



**SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL**

**PROPERTY TURNOVER JULY – SEPTEMBER 2018**

**REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES**

**A. PURPOSE OF REPORT**

The purpose of the report is to inform the Panel of the property turnover for the Second Quarter, July- September 2018.

**B. RECOMMENDATION**

To note the current levels of activity relating to property turnover for the second quarter of 2018 and in particular to note:

- That there has been an increase in property lets compared to the same period last year
- That of the 47 communities in West Lothian, 4 had only 1 mainstream property to let and 19 had none
- That 50% of lets were allocated to people who were homeless or potentially homeless

**C. SUMMARY OF IMPLICATIONS**

**I Council Values**

- Focussing on our customers' needs
- Being honest, open and accountable
- Providing equality of opportunities
- Developing employees
- Making best use of our resources
- Working in partnership

**II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**

The Housing (Scotland) Act 1987 as amended and in accordance with the Homelessness (etc) (Scotland) Act 2003, Housing (Scotland) Act 2014. Housing Allocation Policy

**III Implications for Scheme of Delegations to Officers** of None

<b>IV</b>	<b>Impact on performance and performance Indicators</b>	None
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	Outcome 7 - We have tackled the significant inequalities in West Lothian society  Outcome - 10. We live in well-designed, sustainable places where we are able to access the services we need
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	None
<b>VII</b>	<b>Consideration at PDSP</b>	None
<b>VIII</b>	<b>Other consultations</b>	Consultation takes place with the Housing Networks as well as individual tenant groups

#### **D. TERMS OF REPORT**

##### **Quarterly Turnover**

The number of permanent lets for the period 1<sup>st</sup> July – 30<sup>th</sup> September 2018 was 282 compared to the same quarter last year when 216 properties were let.

Details of all lets and property numbers for the second quarter are provided in Appendix 1 and Council Stock figures by Ward in Appendix 3. The main points are:

- Blackburn with 52 lets (18%), Winchburgh with 36 lets (13%) and Whitburn with 27 lets (10%) have the highest percentage of total lets.
- There was 1 sheltered housing property let.
- Four communities had only one mainstream property available to let (Eliburn, Linlithgow, Mid Calder, Threemiletown)
- Ten communities had between two and four properties available to let (Addiewell, Blackridge, Bridgend, East Calder, Greenrigg, Linlithgow Bridge, Longridge, Polbeth, Uphall Station, Westfield)

The following Nineteen communities had no properties becoming available:

<b>Community</b>	<b>Number of properties remaining</b>
Ballencrieff	5
Bellsquarry	4
Breich	65
Ecclesmachan	4
East Whitburn	45
Eliburn Co-op	41
Kirknewton	39
Greenrigg	103
Seafield	109

Whiteside/Birniehill	251
Newton	12
Philipstoun	25
Stoneyburn	237
Dechmont	25
Howden	20
The Riggs	137
Wilkieston	5
West Calder	148
Torphichen	26

Applicants can choose from a total of 47 communities.

### **Type of property**

The majority of properties that became available were Cottages at 112 (39.7%) followed by 4 in Block at 110 (37%). 40.8% of these were two bedroom properties, 21.6% were one bedroom properties and 13.8 % were three bedroom properties.

### **Applicants**

The 282 properties let in this quarter were allocated in accordance with the Council's Allocations Policy and group plus points system.

Performance for the Second quarter is as follows:

<b>Group</b>	<b>Percentage Met</b>
Homeless (HL)	50%
Housing with Care	1%
Unsatisfactory Housing (UH)	19%
General (GN)	1%%
Transfer (TL)	29%
Outwith (OW)	0%

- E. Conclusion** - The report provides information on the lets that took place in the Second quarter of this financial year. The report also highlights that there continues to be some communities where there is no movement in vacant properties at all.
- F. Background References**  
None

Appendices/Attachments: Appendix 1 – Lets excluding Assisted Moves

Appendix 2 – Assisted Move Lets

Appendix 3 – Total Housing Stock per area

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Date of Meeting: 11 December 2018