

**Communities and Housing Overview and Scrutiny Committee
 Voids Management Update
 Reporting period: April 2023**

Key figures			M	A	M	J	J	A
Number of new void properties in reporting period			26	24				
Number of properties completed ready for allocation			23	18				
Breakdown of total void figures	Housing Assets	Major voids	129	137				
		Minor voids	57	50				
		TBC	73	81				
	Housing Management	Demand	158	173				
		Low demand	93	90				
		TBC	8	5				
Property Type	General Needs		118	125				
	Sheltered		141	143				
Total voids			259	268				
Key activity against void action plan								
<i>Bullet point list of activity against action plan in reporting period</i>								
B1 – re-tendering to procure additional contractors: <ul style="list-style-type: none"> • Met with all newly commissioned contractors • 6 out of 6 pre-contract meetings undertaken with new contractors • Signing of contracts nearing completion 								
B4 – undertake stock condition surveys <ul style="list-style-type: none"> • Commenced in October 2022 • Additional resource allocated to undertake surveys 								
C4 – provision of required training <ul style="list-style-type: none"> • Training Coordinator in post • Coordinator scheduling all required core training for next 12 months 								
Next steps								
<i>Bullet point list of activity planned against action plan in next reporting period</i>								
A1 – identification of additional funding streams <ul style="list-style-type: none"> • Continue to engage with Welsh Government with regards to further funding streams for 2023/24 i.e., TACP 								

B1 – re-tendering to procure additional contractors:

- Allocation of work to newly commissioned contractors in line with their capacity to deliver
- Progress meetings scheduled over the next 12 months to monitor performance and quality

D2 – establish panel to prioritise demand

- Panel established to prioritise void works in line with demand

Any other information

Provision of other information to Overview and Scrutiny Committee

Allocated Budget for this year:

- *£4.6m Overall Total Voids Budget*

Void properties require major investment:

- *Approximately 70%*

Top 3 reasons for terminations:

- *March*
 - *Transfer to another FCC property (10)*
 - *Move to residential care (8)*
 - *Deceased (5)*
- *April*
 - *Transfer to another FCC property (7)*
 - *Deceased (6)*
 - *Move to residential care (3)*