

West of Scotland Housing Association – Lettings Strategy Summary 2025/26

Introduction

Founded in 1965, West of Scotland Housing Association (WSHA) strives to be more than just a landlord. We aim to go further to improve the lives of our tenants by innovatively responding to their needs as their lives change. We provide over 4,200 homes across the West of Scotland and go further to provide housing you can call home.

This document details our letting strategy for 2025/26. We hope it provides you with useful information about where we manage homes and the likelihood of us being able to meet your housing needs.

Where do we have homes?

We own and manage over 4,200 homes across Glasgow, Lanarkshire and Ayrshire. We have a range of different house types and sizes and have a small number of homes that are suitable for wheelchair users. We also manage a number of retirement and sheltered homes.

The table below sets out the different number of homes we manage in each local authority area broken down by size:

Table 10 – Lettable Stock in 2024/25 by Area and Bedroom Size

Bedroom Size:	0	1	2	3	4	5	6	7	Total
Area:									
Airdrie		26	43	7					76
Anniesland		15	7	9					31
Ardrossan		9	1						10
Ayr	6	84	191	55	3				339
Barrachnie				24					24
Bellshill		8	33						41
Blackwood		12	8						20
Blantyre		8	51	29		1			89
Bothwell			1						1
Broomhouse			43	16	4				63

Camlachie	1	61	253	114	37	11	2		479
Coatbridge		8	4	4					16
Crookston		4	32						36
Cumbernauld		77	74	5					156
Dalmarnock		16	86	94	1	1			198
Dennistoun		2							2
East Kilbride		5	54	18	1	1			79
Easterhouse		28	13						41
Fernhill		26	76	30	4	2		1	139
Gallowgate		18	38	24	5				85
Garnethill	2	47	50	25	2		1		127
Glasgow		23	87	9	3	1			123
Glenboig				1					1
Govan		9	23	8					40
Govanhill			2						2
Halfway		8	20						28
Hamilton		28	73	19					120
Hillhead		7	8	3					18
Ibrox			1						1
Irvine		22	15	21	5				63
Kilmarnock	4	92	21						117
Kilsyth		56	18	7	1				82
Kirkfieldbank		17	3						20
Kirkintilloch			1						1
Kirkmuirhill		4	19	11					34
Lanark		5	3						8
Law		18	4	4					26
Maryhill		2	3	6					11
Monkton			6	6	2				14
Moodiesburn		10		19					29
Mossblown		4	16	12					32
Motherwell		4	30	7					41
Partick		6		1					7
Pollokshields		11	15	11	1				38
Possilpark		2	1						3
Prestwcik			1						1
Prestwick		12	52	11					75
Queenzieburn				17					17
Royston		11	10	2					23
Rutherglen				1					1
Springburn	1	161	194	37	3	3			399

Stepps				1					1
Stonehouse		28	3						31
Strathaven		12	4						16
Symington		8	22	4					34
Tannochside			1						1
Tollcross		2	15						17
Troon		28	53	5	2				88
Uddingston		111	44	10					165
Whiteinch		1							1
Woodlands	8	185	121	56	13	1			384
Yoker		41	15	15	2				73
Yorkhill		1							1
Total	22	1383	1962	758	89	21	3	1	4239

As the above shows, nearly 80% of our homes have only one or two bedrooms. The waiting times for our larger homes are lengthy and unfortunately most applicants for homes of these sizes will never be offered a home.

Homes that become available

In the last year just over 239 of our homes became vacant, around about 6% of our total stock. This figure is broadly consistent with previous years, as tenants continue to choose to stay in their current homes— a trend replicated across all local authorities where we manage homes.

In terms of bedroom size, the following homes have become available:

- ☐ One bed - 122
- ☐ Two bed – 103
- ☐ Three bed - 10
- ☐ Four bed – 1

Again, it is very rare for larger homes to become available, and in our more popular areas it is rare for homes of any size to become available.

Table 9 – Number of Lets in 2024/25 by Area and Bedroom Size

Bedroom Size:	Studio	1	2	3	5	Total
Area:						
Airdrie		2	1			3
Anniesland		3				3
Ardrossan		1				1
Ayr	1	6	14			21

Bellshill		1				1
Blackwood		1				1
Blantyre			2	1		3
Broomhouse			5			5
Camlachie	1	6	13			20
Coatbridge		2				2
Cumbernauld		3	6	1		10
Dalmarnock			2	2		4
East Kilbride			2			2
Fernhill		3	3		1	7
Gallowgate		1	3	3		7
Glasgow	1	18	7	1		27
Govan			1			1
Halfway		2	2			4
Hamilton		2	2			4
Irvine		2				2
Kilmarnock		10				10
Kilsyth		7				7
Kirkfieldbank		1				1
Kirkmuirhill		1	2			3
Lanark		1				1
Law		1	1			2
Moodiesburn		1				1
Mossblown			1			1
Motherwell			2	1		3
Pollokshields			1			1
Prestwick			2			2
Royston		3	1			4
Springburn		20	22	1		43
Stonehouse		3	1			4
Strathaven		1				1
Tollcross			3			3
Uddingston		9	3			12
Woodlands		1				1
Yoker		10	1			11
Grand Total	3	122	103	10	1	239

Our waiting lists

We have significant waiting lists for all our properties across every local authority area. We currently have the following numbers waiting for a home:

- ☐ One bed 2083 applications
- ☐ Two bed – 1888 applications

- Three bed – 1270 applications
- Four bed plus – 472 applications

Table 7 – Application Waiting & Transfer List by Bedroom Size

Bedroom Size:	1	2	3	4+	Total
Area:					
Anderston	21	13	15	9	58
Anniesland	96	59	47	20	222
Ardrossan	8	9	2	0	19
Ayr	63	82	47	10	202
Barrachnie	25	41	43	8	117
Broomhouse	36	60	40	14	150
Camlachie	91	137	96	34	358
Cowcaddens	56	36	22	12	126
Crookston	39	37	21	9	106
Dalmarnock	155	200	126	38	519
Dennistoun	62	64	43	18	187
Easterhouse	44	35	22	9	110
Gallowgate	105	113	74	34	326
Garnethill	118	70	44	16	248
Govan	46	26	25	11	108
Govanhill	37	27	24	6	94
Hillhead	100	69	42	16	227
Ibrox	30	13	17	8	68
Irvine	19	21	13	3	56
Kilmarnock	44	34	9	0	87
Maryhill	62	41	29	10	142
Monkton	13	32	23	2	70
Mossblown	10	22	11	2	45
Partick	100	51	34	16	201
Pollockshields	61	38	37	13	149
Possilpark	22	16	18	12	68
Prestwick	38	57	31	7	133
Royston	41	31	29	13	114
Scotstoun	16	11	6	7	40
Springburn	86	72	42	18	218
Springfield Cross	47	53	31	18	149
Symington	9	26	16	2	53
Tollcross	68	80	54	21	223

Troon	47	53	23	3	126
Whiteinch	39	20	19	12	90
Woodlands	140	86	50	20	296
Yoker	44	28	25	9	106
Yorkhill	45	25	20	12	102
Grand Total	2083	1888	1270	472	5713

Working with local authorities to tackle homelessness

Across all the areas we manage homes, we work in partnership with local authorities to offer accommodation to homeless households.

In Glasgow and Ayrshire, we do this through a referral process from the local authority. We do not determine who they will refer to us – we send them the size, type and location of any property that becomes available and they send us a suitable candidate. If you are homeless in these areas you should maintain regular contact with your caseworker.

In North and South Lanarkshire we use the Common Housing Registers operated by each local authority.

Our allocation process

When a home becomes available the local Housing Officer decides which list to go to – this could be either the Homeless list, the Transfer List, or the Waiting List. Each Officer has to achieve the following targets for their area in terms of lets:

- ☐ Homeless list – 40 to 67% (depending on local authority area)
- ☐ Transfer List – 10 – 20% (depending on local authority area)
- ☐ Waiting List – 20 – 50% (depending on local authority area)

Once the Officer has decided which list to use, they will get in touch with the person at the top of the list and make an offer of housing. They would only contact other applicants if the person above refused the property.

Please ensure that you keep the contact details held with us up to date, as if your contact details change, you could miss out on an offer of housing.

Our banding system

We operate a banding system to assess each application received, with each applicant placed on the housing list in the appropriate band according to their housing need at date of registration. Within a band, priority is based on date of application.

Our four bands are:

- 1) Urgent priority
- 2) High priority
- 3) Medium priority
- 4) Standard priority

You can read FAQs around our banding system, and the full Allocation Policy, on our website: <https://westscot.co.uk/our-homes/>

Applying for a home

After reading the above, if you still wish to apply for housing please complete our housing options form via our website at <https://westscot.co.uk/our-homes/>.

Once you have completed the form we will send you an email with a link to the housing application form. Once received, we will check your form and write to tell you what band you have been placed on, the areas selected, and the number of bedrooms required. You should only contact us if your circumstances change as our normal practice is to only contact you if you were to be offered a property.

If you disagree with the band we have placed you in please email us at customer.services@westscot.co.uk outlining why you think have got this wrong and we will review your application.