



Judith Sutherland
Director of Housing at Langstane HA

Lodging House / Modeller 1979

- Langstane was founded in 1977, to provide homes and services for single people who had limited opportunities to secure affordable, rented homes in the private sector. The old model lodging house in Aberdeen or 'modeller' as it was known was the starting point.
- The lodging houses provided a much-needed bed for the night, but conditions were pretty awful.



Inside the Lodging House



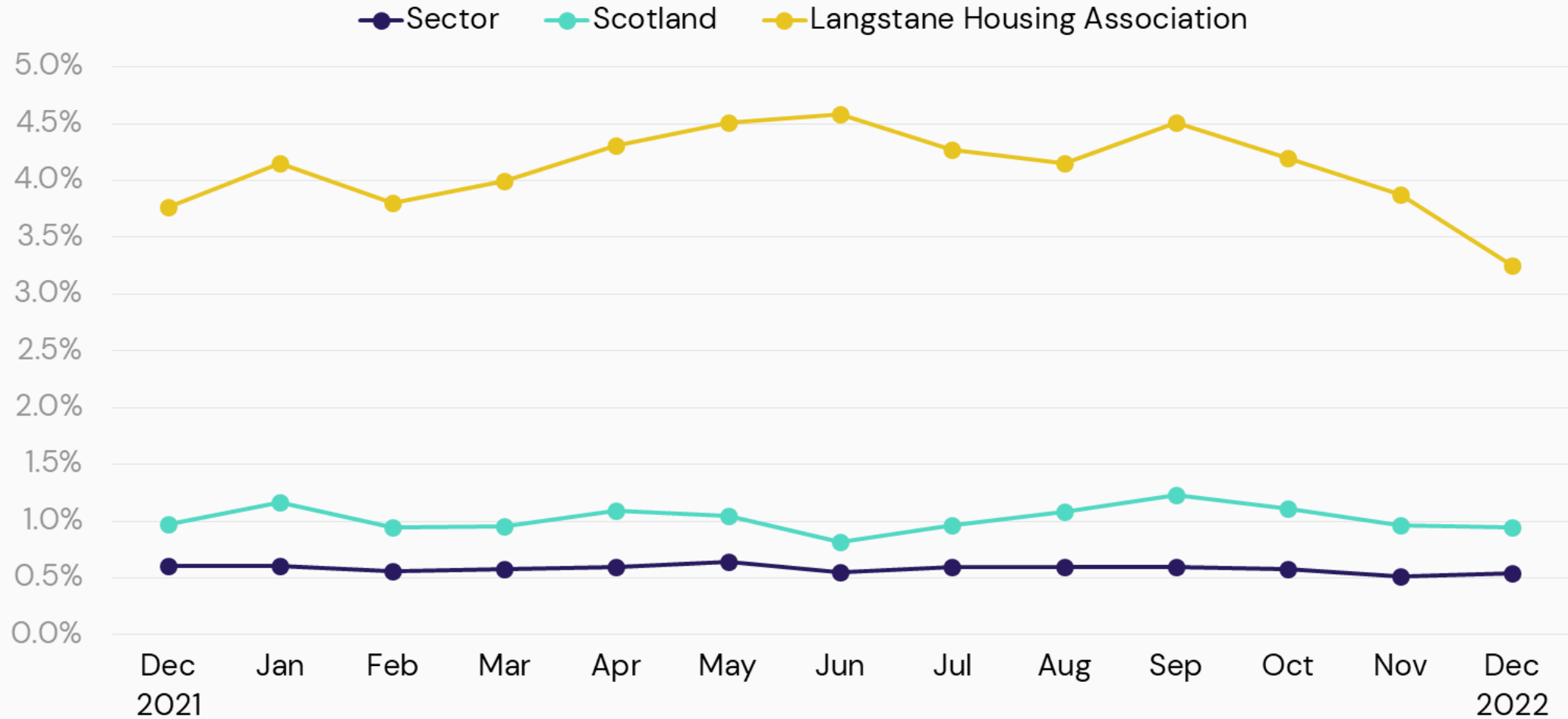
Alcohol abuse and violence were everyday occurrences.

The superintendent in the lodging house recognised that residents needed better, self contained accommodation and with Government subsidy Langstane's journey to improve residents lives in Aberdeen began.

The ethos of Langstane is still true to day as it was 46 years ago and supporting vulnerable tenants continues to be critical to sustaining tenancies and communities.

We now have just under 3,000 properties across three local authority areas and a dedicated housing support team.

Dwellings vacant but available to let as a proportion of units



Tenancy Sustainment Figures

DISCUSSION

- Sustainment Figures are split into categories – different landlords will have different figures but for Langstane which applicant group do you think are more likely to sustain their tenancies and why:
- Applicants from the Housing List
- Existing Tenants Transferring
- Statutory Homeless Cases referred from the Local Authority
- Nominations from the local authority

We also received grant from the fuel support fund again funded by the Scottish Government and administered by the SFHA.

We recognised that we have more properties capped at gas service than our peers.

This is around 104 properties compared to an average of around 28 for other providers.



**Social Housing
Fuel Support Fund**

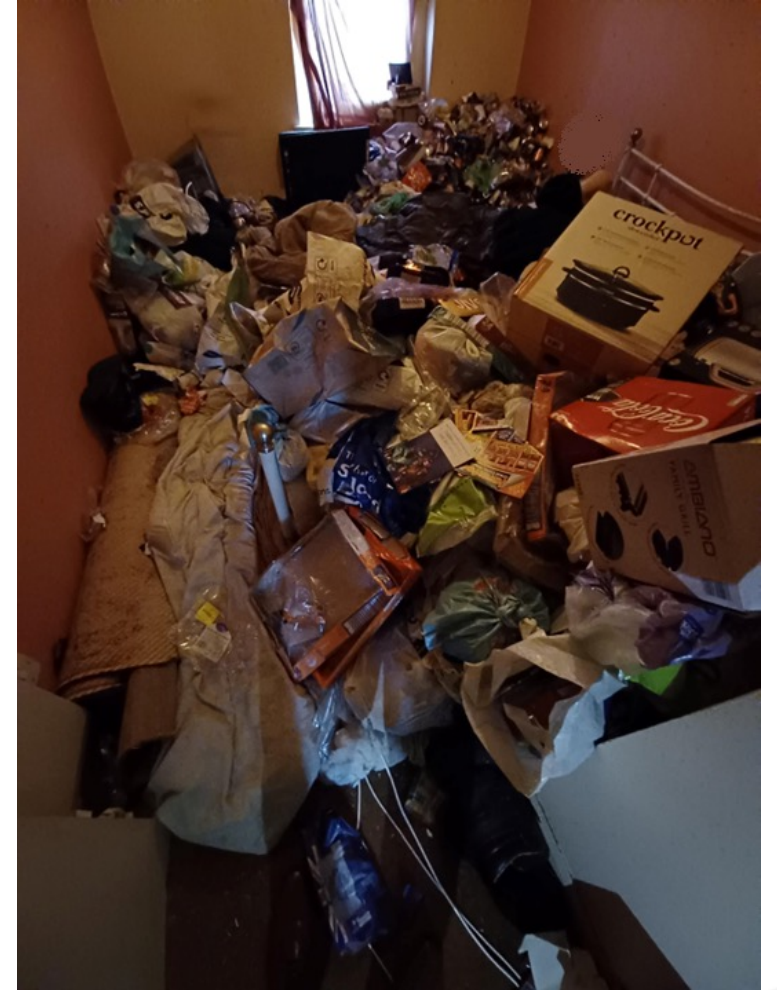
Partnership Working



Danielle Flecher-Horn - Co Founder of AberNecessities, Lawrence Johnston - Co CEO of Scarf, Helen Gauld – Chief Executive of Langstane Housing Association and Fiona Rae - Chief Executive of CFINE

Case study

Before photos



Case study



Learning Outcomes

- Don't give up – this tenant had difficulty initially in trusting the housing officer and thought he would be evicted
- We now aim to visit tenants every year. This could be a member of our repairs team, housing officer or support worker.
- We prioritise tenants who have had no contact with us
- We ensure that contractors (including our gas contractor) report issues to us and that we act to support tenants
- Training for all staff on safeguarding

Peacocks Court



The Old Model Lodging House in 2002



The Old Model Lodging House in 2023



Discussion & Questions

Judith Sutherland
Director of Housing at Langstane HA

