

Interim Voids Update - for the Property, Highways and Transport Select Committee

Headlines

Since November's Committee report the Service has received 693 Voids and completed 680 (data taken between 01/04/2022 to 23/03/2023). The Service expects to have received 715 voids and completed 694 by the end of the financial year.

	01/03 to 23/03	
	Mar-23	Totals
Total Voids issued in month	49	693
Total Voids Completed in month	45	680

The council has 10,218 lettable properties and this void total will be a total turnover approximately 7% of the total stock. The voids management team are investigating the underlining cause of this turn over.

The below table depicts the number of voids completed by 23/03/23 broken within their respective Categories received and their average refurbishment time with contractors on site.

Row Labels	Total of Category	Average of Void turnaround (working days on site)
END OF LIFE	53	5
HLV - HARD TO LET VOID	3	10
MV - MAJOR VOID	21	47
NDV - NON-DECENT VOID	215	20
STL - SHORT TERM LET	197	18
SV - STANDARD VOID	191	9
Grand Total	680	16

A new void category has been proposed for consideration 'Substantial Void' with a target of 40WD to be put into formal use from April 2023 onwards. Currently voids have targets of either 10, 20 or 130 working days for refurbishment works to be completed. It is often found that when a property requires multiple capital types works such as a renewal of both kitchen, bathroom and a full property rewire it would not be achievable to provide a target of 20WD but is also too generous to provide the Major Void target as the property does not have any structural, fire or flood damage category leading to a review of the categories available to the Voids team.

The new category also provides allowances for energy efficiencies within the dwelling to improve the properties overall energy efficiency rating and to alleviate any historic damp issues while also reducing energy costs for future residents. This is achieved by fitting heat recovery units, replacement of windows and doors, installation of thermo-boarding etc.