

**Communities and Housing Overview and Scrutiny Committee**  
**Voids Management Update**  
**Reporting period: February 2024**

Key figures			J	A	S	O	N	D	J	F
Number of new void properties in reporting period			20	20	26	26	46	20	39	25
Number of properties completed ready for allocation			39	33	28	29	40	24	33	35
Number of allocation offers accepted			-	-	-	29	40	24	33	31
Number of lettings			-	-	-	32	38	21	34	30
Breakdown of total void figures	Housing Assets	Major voids	134	107	101	100	84	-	90	101
		Minor voids	53	45	34	35	44	-	63	51
		TBC	55	82	97	94	107	-	84	75
	Housing Management	High Demand	165	153	129	127	115	-	134	143
		In Progress	77	79	101	102	90	-	73	57
		Low Demand	-	-	-	-	28	-	30	27
		TBC	0	2	2	2	2	-	0	0
Property Type	General Needs		109	113	120	116	117	-	105	103
	Sheltered		133	121	112	115	118	-	132	124
Property Type	1 bed		87	77	72	74	70	-	77	73
	2 bed		92	89	91	84	89	-	95	83
	3 bed		57	61	63	65	69	-	65	65
	4 bed		5	6	5	5	6	-	5	5
	4 bed plus		1	1	1	1	1	-	1	1
Capital District Areas	Buckley		25	26	24	28	27	-	29	27
	C'Quay & Shotton		58	57	54	47	45	-	37	34
	Deeside & Saltney		32	33	34	35	36	-	33	31
	Flint		49	43	45	45	48	-	61	62
	Holywell		47	48	49	51	59	-	56	53
	Mold		31	27	26	23	20	-	21	20
Total voids			242	234	232	229	235	231	237	227

## **Additional information**

*Provision of other information to Overview and Scrutiny Committee*

*Top reasons for terminations:*

- *February*
  - *Deceased (6)*
  - *Residential Care (5)*
  - *Moved to alternative accommodation (3)*

### **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 90 Voids)*

*Number of Team Leaders who manage contractors*

- *2 Team Leaders*

*Number of Capital Works Surveyors who manage contractors*

- *2 Surveyors*

### **Low Demand assets**

- **Bolingbroke Heights 2-Bed**
- **Castle Heights 2-Bed**
- **Richard Heights 2-Bed**

Reasons – Due to desirability concerns relating to the communal areas and open spaces, along with the existing service offer. Also relating to the bedroom tax applied to those persons under the age of 66.

- **Llwyn Aled**
- **Llwyn Beuno**

Reasons – Due to access and egress issues. Existing tenants (contract holders) along with any applicants who have refused an allocation offer, have expressed difficulties and or concerns with regards to the number of steps/ internal staircases.