

Local Registered Social Landlords in relation to the picture for Dumfries and Galloway, Housing Emergency, 22 July 2024

Good Afternoon

Following request for information below, I am writing to confirm the position provided by local Registered Social Landlords in relation to the picture for Dumfries and Galloway at this time. As I am sure you are aware, we are a stock transfer authority so no 'Council' information is contained within this response:

Wheatley Group

'Please see below breakdown on current unlettable voids:

- We have 11 voids where major repair work is being carried out before they are re-advertised for let. The reasons for this include, fire in the property, flood damaged properties or for structural reasons. These are actively managed and regularly reviewed.

Currently we have 37 active lettable voids which are progressing through void works towards let.

We have approx. 10,112 properties in our letting pool across WHS in Dumfries & Galloway and therefore the numbers of unlettable properties detailed above equate to 0.001% of our housing stock. This is a very small proportion of our stock.

In relation to buy backs, we currently review any opportunities on a case-by-case basis.'

Loreburn Housing Association

'We tend not to have long term voids or unlettable properties unless there is a major repairs issue but once this is resolved the property is let. At the moment we have one void that is being held for the refugee resettlement scheme. Other than that, our voids turn around quickly.

We are looking a stock strategy including block and estate planes to ensure we maintain this position in the future.'

Home Group

'In general, we have a daily scrutiny of all voids with a weekly meeting with colleagues from Home Group including our contracts manager and the Wheatley contractor.

Our aim is to have a quick turnaround to allocation on lettable properties to a target of 35 Days.

We currently have

1. 8 active voids all lettable
2. 3 for future terminations

Point 1

These are recent voids, and all will be considered lettable. Their termination dates are from 1st week May to last week of June and are at various stages of void repair or advert or allocation. We apply the 55% allocation to Homelessness applicants as agreed by the CHR (Common Housing Register)- this has recently changed from **all our voids** going to homelessness again as decided by the CHR.

Point 2

3 normal terminations and already in the advert process of the CBL (Choice Based Lettings).'

I hope this information is helpful.

Regards

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