

DATA LABEL: PUBLIC



SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

PROPERTY TURNOVER JANUARY TO MARCH 2021

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

The purpose of the report is to inform the panel of property turnover for Quarter 4 of 2020/21 (January to March 2021).

B. RECOMMENDATION

To note the current levels of activity relating to property turnover for the fourth quarter of 2020/21 and in particular to note:

1. The decrease in property lets for Quarter 4 2020/21 compared to the same period last year;
2. Of the 48 communities in West Lothian, 20 had no properties available for let throughout Quarter 4 of 2020/21; and
3. 67% of lets were allocated to people who were homeless throughout the quarter.

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. 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 the period 1st January to 31st March 2021 was 163 compared to the same quarter last year when 247 properties were let. Of the 163 lets, 19 of them were assisted moves. Details of all lets and property numbers for each quarter are provided in Appendix 1 and 2. Council stock figures by Ward are detailed in Appendix 3. Applicants can choose from a total of 48 communities.

The main points to note for Quarter 4 are:

- The communities with the highest percentage of total lets were Whitburn with 25 lets (15%), Armadale with 19 lets (10%) and Fauldhouse with 14 lets (8%);
- There were six sheltered housing properties let across in the quarter;
- Seven communities had one mainstream property available to let – Eliburn, Knightsridge, Mid Calder, Uphall Station, Seafield, Whiteside and Torphichen, and
- Ten communities had between two and four properties available to let – Bridgend, Uphall, Winchburgh, Ladywell, East Calder, Addiewell, Stoneyburn, West Calder, Wester Inch and Blackridge.

Across Quarter 4, the following 20 communities had no properties becoming available.

No	Community	Number of properties remaining
1	Linlithgow Bridge	83
2	Newton	12
3	Philpstoun	25
4	Threemiletown	6
5	Craigshill	3
6	Dechmont	26
7	Ecclesmachan	4
8	Alderstone	45
9	Kirkton	14
10	Livingston Village	8
11	Bellsquarry	4
12	Howden	22
13	Kirknewton	39
14	Wilkieston	5
15	Breich	66
16	Longridge	91
17	East Whitburn	45
18	Greenrigg	103
19	Whiteside	38
20	Westfield	70

D2 Type of property

The majority of properties that became available in Quarter 4 were Four in a Block at 61 (37%) followed by cottage types at 57 (35%). 51% of the lets were two-bedroom properties, 33% were one-bedroom properties and 15% were three-bedroom properties and there was 1 four-bedroom let.

D3 Applicants

The 163 properties let in Quarter 4 were allocated in accordance with the Council's Allocations Policy and group plus points system.

Performance for Quarter 4 is detailed in the table below.

Group	Number of Lets	Percentage Met
Homeless (HL)	109	67%
Housing with Care	2	1%
Unsatisfactory Housing (UH)	23	14%
General (GN)	11	7%
Transfer (TL)	18	11%
Out with (OW)	0	0

E. Conclusion

The report provides information on the property turnover in the fourth quarter of 2020/21. The report highlights that there is a decrease in available lets when compared to the same quarter of 2019/20 and 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 – Quarter 4 Lets excluding Assisted Moves

Appendix 2 – Quarter 4 Assisted Moves lets

Appendix 3 – Total Housing Stock per area

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HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

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Appendix 1: Quarter 4 Lets excluding Assisted Moves

Lets – January to March (excluding Assisted Moves)								
Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5	
Armadale	<i>Armadale</i>	Cottage	3	2	-	-	-	5
		Flat	1	-	-	-	-	1
		Four in Block	-	9	1	-	-	10
		Maisonette	-	-	1	-	-	1
	Armadale Total		4	11	2	-	-	17
	<i>Torphichen</i>	Flat	1	-	-	-	-	1
	Torphichen Total		1	-	-	-	-	1
	<i>Blackridge</i>	Four in Block	1	-	-	-	-	1
		Cottage	-	1	-	-	-	1
	Blackridge Total		1	1	-	-	-	2
	Ward Total		6	12	2	-	-	20
Bathgate	<i>Bathgate</i>	Cottage	1	2	-	-	-	3
		Four in Block	2	1	-	-	-	3
		Flat	2	-	-	-	-	2
		Maisonette	-	1	-	-	-	1
		Sheltered	3	-	-	-	-	3
	Bathgate Total		8	4	-	-	-	12
	<i>Boghall</i>	Four in Block	-	1	-	-	-	1
		Cottage	-	1	-	-	-	1
		Sheltered	1	-	-	-	-	1
		Flat	-	2	2	-	-	4
	Boghall Total		1	4	2	-	-	7
	<i>Wester Inch</i>	Cottage	1	-	-	-	-	1
		Flat	2	-	-	-	-	2
	Wester Inch Total		3	-	-	-	-	3
	Ward Total		12	8	2	-	-	22

Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5	
Breich Valley	<i>Addiewell</i>	Four in Block	-	1	2	-	-	3
	Addiewell Total		-	1	2	-	-	3
	Fauldhouse	Cottage	-	1	-	-	-	1
		Flat	-	2	2	-	-	4
		Four in Block	1	3	1	-	-	5
		Maisonette	-	2	1	-	-	3
	Fauldhouse Total		1	8	4	-	-	13
	<i>Polbeth</i>	Cottage	-	4	1	-	-	5
		Flat	-	-	1	-	-	1
	Polbeth Total		-	4	2	-	-	6
	<i>Stoneyburn</i>	Cottage	-	1	-	-	-	1
		Four in Block	-	2	-	-	-	2
	Stoneyburn Total		-	3	-	-	-	3
	<i>West Calder</i>	Four in Block	-	2	1	-	-	3
	West Calder Total		-	2	1	-	-	3
	Ward Total		1	18	9	-	-	28
Broxburn	<i>Broxburn</i>	Cottage	-	1	2	-	-	3
		Four in Block	-	2	-	-	-	2
		Maisonette	-	1	1	-	-	2
	Broxburn Total		-	4	3	-	-	7
	<i>Uphall</i>	Cottage	1	-	-	-	-	1
		Four in Block	-	1	-	-	-	1
	Uphall Total		1	1	-	-	-	1
	<i>Winchburgh</i>	Four in Block	2	1	-	-	-	3
	Winchburgh Total		2	1	-	-	-	3
	Ward Total		3	6	3	-	-	12

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
East Livingston	East Calder	Four in Block	1	-	--	-	-	1
	East Calder Total		1	-	-	-	-	1
	Mid Calder	Sheltered	1	-	-	-	-	1
	Mid Calder Total		1	-	-	-	-	1
	Pumphferston	Cottage	1	2	-	-	-	3
	Pumphferston Total		1	2	-	-	-	3
	Uphall Station	Cottage	1	-	-	-	-	1
	Uphall Station Total		1	-	-	-	-	1
	Ward Total		4	2	-	-	-	6
Linlithgow	Bridgend	Four in Block	-	2	-	-	-	2
		Cottage	1	-	1	-	-	2
	Bridgend Total		1	2	1	-	-	4
	Linlithgow	Cottage	-	2	1	-	-	2
		Flat	1	-	-	-	-	1
		Four in Block	1	1	1	-	-	3
	Linlithgow Total		2	3	2	-	-	7
	Ward Total		3	5	3	-	-	11
North Livingston	Deans	Cottage	1	-	1	-	-	2
		Four in Block	-	1	1	-	-	2
		Flat	-	1	-	-	-	1
	Deans Total		1	2	2	-	-	5
	Eliburn	Four in Block	-	1	-	-	-	1
	Eliburn/Total		-	1	-	-	-	1
	Knightsridge	Cottage	1	-	-	-	-	1
	Knightsridge Total		1	-	-	-	-	1
	Ward Total		2	3	2	-	-	7

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
South Livingston	Dedridge	Cottage	2	-	-	-	-	2
		Flat	1	-	-	-	-	1
	Dedridge Total		3	-	-	-	-	3
	Ladywell	Cottage	1	-	-	-	-	1
		Four in Block	1	-	-	-	-	1
		Flat	1	-	-	-	-	1
	Ladywell Total		3	-	-	-	-	3
	Ward Total		6	-	-	-	-	6
Whitburn	Blackburn	Cottage	1	1	-	-	-	2
		Flat	-	4	-	-	-	4
	Blackburn Total		1	5	-	-	-	6
	Seafield	Cottage	-	1	-	-	-	1
	Seafield Total		-	1	-	-	-	1
	Whitburn	Cottage	2	5	1	-	-	8
		Four in Block	4	6	-	-	-	10
		Flat	2	1	-	-	-	3
		Maisonette	-	3	-	-	-	3
		Sheltered	1	-	-	-	-	1
	Whitburn Total		9	15	1	-	-	25
	Ward Total		10	21	1	-	-	32
	Total		47	75	22	-	-	144

Appendix 2 – Quarter 4 Assisted Moves lets

Assisted Moves – October to December								
Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
Armadale	<i>Armadale</i>	Cottage	-	1	-	-	-	1
		Four in Block	-	1	-	-	-	1
	Armadale Total		0	2	-	-	-	2
	<i>Blackridge</i>	Cottage	-	-	-	1	-	1
		Flat	1	-	-	-	-	1
	Blackridge Total		1	-	-	1	-	2
	Ward Total		1	2	-	1	-	4
Bathgate	<i>Bathgate</i>	Four in Block	1	-	-	-	-	1
	Bathgate Total		1	-	-	-	-	1
	<i>Whiteside</i>	Four in Block	-	1	-	-	-	1
	Whiteside Total		-	1	-	-	-	1
	Ward Total		1	1	-	-	-	2
Breich Valley	<i>Fauldhouse</i>	Cottage	1	-	-	-	-	1
	Fauldhouse Total		1	-	-	-	-	1
	Ward Total		1	-	-	-	-	1
Broxburn	<i>Broxburn</i>	Four in Block	-	1	-	-	-	1
		Flat	1	-	-	-	-	1
	Broxburn Total		1	1	-	-	-	2
	Ward Total		1	1	-	-	-	2
East Livingston	<i>East Calder</i>	Cottage	-	1	-	-	-	1
	East Calder Total		-	1	-	-	-	1
	<i>Pumpherston</i>	Cottage	-	1	-	-	-	1
		Four in Block	1	-	-	-	-	1
	Pumpherston Total		1	1	-	-	-	2
	Ward Total		1	2	-	-	-	3

Ward	Community	House Type	Number of Bedrooms					
			1	2	3	4	5	Total
South Livingston	<i>Dedridge</i>	Cottage	1	2	1	-	-	4
	<i>Dedridge Total</i>		1	2	1	-	-	4
	<i>Ladywell</i>	Cottage	-	-	1	-	-	1
	<i>Ladywell Total</i>		-	-	1	-	-	1
	<i>Ward Total</i>		1	2	2	-	-	5
Whitburn	<i>Blackburn</i>	Four in Block	1	1	-	-	-	2
	<i>Blackburn Total</i>		1	1	-	-	-	2
	<i>Ward Total</i>		1	1	-	-	-	2
Total			7	9	2	1	-	19

Appendix 3 – Council Stock Numbers (Mainstream Properties)

Ward	Name	Number of Properties
1	BRIDGEND	217
	LINLITHGOW	337
	LINLITHGOW BRIDGE	83
	NEWTON	12
	PHILPSTOUN	25
	THREEMILETOWN	6
		680
2	BROXBURN	855
	CRAIGSHILL	3
	DECHMONT	26
	ECCLESMACHAN	4
	UPHALL	206
	WINCHBURGH	277
		1,371
3	ALDERSTONE	45
	DEANS	608
	ELIBURN	252
	KIRKTON	14
	KNIGHTSRIDGE	625
	LIVINGSTON VILLAGE	8
		1,552
4	BELLSQUARRY	4
	DEDRIDGE	718
	HOWDEN	22
	LADYWELL	641
		1,385
5	EAST CALDER	294
	KIRKNEWTON	39
	MID CALDER	55
	PUMPHERSTON	270
	UPHALL STATION	112
	WILKIESTON	5
		775
6	ADDIEWELL	274
	BREICH	66
	FAULDHOUSE	615
	LONGRIDGE	91
	POLBETH	351
	STONEYBURN	238
	WEST CALDER	147
		1,782
7	BLACKBURN	846
	EAST WHITBURN	45
	GREENRIGG	103
	SEAFIELD	109
	WHITBURN	1,473
		2,576
8	BATHGATE	1,051
	BOGHALL	650
	WESTER INCH	173
	WHITESIDE	38
		1,912
9	ARMADALE	1,262
	BLACKRIDGE	220
	TORPHICHEN	26
	WESTFIELD	70
		1,578
	Total Stock	13,611