

Date received:	16 th November 2022
Date responded:	9 th December 2022
Subject:	Unoccupied social housing properties in Douglas

Question:

1. Please can you tell me the total number of Douglas Council properties that are currently unoccupied?
2. How many of those properties have been unoccupied for 3 months or more?
3. How many of those properties have been unoccupied for 12 months or more?
4. How many people are on the waiting list for housing?

The responses to questions 1, 2 and 3 have been considered together, and a response provided below. For completeness all properties have been included, even if they are unavailable to tenants on the Council's housing waiting list.

Response:

Unoccupied properties available for allocation.

Once a property is handed back to the Council from a vacating tenant VOID works are carried out, this can be straight forward checks and a quick turnaround for properties in good condition, or sometimes a level of refurbishment is required to bring the properties up to the VOID standard. This can take longer.

Total VOID properties: There are currently 38 unoccupied properties that are available for allocation following their VOID works;

VOID longer than 3 Months: 14 of these 38 properties have been VOID for longer than 3 months;

VOID Longer than 12 Months: 4 properties longer than 12 months.

Decant properties (Unavailable for allocation from the waiting list)

There are currently 32 decant properties that are unoccupied. These properties are used for the decanting of tenants within the Willaston Estate and are currently undergoing a level of internal renovation. The tenants require these properties whilst their current properties are being renovated as part of the Willaston refurbishment framework. Tenants will move in early 2023.

Long term VOID (Unavailable for allocation)

There are 12 properties unavailable for allocation due to their condition. Significant investment is required to bring them up to VOID standard, and these properties are long term VOID. These properties will be part of future large scale capital schemes that we will fully renovate or replace the properties.

Housing Waiting List

In answer to question 4, there are currently 219 applicants on the Housing waiting list for Douglas Borough Council properties.