



<b>Service:</b>	Housing
<b>P.I. Reporting Period:</b>	July to September 2017
<b>Date Reporting to Committee:</b>	30 January 2018

<b>No.</b>	<b>Question/Query</b>	<b>Service Response</b>
1.	What is considered a low demand property; and (Ref HSWSP2 SO2)	<p>The Scottish Housing Regulator defines a low demand property as one with a short or non-existent waiting list, one that has 3 or more offers refused before it is let, or one that has higher than normal turnover for the area.</p> <p>Aberdeenshire Council currently has no properties that fall into the third category (using the regulator guidance, this would require an Aberdeenshire property to be turned over 4 times in one year). Therefore, all of our low demand properties fall into one of the first 2 categories – at the moment, all of our low demand vacancies are in rural sheltered housing units.’</p>
2.	Why does it take an average of 36 days to relet, what is it that needs to happen within this period? (Ref HSWSP2 SO2)	<p>The length of time a property is void varies based on a number of factors, such as the demand for that particular property type and location, and the amount of work needed before the property is ready to let. These factors are different for every property, so it is difficult to give a comprehensive answer to this question. Some properties will be in high demand and require only minor work (e.g. gas safety checks) – these properties will naturally be relet quickly. In comparison, other properties may require extensive work, such as upgrades to the kitchen/bathroom or replacement doors, which will naturally extend the period the property is void. There are also external factors that can increase the time taken to relet a property, such as energy providers needing to clear down debt on gas and electricity meters, or the lead in time for manufacturing specific components (for example external doors, which can be damaged by emergency services for a variety of reasons).</p> <p>Similarly, where there is little demand for a property, the property can be void for some time while waiting for a suitable applicant. In Garioch this year, a relatively small number of properties have a significant impact on the figures, with 10% of properties contributing 25% of the total days to relet. All of these properties were in sheltered housing and/or meet the criteria for low demand, which demonstrates the difficulty in finding suitable tenants for these kinds of properties.</p>