



OAK TREE HOUSING ASSOCIATION **UNDERSTANDING HOW WE ALLOCATE OUR HOMES**

A guide to housing demand, available properties and letting priorities.



THE REALITY OF HOUSING DEMAND

Every year, significantly more people apply for housing than the number of homes that become available. This means that many applicants will experience a waiting period before a suitable property can be offered.



3944

**HOUSEHOLDS ARE
WAITING FOR A HOME**

**ONLY 153
HOMES BECAME
AVAILABLE IN THE
2025-26 FINANCIAL YEAR**



**THIS REPRESENTS 7.32% OF OAK TREE HOUSING
ASSOCIATIONS HOUSING STOCK**

WHAT TYPES OF HOMES ARE MOST NEEDED?

There are demands for every property size



THERE ARE **3944**
ACTIVE REGISTRATIONS
ON OUR COMMON
HOUSING REGISTER

1800 APPLICANTS ARE WAITING
FOR A 1 BEDROOM PROPERTY

1216 APPLICANTS ARE WAITING
FOR A 2 BEDROOM PROPERTY

689 APPLICANTS ARE WAITING
FOR A 3 BEDROOM PROPERTY

237 APPLICANTS ARE WAITING FOR
A 4+ BEDROOM PROPERTY

HOW ONE NEW HOME CREATES OPPORTUNITIES



When a new property becomes available, it can trigger a chain of housing opportunities.



**EXISTING TENANT SUBMITS END
OF TENANCY AND MOVES OUT**



**THEIR NOW EMPTY HOME
BECOMES AVAILABLE**



**A NEW HOUSEHOLD
CAN NOW BE HOUSED**

We aim to allocate homes fairly, transparently and in line with housing need. Each property is carefully matched to applicants, taking account of household circumstances, legal responsibilities and property suitability.

WHY WAITING TIMES CAN DIFFER

Every Housing Journey is Different

There is no standard waiting time for housing.
Factors affecting wait times can be:



**PROPERTY
SIZE REQUIRED**



**MEDICAL OR
ACCESSIBILITY
NEEDS**



**NUMBER OF
AVAILABLE
PROPERTIES**



**APPLICANT
PRIORITY**



**PREFERRED
LOCATIONS**

MOST OF OUR HOMES ARE ALREADY OCCUPIED

Limited Turnover Means Limited Availability

Most tenants remain in their homes for many years, meaning only a small proportion of properties become available annually.



OAK TREE HOUSING ASSOCIATION
HAVE **1960** HOMES

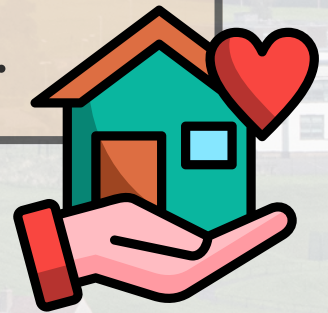
ONLY **153** OAK TREE HOUSING
ASSOCIATION HOMES BECAME
AVAILABLE IN THE 2025-26
FINANCIAL YEAR

Financial year measured from 1st April 2025 - 31st March 2026

SUPPORTING HOUSEHOLDS FACING HOMELESSNESS

Balancing Housing Needs Across Our
Communities

As a housing provider, we have responsibilities to support households experiencing homelessness.



**16% OF OUR HOMES WENT TO
EITHER SECTION 5 REFERRALS
OR APPLICANTS WITH A GOLD
HOMELESSNESS PRIORITY
PASS IN 2025-26**

LARGER FAMILY HOMES ARE LIMITED



Larger homes are often among the most difficult properties to access because relatively few exist and turnover is low.



689 HOUSEHOLDS
REQUIRE A 3 BEDROOM
HOME. ONLY **17** 3 BEDROOM
PROPERTIES WERE AVAILABLE
FOR LET DURING 2025-26 FROM
OAK TREE HOUSING
ASSOCIATION.

237 HOUSEHOLDS
REQUIRE A 4+ BEDROOM
HOME. THERE WERE **NO**
4+ BEDROOM PROPERTIES
AVAILABLE FOR LET DURING 2025-
26 FROM OAK TREE HOUSING
ASSOCIATION.



HOW WE BALANCE COMPETING DEMANDS

Allocating Homes Fairly and Responsibly

When allocating housing, we seek to balance a range of priorities:



**HOUSING NEED
HOMELESSNESS DUTIES
EXISTING TENANT TRANSFERS
EFFECTIVE USE OF HOUSING STOCK
STRONG SUSTAINABLE COMMUNITIES**

We hope this guide has explained how homes are allocated and why the length of time you wait can vary greatly depending on the type of home you require



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