

DATA LABEL: PUBLIC



HOUSING SERVICES POLICY DEVELOPMENT AND SCRUTINY PANEL

PROPERTY TURNOVER OCTOBER TO DECEMBER 2025

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 3 of 2025/26 (1st October to 31st December 2025).

B. RECOMMENDATION

To note the current levels of activity relating to property turnover for Quarter 3 of 2025/26 and in particular to note:

1. The decrease in property lets for Quarter 3 2025/26 compared to the same period last year;
2. Of the 46 communities in West Lothian, 16 had no properties available for let throughout Quarter 3 of 2025/26; and
3. 67.1% of lets throughout the quarter were allocated to people who were homeless.

C. SUMMARY OF IMPLICATIONS

I	Council Values	Being caring and compassionate; Open, honest and accountable, collaborative, inclusive and adaptive.
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 October to 31st December 2025 were 152 (Excluding 3 lets to exceptional circumstances) compared to the same quarter last year when 189 (Excluding 2 lets to exceptional circumstances) properties were let. This decrease in available lets is a result of there being a lower turnover of properties and repairs work being completed in void properties.

Details of all lets, their area and property sizes are provided in Appendix 1 and 2. Council stock figures by Ward are detailed in Appendix 3.

The main points to note for Quarter 3 are: (Excluding 3 Lets to Exceptional Circumstances)

- The communities with the highest percentage of total lets were; Armadale and Ladywell with 15 lets (9.9%) each; then Eliburn, Fauldhouse and Whitburn with 12 (7.9%) lets each.
- Eight communities had one mainstream property available to let –Addiewell, East Calder, Greenrigg, Mid Calder, Pumpherston, Torphichen, Wilkieston and Winchburgh.
- There were 4 lets to Housing with Care; 1 Housing with Care (B) Cunnigar House; 2 Housing with Care (B) to Novell Lodge; and 1 Housing with Care (A) to Novell Lodge.

Across Quarter 3, the following 16 communities had no properties becoming available.

No	Name	Total properties in areas with no lets Q3 25/26
1	BELLSQUARRY	4
2	BREICH	67
3	CRAIGSHILL	3
4	DECHMONT	27
5	EAST WHITBURN	46
6	ECCLESMACHAN	4
7	HOWDEN	22
8	KIRKNEWTON	40
9	KIRKTON	59
10	LIVINGSTON VILLAGE	8
11	LONGRIDGE	91
12	NEWTON	12

13	STONEYBURN	238
14	THREEMILETOWN	6
15	WESTFIELD	70
16	WHITESIDE	38
Total		735

D2 Type of property

The most common of properties that were available for letting in Quarter 3 were Cottage types at 58 (38.2%), Four in a Block at 55 (36.2%), Flats at 23 (15.1%), 12 Maisonettes (7.9%) and 4 Sheltered Housing let (2.6%).

In terms of property size, 78 (51.3%) of the lets were two-bedroom properties; 48 (31.6%) were one-bedroom properties; 23 (15.1%) were three-bedroom properties; 2 (1.3%) were five-bedroom properties; and 1 (0.7%) single let to a four-bedroom property.

By clicking on this link, selecting Application and Stock Information Monthly Reports, and selecting the relevant West Lothian ward, the detail of all council housing stock is available. <https://www.westlothian.gov.uk/housingfaq>

D3 Applicants

The 152 (Excluding Sensitive Lets) properties let in Quarter 3 were allocated in accordance with the council's Allocations Policy.

Details on which applicant groups the properties in Quarter 3 were let to is detailed in the table below.

Group	Number of Lets	Percentage Met
Homeless (HL)	102	67.1%
Transfer (TL)	16	10.5%
General (GN)	30	19.7%
Housing with Care (A)	1	0.7%
Housing with Care (B)	3	2.0%
Unsatisfactory Housing (UH)	0	0%
Outwith (OW)	0	0%
Total	152	100%

E. Conclusion

The report provides information on the property turnover and lets in Quarter 3 of 2025/26. The report highlights that there has been a decrease in available lets when compared to the same quarter of 2024/25 and that there continues to be some communities where there is no movement in vacant properties at all.

F. Background References

Monthly stock reports - <https://www.westlothian.gov.uk/housingfaq>

Appendices/Attachments:

Appendix 1: Quarter 3 All Mainstream Lets (Excluding Sensitive Lets)

Appendix 2 – Quarter 3 Lets to Exceptional Circumstances

Appendix 3 – Council Stock Numbers (Mainstream Properties)

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HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

5 February 2026

Appendix 1: Quarter 3 All Mainstream Lets (Excluding Sensitive Lets)

Lets – October - December 2025								
Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Armadale	<i>Armadale</i>	Cottage	1	3	2	0	0	6
		Flat	0	0	0	0	0	0
		Four in Block	0	8	1	0	0	9
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Armadale Total</i>		1	11	3	0	0	15
	<i>Blackridge</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	3	1	0	0	4
		Sheltered	0	0	0	0	0	0
	<i>Blackridge Total</i>		0	3	1	0	0	4
	<i>Torphichen</i>	Cottage	1	0	0	0	0	1
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Torphichen Total</i>		1	0	0	0	0	1
	<i>Westfield</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Westfield Total</i>		0	0	0	0	0	0
	<i>Ward Total</i>		2	14	4	0	0	20

Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Bathgate	<i>Bathgate</i>	Cottage	0	4	0	0	0	4
		Flat	0	2	0	0	0	2
		Four in Block	2	3	0	0	0	5
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Bathgate Total</i>		2	9	0	0	0	11
	<i>Ballencrief</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Ballencrief Total</i>		0	0	0	0	0	0
	<i>Boghall</i>	Cottage	0	3	0	0	0	3
		Flat	0	2	0	0	0	2
		Four in Block	1	1	0	0	0	2
		Maisonette	0	0	0	0	0	0
		Sheltered	3	0	0	0	0	3
	<i>Boghall Total</i>		4	6	0	0	0	10
	<i>Whiteside / Birniehill</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Whiteside / Birniehill</i>		0	0	0	0	0	0
	Ward Total		6	15	0	0	0	21

Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Breich Valley	<i>Addiewell</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	1	0	0	0	1
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Addiewell Total</i>		0	1	0	0	0	1
	<i>Breich</i>	Cottage	0	0	0	0	0	0

		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Breich Total		0	0	0	0	0	0
	Fauldhouse	Cottage	1	2	0	0	0	3
		Flat	0	0	0	0	0	0
		Four in Block	2	5	1	0	0	8
		Maisonette	0	1	0	0	0	1
		Sheltered	0	0	0	0	0	0
	Fauldhouse Total		3	8	1	0	0	12
	Longridge	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Longridge Total		0	0	0	0	0	0
	Polbeth	Cottage	0	0	2	0	0	2
		Flat	1	0	0	0	0	1
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Polbeth Total		1	0	2	0	0	3
	Stoneyburn	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Stoneyburn Total		0	0	0	0	0	0
	West Calder	Cottage	1	0	0	0	0	1
		Flat	0	0	0	0	0	0
		Four in Block	1	0	0	0	0	1
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	West Calder Total		2	0	0	0	0	2
	Ward Total		6	9	3	0	0	18

Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Broxburn	<i>Broxburn</i>	Cottage	0	0	1	0	0	1
		Flat	1	2	0	0	0	3
		Four in Block	2	2	0	0	0	4
		Maisonette	0	1	0	0	0	1
		Sheltered	0	0	0	0	0	0
	Broxburn Total		3	5	1	0	0	9
	<i>Craigshill</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Craigshill Total		0	0	0	0	0	0
	<i>Dechmont</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Dechmont Total		0	0	0	0	0	0
	<i>Ecclesmachan</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Ecclesmachan Total		0	0	0	0	0	0
	<i>Uphall</i>	Cottage	0	1	0	0	0	1
		Flat	2	0	0	0	0	2
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Uphall Total		2	1	0	0	0	3
	<i>Winchburgh</i>	Cottage	0	1	0	0	0	1
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Winchburgh Total		0	1	0	0	0	1

	Ward Total		5	7	1	0		0	13
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Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
East Livingston	<i>East Calder</i>	Cottage	0	0	1	0	0	1
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>East Calder Total</i>		0	0	1	0	0	1
	<i>Kirknewton</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
<i>Kirknewton Total</i>		0	0	0	0	0	0	
	<i>Mid Calder</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	1	0	0	0	0	1
<i>Mid Calder Total</i>		1	0	0	0	0	1	
	<i>Pumpherstons</i>	Cottage	1	0	0	0	0	1
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
<i>Pumpherstons Total</i>		1	0	0	0	0	1	
	<i>Uphall Station</i>	Cottage	0	0	1	0	0	1
		Flat	0	0	0	0	0	0
		Four in Block	0	1	0	0	0	1
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
<i>Uphall Station Total</i>		0	1	1	0	0	2	
	<i>Wilkieston</i>	Cottage	0	1	0	0	0	1
		Flat	0	0	0	0	0	0

		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Wilkieston Total		0	1	0	0	0	1
	Ward Total		2	2	2	0	0	6

Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Linlithgow	<i>Bridgend</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	6	1	1	0	8
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
		Bridgend Total		0	6	1	1	0
Linlithgow	<i>Linlithgow</i>	Cottage	0	1	0	0	0	1
		Flat	3	0	0	0	0	3
		Four in Block	1	0	0	0	0	1
		Maisonette	0	1	0	0	0	1
		Sheltered	0	0	0	0	0	0
		Linlithgow Total		4	2	0	0	0
Linlithgow Bridge	<i>Linlithgow Bridge</i>	Cottage	0	0	0	0	0	0
		Flat	1	0	0	0	0	1
		Four in Block	0	1	0	0	0	1
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
		Linlithgow Bridge Total		1	1	0	0	0
Newton	<i>Newton</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
		Newton Total		0	0	0	0	0
Philipstoun	<i>Philipstoun</i>	Cottage	0	1	0	0	0	1
		Flat	1	0	0	0	0	1
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
		Philipstoun Total		1	1	0	0	0

	<i>Threemiletown</i>	<i>Cottage</i>	0	0	0	0	0	0
		<i>Flat</i>	0	0	0	0	0	0
		<i>Four in Block</i>	0	0	0	0	0	0
		<i>Maisonette</i>	0	0	0	0	0	0
		<i>Sheltered</i>	0	0	0	0	0	0
	<i>Threemiletown Total</i>		0	0	0	0	0	0
	<i>Ward Total</i>		6	10	1	1	0	18

Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Livingston	<i>Deans</i>	<i>Cottage</i>	0	2	0	0	0	2
		<i>Flat</i>	0	0	0	0	0	0
		<i>Four in Block</i>	0	0	0	0	0	0
		<i>Maisonette</i>	0	0	0	0	0	0
		<i>Sheltered</i>	0	0	0	0	0	0
		<i>Deans Total</i>		0	2	0	0	0
	<i>Eliburn Co-Op</i>	<i>Cottage</i>	0	0	0	0	0	0
		<i>Flat</i>	0	0	0	0	0	0
		<i>Four in Block</i>	0	0	0	0	0	0
		<i>Maisonette</i>	0	0	0	0	0	0
		<i>Sheltered</i>	0	0	0	0	0	0
	<i>Eliburn Co-Op Total</i>		0	0	0	0	0	0
	<i>Eliburn / Kirkton</i>	<i>Cottage</i>	0	4	2	0	0	6
		<i>Flat</i>	0	0	0	0	0	0
		<i>Four in Block</i>	6	0	0	0	0	6
		<i>Maisonette</i>	0	0	0	0	0	0
		<i>Sheltered</i>	0	0	0	0	0	0
	<i>Eliburn / Kirkton Total</i>		6	4	2	0	0	12
	<i>Knightsridge</i>	<i>Cottage</i>	2	0	1	0	0	3
		<i>Flat</i>	0	0	0	0	0	0
		<i>Four in Block</i>	0	0	0	0	0	0
		<i>Maisonette</i>	0	0	0	0	0	0
		<i>Sheltered</i>	0	0	0	0	0	0
	<i>Knightsridge Total</i>		2	0	1	0	0	3

	<i>The Riggs</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>The Riggs Total</i>		0	0	0	0	0	0
	<i>Bellsquarry</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Bellsquarry Total</i>		0	0	0	0	0	0
	<i>Dedridge</i>	Cottage	2	0	1	0	1	4
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Dedridge Total</i>		2	0	1	0	1	4
	<i>Howden</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	<i>Howden Total</i>		0	0	0	0	0	0
	<i>Ladywell</i>	Cottage	3	1	2	0	1	7
		Flat	0	3	0	0	0	3
		Four in Block	1	2	0	0	0	3
		Maisonette	0	2	0	0	0	2
		Sheltered	0	0	0	0	0	0
	<i>Ladywell Total</i>		4	8	2	0	1	15
	<i>Ward Total</i>		14	14	6	0	2	36

Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Whitburn	<i>Blackburn</i>	Cottage	0	1	1	0	0	2
		Flat	0	1	0	0	0	1

		Four in Block	0	1	1	0	0	2
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Blackburn Total		0	3	2	0	0	5
	<i>East Whitburn</i>	Cottage	0	0	0	0	0	0
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	East Whitburn total		0	0	0	0	0	0
	<i>Greenrigg</i>	Cottage	0	1	0	0	0	1
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Greenrigg Total		0	1	0	0	0	1
	<i>Seafield</i>	Cottage	2	0	0	0	0	2
		Flat	0	0	0	0	0	0
		Four in Block	0	0	0	0	0	0
		Maisonette	0	0	0	0	0	0
		Sheltered	0	0	0	0	0	0
	Seafield Total		2	0	0	0	0	2
	<i>Whitburn</i>	Cottage	0	0	2	0	0	2
		Flat	4	0	0	0	0	4
		Four in Block	1	2	0	0	0	3
		Maisonette	0	1	2	0	0	3
		Sheltered	0	0	0	0	0	0
	Whitburn Total		5	3	4	0	0	12
	Ward Total		7	7	6	0	0	20
	Total		48	78	23	1	2	152

Appendix 2 – Quarter 3 Lets to Exceptional Circumstances

Lets to Exceptional Circumstances – October to December 2025								
Ward	Community	House Type	Number of Bedrooms					Total
			1	2	3	4	5 or 6	
Bathgate	<i>Bathgate</i>	Four in Block		1				1
Livingston	<i>Dedridge</i>	Cottage		1				1
Livingston	<i>Eliburn</i>	Cottage		1				1
Total				3				3

Appendix 3 – Council Stock Numbers (Mainstream Properties)

Stock correct as of 31st December 2024

Ward	Name	Number of Properties
1	BRIDGEND	219
	LINLITHGOW	339
	LINLITHGOW BRIDGE	84
	NEWTON	12
	PHILPSTOUN	25
	THREEMILETOWN	6
		685
2	BROXBURN	869
	CRAIGSHILL	3
	DECHMONT	27
	ECCLESMACHAN	4
	UPHALL	209
	WINCHBURGH	279
		1,391
3	ALDERSTONE	45
	DEANS	594
	ELIBURN	274
	KIRKTON	14
	KNIGHTSRIDGE	631
	LIVINGSTON VILLAGE	8
		1,566
4	BELLSQUARRY	4
	DEDRIDGE	719
	HOWDEN	22
	LADYWELL	671
	MURIESTON	42
		1,458
5	EAST CALDER	296
	KIRKNEWTON	40
	MID CALDER	55
	PUMPHERSTON	286
	UPHALL STATION	113
	WILKIESTON	5
		795
6	ADDIEWELL	273
	BREICH	67
	FAULDHOUSE	619
	LONGRIDGE	91
	POLBETH	351
	STONEYBURN	238
	WEST CALDER	221
	1,860	
7	BLACKBURN	849
	EAST WHITBURN	46
	GREENRIGG	104
	SEAFIELD	109
	WHITBURN	1,491
	2,599	

Ward	Name	Number of Properties
8	BATHGATE	1,060
	BOGHALL	651
	WESTER INCH	194
	WHITESIDE	38
		1,943
9	ARMADALE	1,293
	BLACKRIDGE	227
	TORPHICHEN	26
	WESTFIELD	70
		1,616
	Total Stock	13,913