From an allocations point of view, membership would start counting from the point when they became an AM.

Tenure options – allocation issues

Until we determine the mix of tenure options we will also need to have separate queues for renters and shared ownership. Depending on tenure options available and the financial package we eventually have with a lender or housing partner, there is likely to be a limit on the number of rental or shared ownership units available.

Until we negotiate rental options and allocations criteria with a partner housing provider, or have a member who wants to rent, we should assume the same allocations policy applies. Prospective tenants and shared-owners would be selected in order of membership date. However, we still need to determine membership fees for renters and shared owners.

Other Issues to be decided

The issue of members joining but not remaining 'active' needs to be considered. Whilst it may be difficult and people will be in situations that impact on their ability to participate, we should still have the option of removing someone as a member if they aren't willing to contribute and participate to achieve the project and there is no acceptable reason offered.

Prioritising people with disabilities or special needs may need to be considered. But the decision has not yet been made as to whether all/some /no flats will have extra care facilities. If only a limited number of flats have extra facilities will we be able to choose them even if we have no special needs as yet. Will they cost more?

Reviewed and updated – October 2017

Agreed at GM October 2017

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BC