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A Recognised Charity No. SC032542

Guide to Suspension from the Waiting List

The association's policy is to limit the use of suspensions, but there may be circumstances when this is avoidable. The suspension period varies depending on the circumstances as you will see below. Suspended applicants will be reviewed on a regular basis. Exceptional circumstances will always be considered.

Reasons for suspension

1. Tenancy related debt

The applicant owes the association, or another landlord, a tenancy related debt such as rent or rechargeable repairs and the debt is equivalent to more than one months rent, and the applicant has not kept to a repayment arrangement for a 3 month period.

Suspension period is a maximum of 3 years.

2. Anti social behaviour

We may suspend applications if an applicant or member of their household has behaved in an anti social manner, and the conduct involved is of a serious nature, within the last 3 years, and is confirmed by an official source such as the Police or a present / previous landlord.

- Below are examples of anti social behaviour within the last 3 years, this list is not exhaustive.:
- Serious anti-social behaviour within the last three years. This includes cases where the applicant was not the tenant but was named as the cause of the problem.
- An Anti-Social Behaviour Order is in place.
- A current or previous landlord provides a tenancy reference stating that there have been complaints about anti-social behaviour by the applicant or their household.
- The Police advise us that the applicant or a member of their household have been convicted of drug dealing from a tenancy or of crimes which have affected others in their local area (for example, acts of violence, harassment or threats to neighbours).

- The applicant has been violent towards an Ardenglen tenant, resident or employee and this has resulted in Police involvement
Suspension period maximum of 3 years.

3. Tenancy neglect or failure to adhere to tenancy conditions

- We reserve the right to suspend applicants who have not adhered to the conditions of their present or previous tenancy in the last three years. In particular, where they or members of their household have caused damage to their current or previous landlord's property or have not maintained it in a lettable condition. We will take special or extenuating circumstances into account if we are considering placing an application on hold for these reasons.

Suspension period maximum of 3 years.

4. Abandonment and Eviction

- Where an applicant has abandoned a property or been evicted, we will normally suspend their application from the date of the abandonment or eviction unless there are special or extenuating circumstances.

Suspension period maximum of 3 years.

5. Housing Support

- We may suspend an application where the Association has carried out a risk assessment and believes that an applicant would not be able to maintain a tenancy without support, and no such support is in place. In all such cases we will seek an independent assessment of the applicant's housing needs.

The suspension will be lifted when appropriate support arrangements are put in place.

6. Refusal of previous offers

- We will suspend applicants who refuse 3 reasonable offers of accommodation in the immediate 12 month period.

Suspension period maximum of 6 months.

Further information can be found within our allocations policy which is available on our website www.ardenglen.org.uk