

**Community & Housing Overview and Scrutiny Committee
 Voids Management Update
 Reporting period: May 2023**

| Key figures | | | M | A | M | J | J | A |
|---|--------------------|-------------|----------|----------|----------|----------|----------|----------|
| Number of new void properties in reporting period | | | 26 | 24 | 25 | | | |
| Number of properties completed ready for allocation | | | 23 | 18 | 30 | | | |
| Breakdown of total void figures | Housing Assets | Major voids | 129 | 137 | 132 | | | |
| | | Minor voids | 57 | 50 | 52 | | | |
| | | TBC | 73 | 81 | 79 | | | |
| | Housing Management | Demand | 158 | 173 | 169 | | | |
| | | Low demand | 93 | 90 | 92 | | | |
| | | TBC | 8 | 5 | 2 | | | |
| Property Type | General Needs | | 118 | 125 | 120 | | | |
| | Sheltered | | 141 | 143 | 143 | | | |
| Property Type | 1 bed | | 87 | 89 | 90 | | | |
| | 2 bed | | 99 | 100 | 98 | | | |
| | 3 bed | | 70 | 76 | 71 | | | |
| | 4 bed | | 2 | 2 | 3 | | | |
| | 4 bed plus | | 1 | 1 | 1 | | | |
| Capital District Areas | Buckley | | 23 | 26 | 26 | | | |
| | C'Quay & Shotton | | 56 | 61 | 62 | | | |
| | Deeside & Saltney | | 33 | 35 | 34 | | | |
| | Flint | | 57 | 53 | 54 | | | |
| | Holywell | | 59 | 61 | 56 | | | |
| | Mold | | 31 | 32 | 31 | | | |
| Total voids | | | 259 | 268 | 263 | | | |
| | | | | | | | | |

Key activity against void action plan

Bullet point list of activity against action plan in reporting period

A1 – identification of additional funding streams

- Continue to engage with Welsh Government with regards to further funding streams for 2023/24 i.e., TACP

C4 – provision of required training

- Training Coordinator in post
- Coordinator scheduling all required core training for next 12 months

Next steps

Bullet point list of activity planned against action plan in next reporting period

B3 - Management and performance monitoring of Void Refurbishment Framework

- 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
- Contractors Performance meetings set up for the next 12 months - to monitor target times, quality of work, capacity and general performance.
- All meetings will be recorded to evaluate and provide ongoing evidence of performance standards.

D4 – Undertake benchmarking against other local authorities

- Commence with contacting local authorities
- Ascertain different void standards and categories

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:

- May
 - Move to residential care (5)
 - Transfer to another FCC property (4)
 - Deceased (4)

In-house DLO Team Work Allocation

Number of operatives within the DLO team

- 32 operatives (working on approximately 25-30 Voids)

Number of Team Leaders who manage the DLO

- 2 Team Leaders

Contractor Work Allocation

Number of Contractors

- *6 Contractors (working on approximately 50 Voids)*

Number of Team Leaders who manage contractors

- *2 Team Leaders*

Number of Capital Works Surveyors who manage contractors

- *2 Surveyors*