



Waiting Times for a Social Rented Home in Edinburgh



Introduction

The demand for social housing in Edinburgh is very high so waiting times to get a home are long. It can take someone with a priority a number of years to be offered a home, without a priority the wait is significantly longer.

Bidding for as many homes and areas of the city as possible and where the demand is lower will help your chances of getting an offer of housing. You can check where homes became available last year and how many bids were received for them at

<https://edindexhousing.co.uk/supply-demand/>

See below for an example:

Letting Area	Bedrooms	Property Type	LANDLORD	STOCK OWNED	NO. ADVERTISED 2023/24	AVERAGE BIDS PER PRC
Abbeyhill	0	Flat	Viewpoint Housing Association Ltd	4	-	-
Abbeyhill	0	Flat	Blackwood Homes	15	2	99
Abbeyhill	1	Flat	Viewpoint Housing Association Ltd	66	6	68
Abbeyhill	1	Flat	Trust Housing Association Ltd	29	4	37

You should make sure you meet all the criteria before placing a bid for example: size of the home, starter/mover criteria, sheltered or where specific requirements have been set out in the advert by the landlord.

Applicants are advised to consider other housing options that may be suitable such as renting a private or mid market rent home. You can find out more information about these at <https://edindexhousing.co.uk/housing-options>



Priority & Waiting Time

Priority is only awarded for certain circumstances and to meet legal requirements to give reasonable preference to certain groups of applicants. The priority categories for landlords that advertise their homes on Key to Choice are:

Urgent Gold Priority

Urgent Gold priority is only awarded in very exceptional circumstances when someone in the household can't leave hospital until they have suitable accommodation. It may also be awarded to prevent permanent hospital or care home admissions. Applicants awarded Urgent Gold Priority are given 85,000 waiting days on their application. They will get a further 1 day of waiting time for every day they have the priority.

Gold Priority

Gold priority is awarded when an applicant's home no longer meets their needs due to mobility issues, and the home can't be adapted. Mobility issues must be lifelong and not temporary. Applicants that meet the [basic criteria](#) (based on their EdIndex application form) will be referred to the Council's Home Accessibility Referral Team. They will consider the application and assess the applicant if the criteria are met. Evidence from a specialist consultant or an Occupational Therapy assessment will also be required before a decision can be made to award priority. **Please note that** GP letters and privately funded OT assessments will **not** be accepted.

Applicants awarded Gold Priority are given 80,000 waiting days. They will get a further 1 day of waiting time for every day they have the priority.

Silver – Homelessness

Homeless priority is awarded to applicants who have been assessed by the Council as statutorily homeless. If you are homeless, or about to be homeless you need to contact one of the Council's Locality Offices straight away to arrange a homelessness assessment.

Submitting an EdIndex application does not count as contacting the Council. Contact details for the locality offices can be found at <https://edindexhousing.co.uk/landlords>

If you have received a Notice to Quit or are threatened with a Notice to Quit from private rented accommodation you can contact homelessness.prs@edinburgh.gov.uk for advice and support.

Applicants who are awarded Homeless priority are given 40,000 waiting days. They will accrue a further 1 day of waiting time for every day they have the priority

Silver – Overcrowding

Overcrowding priority is awarded where applicants require to move to a larger home as:

- They are two or more bedrooms short for the size of their household or;
- They are living in a one-bedroom home with one or more children under the age of 16.

Your current household circumstances will be fully checked by a housing officer before any offer of housing is made under this priority.

The priority is awarded to applicants who meet the criteria based on their EdIndex application. The EdIndex Team may follow up if it is unclear from the application if you are eligible. Applicants who are awarded Overcrowding priority are given 40,000 waiting days. They will accrue a further 1 day of waiting time for every day they have the priority until they reach a maximum of 40,366 waiting days after 1 year with the priority.

Silver – Underoccupancy

Underoccupancy priority is awarded to tenants of the Council or one of the EdIndex partner landlords who currently live in a home with 3 or more bedrooms that is too large for their household and they would like to downsize. If you fit into this category and would like to be considered for Underoccupancy priority you should contact your landlord to discuss a potential move. Applicants who are awarded Underoccupancy priority are given 40,000 waiting days. They will accrue a further 1 day of waiting time for every day they have the priority.

Silver – Exceptional Housing Need Priority

Exceptional Housing Need Priority may be awarded when applicants are living in extreme circumstances that are not covered by the other priorities. This priority is not used frequently and is reserved for unique and unreasonable situations. Decisions on the award of this priority are made by a panel of Senior Managers from the Council. Applicants who are awarded Exceptional Housing Need priority are given 60,000 or 40,000 waiting days depending on the severity of their situation. They will accrue a further 1 day of waiting time for every day they have the priority.

Waiting Time - No Priority

Applicants who do not meet the criteria for a priority will have their waiting time calculated differently depending on whether they are classed as a **starter** or a **mover**.

If you are a **starter** your waiting time will begin from the day you registered with EdIndex. For every day you are registered with EdIndex 1 waiting day is added to your application. For example, once you have been registered for 1 week you will have 7 waiting days and after a year you would have 365 waiting days.

You will be classed as a **starter** if you are:

- Homeless
- Living in a hostel or Bed & Breakfast accommodation
- Living in residential care or supported accommodation
- Living in Temporary Accommodation
- Staying with family or friends
- Living in a private rented home (including mid market rent)
- In prison
- In hospital
- In student accommodation
- Sleeping Rough
- In a Private Sector Leasing Scheme (PSL)

If you are a **mover** your waiting time will begin from the day you moved into your current home. For every day you are registered with EdIndex 1 waiting day is added to your application. For example, if you moved into your home 1st January 2024 and registered with EdIndex on 1st January 2025 you would begin with 365 waiting days. Once you have been registered for 1 week you will have 372 waiting days and after a year you would have 730 waiting days.

You will be classed as a **mover** if you are:

- A Council Tenant/Joint Tenant
- A Housing Association or Co-Operative Tenant/Joint Tenant
- Living in a home you own (with or without a mortgage)
- Living in a home that comes with your job
- Living in a Shared Ownership or Shared Equity home



Waiting Times

The following pages show the average length of time applicants waited to receive the offer of housing for the home they moved into between 1 April 2024 and 31 March 2025.

The average waiting time will be dependent on how regularly applicants bid for homes and the areas and types of homes they bid on. The figures are intended to help applicants understand how long it may take to receive an offer of housing, if at all.

Average Waiting Time with Gold Priority

The average waiting time for applicants with Gold Priority is the average time taken to receive an offer of housing from when the Gold Priority was awarded.

Average Waiting Time with Silver Priority

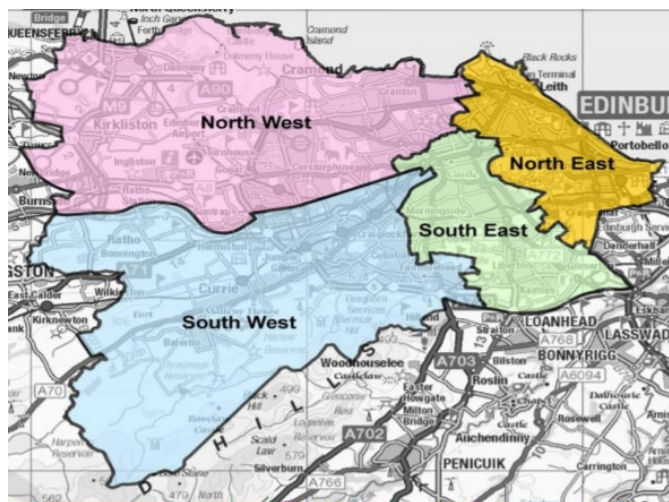
The average waiting time for applicants with Silver Priority is the average time taken to receive an offer of housing from when the Silver Priority (Homeless, Overcrowded, Underoccupancy or Exceptional Housing Need) was awarded.

Average Waiting Time with No Priority

The average waiting time for applicants with no priority is the average time taken to receive an offer of housing from when the starter applicants registered with EdIndex and the mover applicants moved into their current home.








North West Locality



The North West Locality covers the following areas:

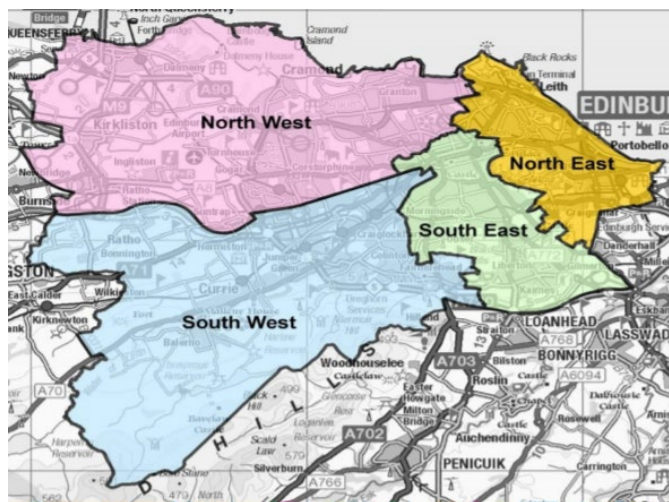
Blackhall, Clermiston/Parkgrove, Drylaw, East Craigs, Granton, Inverleith, Kirkliston, Muirhouse, Pennywell, Ratho, Ratho Station, Royston Mains, South Queensferry, Stockbridge, Wardie and West Pilton.

The table below shows the average waiting time (number of days) to be housed with any of the EdIndex landlords in the North West Locality in 2024/2025.

	Average Waiting Time with Gold Priority	Average Waiting Time with Silver Priority	Average Waiting Time with No Priority
	33 days	409 days	x
	305 days	726 days	5555 days
	274 days	977 days	2217 days
	825 days	1316 days	8108 days
	x	1106 days	x








South West Locality



The South West Locality covers the following areas:

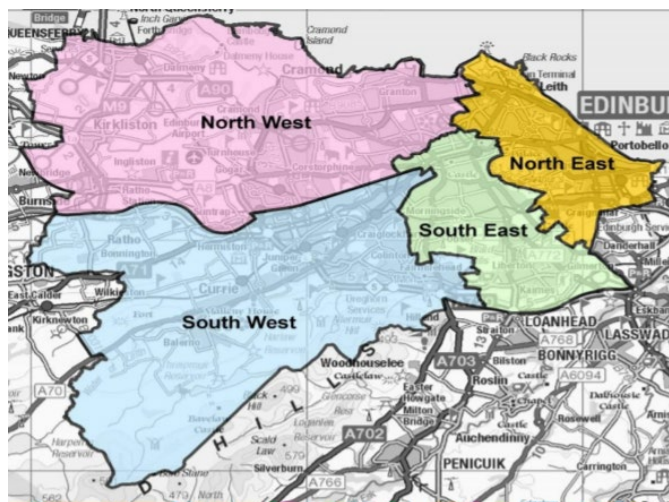
Broomhouse, Calders, Clovenstone, Currie/Balerno, Dumbryden, Gorgie/Dalry, Hailesland, Hutchison, Juniper Green, Longstone, Murrayburn, Oxgangs, Saughton Mains, Saughtonhall/Corstorphine, Sighthill, Stenhouse, Westburn and Wester Hailes.

The table below shows the average waiting time (number of days) to be housed with any of the EdIndex landlords in the South West Locality in 2024/2025.

	Average Waiting Time with Gold Priority	Average Waiting Time with Silver Priority	Average Waiting Time with No Priority
	x	x	x
	226 days	915 days	5841 days
	381 days	1090 days	4446 days
	425 days	1331 days	6627 days
	x	1781 days	x








North East Locality



The North East Locality covers the following areas:

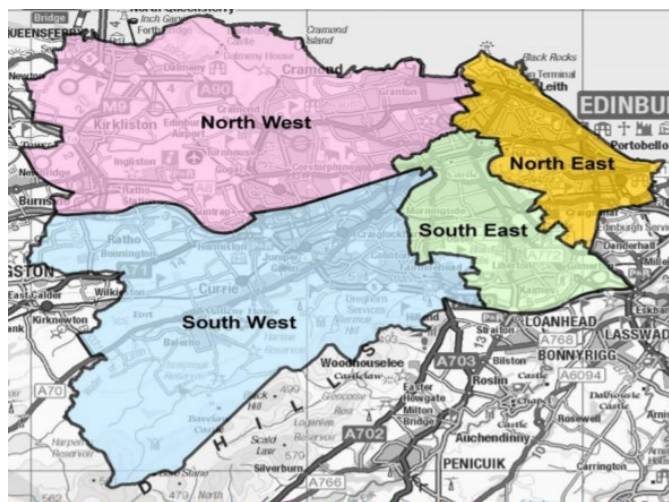
Abbeyhill, Broughton, Coillesdene, Craigentenny, Craigmillar, Easter Road, Greendykes, Leith, Lochend, Milton, Newcraighall, Newhaven, Northfield, Piershill, Portobello, Restalrig and Warriston/Pilrig

The table below shows the average waiting time (number of days) to be housed with any of the EdIndex landlords in the North East Locality in 2024/2025.

	Average Waiting Time with Gold Priority	Average Waiting Time with Silver Priority	Average Waiting Time with No Priority
	82 days	562 days	x
	329 days	1007 days	5630 days
	343 days	976 days	2665 days
	699 days	1668 days	4862 days
	x	1123 days	x








South East Locality



The South East Locality covers the following areas:

Colinton, Dumbiedykes, Gracemount, Grange, Greater Moredun, Hyvots, Inch, Moredun, Morningside, Newington, Niddrie, Old Town, Prestonfield, Roseburn/Haymarket, Southhouse/Burdiehouse, Southside and Tollcross/Fountainbridge.

The table below shows the average waiting time (number of days) to be housed with any of the EdIndex landlords in the South East Locality in 2024/2025.

	Average Waiting Time with Gold Priority	Average Waiting Time with Silver Priority	Average Waiting Time with No Priority
	301 days	630 days	1334 days
	208 days	885 days	4511 days
	234 days	1007 days	2917 days
	728 days	1889 days	x
	1352 days	2615 days	x