



SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

PROPERTY TURNOVER OCTOBER – DECEMBER 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 third quarter, October – December 2018.

B. RECOMMENDATION

To note the current levels of activity relating to property turnover for the third quarter of 2018/19 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, and
- That 61% 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 and West Lothian Council's Housing Allocation Policy

III Implications for Scheme of Delegations to Officers of None

IV	Impact on performance and performance Indicators	None
V	Relevance to Single Outcome Agreement	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.
VI	Resources - (Financial, Staffing and Property)	None
VII	Consideration at PDSP	None
VIII	Other consultations	Consultation takes place with the Housing Networks as well as individual tenant groups

D. TERMS OF REPORT

D.1 Quarterly Turnover

The number of permanent lets for the period 1st October – 31st December 2018 was 418 compared to the same quarter last year when 229 properties were let. Details of all lets and property numbers for the third quarter are provided in Appendix 1 and council stock figures by Ward in Appendix 3. The main points are:

- Broxburn with 61 lets (15%), Whitburn with 53 lets (13%) and Dedridge with 41 lets (10%) have the highest percentage of total lets.
- There were two sheltered housing property let.
- Three communities had only one mainstream property available to let (Linlithgow Bridge, Livingston Village, Longridge)
- Eight communities had between two and four properties available to let (East Calder, Eliburn, Greenrigg, Polbeth, Pumpherston, Seafield, Uphall, Westfield)

Table 1 identifies 19 communities which had no properties becoming available.

Table 1

Community	Number of properties remaining
Ballencrieff	5
Bellsquarry	4
Mid Calder	55
Ecclesmachan	4
East Whitburn	45
Eliburn Co-op	41
Kirknewton	39
Greenrigg	103
Uphall Station	111

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.

D.2 Type of property

The majority of properties that became available were Cottages at 154 (37%) followed by 4 in Block at 149 (36%). (52%) of these were two bedroom properties, (21.5%) were one bedroom properties and (17.4%) were three bedroom properties. The remaining 9% were four or five bedroom properties.

D.3 Applicants

The 418 properties let in the third quarter of 2018/19 were allocated in accordance with the council's Allocations Policy and group plus points system.

Performance for the third quarter is outline in Table 2 as follows:

Table 2:

Group	Percentage Met
Homeless (HL)	61%
Housing with Care	0%
Unsatisfactory Housing (UH)	15%
General (GN)	2%
Transfer (TL)	22%
Outwith (OW)	0%

E. Conclusion

The report provides information on the lets that took place in the third quarter of this financial year. The report also highlights that there continues to be some communities where there is no movement in vacant properties.

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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HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date of Meeting: 5th February 2019