DATA LABEL: PUBLIC

West Lothian Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

PROPERTY TURNOVER QUARTER 4 2019/20 and QUARTER 1 2020/21

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 fourth quarter (1 January to 31 March) of 2019/20 and first quarter (1 April – 30 June) 2020/21.

B.   RECOMMENDATION

To note the current levels of activity relating to property turnover for Quarter 4 of 2019/20 and Quarter 1 of 2020/21 and in particular to note:

1. the decrease in properties let for Quarter 4 2019/20 and Quarter 1 of 2020/21 when compared to the same period last year;
2. of the 47 communities in West Lothian, nine had only one mainstream property to let and 18 had none, and
3. the decrease in properties let due to COVID-19 in Quarter 1 of 2020/21 of 54 when compared to Quarter 1 of 2019/20 of 385.

C.   SUMMARY OF IMPLICATIONS

I	**Council Values**	Focussing on our customers' needs Being honest, open and accountable Providing equality of opportunities 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. West Lothian Council Housing Allocation Policy
III	**Implications for Scheme of Delegations to Officers**	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 Network as well as individual tenant groups

D.   **TERMS OF REPORT**

D1   **Quarterly Turnover**

The number of permanent lets for Quarter 4 2019/20 was 248 compared to the same quarter the previous year when 370 properties were let.

The number of permanent lets for Quarter 1 2020/21 was 54 compared to the same quarter the previous year when 385 properties were let.

The number of lets for the Quarter 4 2019/20 excluding Assisted Moves was 226 properties. There were no lets in the first quarter of 2020/21to Assisted Moves.

Details of all lets and property numbers for Quarter 4 2019/20 are provided in Appendix 1 and 2. Council stock figures by Ward are detailed in Appendix 3. Applicants can choose from a total of 47 communities. The main points to note are:

- The communities with the highest percentage of total lets were Bathgate with 59 lets 24% Whitburn with 40 lets 16% and Armadale with 33 lets 13%;
- There were four sheltered housing properties let;
- Nine communities had one mainstream property available to let (Addiewell, Harthill, Linlithgow Bridge, Mid Calder, Pumpherston, Uphall Station, Whiteside, West Calder and Winchburgh), and
- Eight communities had between two and four properties available to let (Breich, East Calder, Ladywell, Linlithgow, Polbeth, Stoneyburn, Uphall, Westfield)

Details of all lets and property numbers for Quarter 1 2020/21 are provided in Appendix 4. The main points to note for Quarter 1 2020/21 are:

- The communities with the highest percentage of total lets were Whitburn with 17 lets 31% Bathgate with 11 lets 20% and Armadale with 7 lets 13%;
- There were no sheltered housing properties let;
- Six communities had one mainstream property available to let (Addiewell, Blackridge, Deans, Harthill, Linlithgow, Uphall), and
- Seven communities had between two and four properties available to let (Blackburn, Broxburn, Bridgend, East Calder, Fauldhouse, Knightsridge, Winchburgh)

The following Eighteen communities had no properties becoming available in Quarter 4 2019/20 and/or Quarter 1 2020/21.

No	Community	Number of properties remaining
1	Ballencrieff	5
2	Bellsquarry	4

3	Craigshill	33
4	Dechmont	26
5	Ecclesmachan	4
6	Eliburn Co-op	41
7	East Whitburn	45
8	Howden	20
9	Greenrigg	103
10	Kirknewton	39
11	Longridge	89
12	Newton	12
13	Philipstoun	25
14	Threemiletown	6
15	Torphichen	26
16	The Riggs	137
17	Seafield	109
18	Wilkieston	5

D2   Type of property

The majority of properties that became available in Quarter 4 2019/20 were Four in Block at 88 (35%) followed by Cottages at 84 (34%). 37% of these were two-bedroom properties, 17 % were one-bedroom properties and 15 % were three-bedroom properties. The majority of properties that became available in Quarter 1 2020/21 were Cottages 20 (37%) followed by Four in Block 15 (28%). 31% of these were two-bedroom properties, 22% of these were three-bedroom properties and 11% of these were one-bedroom properties.

D3   Applicants

The 248 properties let in Quarter 4 2019/20 and the 54 properties let in Quarter 1 2020/21 were allocated in accordance with the Council's Allocations Policy and group plus points system.

Performance for the Quarter 4 2019/20 is detailed in the table below.

Group	Percentage Met
Homeless (HL)	68%
Housing with Care	1%
Unsatisfactory Housing (UH)	21%
General (GN)	1%
Transfer (TL)	9%
Outwith (OW)	0%

Performance for the Quarter 1 2020/21 is detailed in the table below.

Group	Percentage Met
Homeless (HL)	76%
Housing with Care	0%
Unsatisfactory Housing (UH)	18%
General (GN)	0%
Transfer (TL)	6%
Outwith (OW)	0%

E.   Conclusion

The report provides information on the lets in Quarter 4 of 2019/20 and Quarter 1 of 2020/21. The report also highlights that there continues to be some communities where there is no movement in vacant properties at all. The report also highlights the impact of COVID-19 on the number of properties let in Quarter 1 2020/21 when compared to the same quarter in 2018/19.

F.   Background References

None

Appendices/Attachments:

Appendix 1 – Lets excluding Assisted Moves Fourth Quarter 2019/20

Appendix 2 – Assisted Move Lets Fourth Quarter 2019/20

Appendix 3 – Total Housing Stock per area

Appendix 4 – Lets (no assisted moves) First Quarter 2020/21

Contact Person: katy.mcbride@westlothian.gov.uk – Tel No- 01506 281070

Annmarie Carr
HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date of Meeting: 20th October 2020

Lets January - April 2020 - (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					
			1	**2**	**3**	**4**	**5**	**Total**
Armadale	*Armadale*	Cottage	5	1	2	0	0	8
		Four in Block	1	9	5	0	0	15
		Flat	1	0	0	0	0	1
		Maisonette	0	0	1	0	0	1
	Armadale Total		**7**	**10**	**8**	**0**	**0**	**25**
	Westfield	Cottage	0	1	1	0	0	2
	Westfield Total		**0**	**1**	**1**	**0**	**0**	**2**
	Blackridge	Cottage	0	0	1	1	0	2
		Flat	2	0	0	0	0	2
		Maisonette	0	2	0	0	0	2
	Blackridge Total		**2**	**2**	**1**	**1**	**0**	**6**
	Ward Total		**9**	**13**	**10**	**1**	**0**	**33**

Lets January - April 2020 - (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					
			1	**2**	**3**	**4**	**5**	**Total**
Bathgate	*Bathgate*	Cottage	0	3	2	0	0	5
		Four in Block	5	8	1	0	0	14
		Flat	4	0	0	0	0	4
		Sheltered	2	0	0	0	0	2
		Maisonette	0	1	2	0	0	3
	Bathgate Total		**11**	**12**	**5**	**0**	**0**	**28**
	Boghall	Four in Block	1	0	0	0	0	1
		Cottage	1	7	6	0	0	14
		Flat	0	8	0	0	0	8
		Sheltered	2	0	0	0	0	2
	Boghall Total		**4**	**15**	**6**	**0**	**0**	**25**
	Whiteside	Four in Block	0	1	0	0	0	1
	Whiteside Total		**0**	**1**	**0**	**0**	**0**	**1**
	Wester Inch	Four in Block	1	0	0	0	0	1
		Cottage	1	0	0	0	0	1
		Flat	3	0	0	0	0	3
	Wester Inch Total		**5**	**0**	**0**	**0**	**0**	**5**
	Ward Total		**20**	**28**	**11**	**0**	**0**	**59**

Lets January - April 2020 - (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
Breich Valley	*Addiewell*	Four in Block	0	1	0	0	0	1
	Addiewell Total		**0**	**1**	**0**	**0**	**0**	**1**
	Breich	Cottage	1	0	0	0	0	1
		Four in Block	0	1	0	0	0	1
	Breich Total		**1**	**1**	**0**	**0**	**0**	**2**
	Fauldhouse	Four in Block	0	4	1	0	0	5
		Maisonette	0	0	1	0	0	1
		Cottage	0	3	0	0	0	3
		Flat	0	1	0	0	0	1
	Fauldhouse Total		**0**	**8**	**2**	**0**	**0**	**10**
	Polbeth	Four in Block	0	1	0	0	0	1
		Flat	1	1	0	0	0	2
	Polbeth Total		**1**	**2**	**0**	**0**	**0**	**3**
	West Calder	Four in Block	0	1	0	0	0	1
	West Calder Total		**0**	**1**	**0**	**0**	**0**	**1**
	Stoneyburn	Cottage	1	1	0	0	0	2
		Four in Block	0	1	0	0	0	1
	Stoeyburn Total		**1**	**2**	**0**	**0**	**0**	**3**
	Ward Total		**3**	**15**	**2**	**0**	**0**	**20**

Lets January - April 2020 - (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
Broxburn	*Broxburn*	Cottage	0	3	3	0	0	6
		Four in Block	2	4	0	0	0	6
		Flat	3	5	1	0	0	9
		Maisonette	0	2	0	0	0	2
	Broxburn Total		5	14	4	0	0	23
	Uphall	Four in Block	1	3	0	0	0	4
	Uphall Total		1	3	0	0	0	4
	Winchburgh	Cottage	0	1	0	0	0	1
	Winchburgh Total		0	1	0	0	0	1
	Ward Total		6	18	4	0	0	28
East Livingston	*East Calder*	Cottage	0	0	0	1	0	1
		Four in Block	0	2	0	0	0	2
	East Calder Total		0	2	0	1	0	3
	Pumpherston	Four in Block	0	0	1	0	0	1
	Pumpherston Total		0	0	1	0	0	1
	Uphall Station	Flat	1	0	0	0	0	1
	Uphall Station Total		1	0	0	0	0	1
	Mid Calder	Four in Block	0	1	0	0	0	1
	Mid Calder Total		0	1	0	0	0	1
	Ward Total		1	3	1	1	0	6

Lets January - April 2020 - (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total

Lets January - April 2020 - (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
Linlithgow	*Bridgend*	Four in Block	0	3	0	0	0	3
		Cottage	1	0	1	0	0	2
	Bridgend Total		1	3	1	0	0	5
	Linlithgow Bridge	Cottage	0	1	0	0	0	1
	Linilithgow Bridge Total		0	1	0	0	0	1
	Linlithgow	Four in Block	1	0	1	0	0	2
		Flat	1	0	0	0	0	1
	Linlithgow Total		2	0	0	0	0	2
	Ward Total		3	4	2	0	0	8
North Livingston	*Deans*	Cottage	1	0	1	0	0	2
		Flat	2	1	0	0	0	3
	Deans Total		3	1	1	0	0	5
	Eliburn/Livingston Village	Four in Block	5	2	0	0	0	7
		Cottage	1	1	1	0	0	3
	Eliburn/Livingston Village Total		6	3	1	0	0	10
	Knightsridge	Cottage	3	3	0	0	0	6
		Flat	0	1	0	0	0	1
	Knightsridge Total		3	4	0	0	0	7
	Ward Total		12	8	2	0	0	22

Lets January - April 2020 - (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
South Livingston	*Dedridge*	Cottage	1	1	1	0	0	3
		Flat	1	1	0	0	0	2
	Dedridge Total		2	2	1	0	0	5
	Ladywell	Cottage	1	1	0	0	0	2
		Flat	1	1	0	0	0	2
	Ladywell Total		2	2	0	0	0	4
	Ward Total		4	4	1	0	0	9
Whitburn	*Blackburn*	Four in Block	1	3	0	0	0	4
		Cottage	0	1	0	0	0	1
		Flat	0	5	2	0	0	7
		Maisonette	0	1	0	0	0	1
	Blackburn Total		1	10	2	0	0	13
	Harthill	Cottage	1	0	0	0	0	1
	Harthill Total		1	0	0	0	0	1
	Whitburn	Four in Block	5	8	0	0	0	13
		Cottage	0	1	0	0	0	1
		Flat	3	2	3	0	0	8
		Maisonette	0	3	1	0	0	4
	Whitburn Total		8	14	4	0	0	26
	Ward Total		10	24	6	0	0	40
	Total		68	117	39	2	0	226

Lets January - April 2020 Assisted Moves

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
Armadale	*Armadale*	Cottage	0	0	1	0	0	1
	Armadale Total		0	0	1	0	0	1
	Westfield	Cottage	0	1	0	0	0	1
	Westfield Total		0	1	0	0	0	1
	Ward Total		0	1	1	0	0	2
Bathgate	*Bathgate*	Cottage	0	2	1	0	0	3
		Four in Block	0	0	0	0	0	0
	Bathgate Total		0	2	1	0	0	3
	Bogall	Four in Block	0	1	0	0	0	1
		Cottage	0	1	0	0	0	1
	Boghall Total		0	2	0	0	0	2
	Ward Total		0	4	1	0	0	5
Broxburn	*Broxburn*	Four in Block	1	0	0	0	0	1
	Broxburn Total		1	0	0	0	0	1
	Ward Total		1	0	0	0	0	1
Linlithgow	*Linlithgow*	Four in Block	0	1	0	0	0	1
	Linlithgow Total		0	1	0	0	0	1

			0	1	0	0	0	1
	Ward Total		0	1	0	0	0	1

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
North Livingston	*Knightsridge*	Cottage	0	1	0	0	3	4
	Knightsridge Total		0	1	0	0	3	4
	Deans	Cottage	0	1	0	0	0	1
	Deans Total		0	1	0	0	0	1
	Ward Total		0	2	0	0	3	5
South Livingston	*Dedridge*	Cottage	0	0	2	0	0	2
	Dedridge Total		0	0	2	0	0	2
	Ladywell	Cottage	0	1	0	0	0	3
	Ladywell Total		0	1	0	0	0	3
	Ward Total		0	1	0	0	3	5
East Livingston	*East Calder*	Cottage	0	1	0	0	0	1
	East Calder Total		0	1	0	0	0	1
	Total		1	9	9	0	3	22

Council Stock Numbers				
Ward	Name	Number of properties		
1	BRIDGEND	218		
	LINLITHGOW	337		
	LINLITHGOW BRIDGE	83		
	NEWTON	12		
	PHILPSTOUN	25		
	THREEMILETOWN	6		
		681		
2	BROXBURN	860		
	CRAIGSHILL	33		
	DECHMONT	26		
	ECCLESMACHAN	4		
	UPHALL	206		
	WINCHBURGH	276		
		1,405		
5	EAST CALDER	294		
	KIRKNEWTON	39		
	MID CALDER	55		
	PUMPHERSTON	270		
	UPHALL STATION	111		
	WILKIESTON	5		
		774		
3	DEANS	609		
	ELIBURN CO-OP	41		
	ELIBURN KIRKTON	278		
	THE RIGGS	137		
	KNIGHTSRIDGE	485		
		1,550		
4	BELLSQUARRY	4		
	DEDRIDGE	716		
	LADYWELL	641		
	HOWDEN	20		
		1,381		
6	ADDIEWELL	274		
	BREICH	66		
	FAULDHOUSE	609		
	LONGRIDGE	89		
	POLBETH	348		
	STONEYBURN	238		
	WEST CALDER	146		
		1,770		
7	EAST WHITBURN	45		
	GREENRIGG	103		
	WHITBURN	1,469		
	BLACKBURN	842		
	SEAFIELD	109		
		2,568		
8	BALLENCRIEFF	5		
	BATHGATE	1,002		
	BOGHALL	652		
	WHITESIDE & BIRNIEHI	250		
		1,909		
9	ARMADALE	1,259		
	BLACKRIDGE	222		
	TORPHICHEN	26		
	WESTFIELD	69		
		1,576		
	Total stock	**13,614**		

Lets April - June 2020 - No Assisted moves for this period

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
Armadale	*Armadale*	Cottage	0	1	1	0	0	2
		Four in Block	0	3	1	0	0	4
	Armadale Total		**0**	**4**	**2**	**0**	**0**	**6**
	Blackridge	Maisonette	0	0	1	0	0	1
	Blackridge Total		**0**	**0**	**1**	**0**	**0**	**1**
	Ward Total		**0**	**4**	**3**	**0**	**0**	**7**
Bathgate	*Bathgate*	Cottage	0	1	0	0	0	1
		Four in Block	0	1	0	0	0	1
		Flat	2	1	0	0	0	3
	Bathgate Total		**2**	**3**	**0**	**0**	**0**	**5**
	Boghall	Cottage	0	0	2	0	0	2
		Flat	1	2	0	0	0	3
	Boghall Total		**1**	**2**	**2**	**0**	**0**	**5**
	Wester Inch	Cottage	0	1	0	0	0	1
	Wester Inch Total		**0**	**1**	**0**	**0**	**0**	**1**
	Ward Total		**3**	**6**	**2**	**0**	**0**	**11**
Breich Valley	*Addiewell*	Four in Block	0	0	1	0	0	1
	Addiewell Total		**0**	**0**	**1**	**0**	**0**	**1**
	Fauldhouse	Cottage	0	1	0	0	0	1
		Flat	1	0	1	0	0	2
		Maisonette	0	0	1	0	0	1
	Fauldhouse Total		**1**	**1**	**2**	**0**	**0**	**4**
	Ward Total		**1**	**1**	**3**	**0**	**0**	**5**
Broxburn	*Broxburn*	Four in Block	0	1	0	0	0	1
		Flat	2	0	0	0	0	2
	Broxburn Total		**2**	**1**	**0**	**0**	**0**	**3**
	Uphall	Four in Block	0	1	0	0	0	1
	Uphall Total		**0**	**1**	**0**	**0**	**0**	**1**
	Winchburgh	Cottage	0	0	2	0	0	2
	Winchburgh Total		**0**	**0**	**2**	**0**	**0**	**2**
	Ward Total		**2**	**2**	**2**	**0**	**0**	**6**
East Livingston	*East Calder*	Cottage	0	0	2	0	0	2
	East Calder Total		**0**	**0**	**2**	**0**	**0**	**2**
	Ward Total		**0**	**0**	**2**	**0**	**0**	**2**
Linlithgow	*Bridgend*	Four in Block	0	2	0	0	0	2
	Bridgend Total		**0**	**2**	**0**	**0**	**0**	**2**
	Linlithgow	Four in Block	1	0	0	0	0	1
	Linlithgow Total		**1**	**0**	**0**	**0**	**0**	**1**
	Ward Total		**1**	**2**	**0**	**0**	**0**	**3**
North Livingston	*Deans*	Flat	1	0	0	0	0	1
	Deans Total		**1**	**0**	**0**	**0**	**0**	**1**
	Knightsridge	Cottage	1	0	1	0	0	2
	Knightsridge Total		**1**	**0**	**1**	**0**	**0**	**2**
	Ward Total		**2**	**0**	**1**	**0**	**0**	**3**
Whitburn	*Blackburn*	Four in Block	1	0	0	0	0	1
		Cottage	0	1	0	0	0	1
	Blackburn Total		**1**	**1**	**0**	**0**	**0**	**2**
	Harthill	Cottage	0	1	0	0	0	1
	Harthill Total		**0**	**1**	**0**	**0**	**0**	**1**
	Whitburn	Four in Block	2	1	0	0	0	3
		Cottage	1	2	2	0	0	5
		Flat	3	1	0	0	0	4
		Maisonette	0	2	0	0	0	2
	Whitburn Total		**6**	**6**	**2**	**0**	**0**	**14**
	Ward Total		**7**	**8**	**2**	**0**	**0**	**17**
	Total		**16**	**23**	**15**	**0**	**0**	**54**