

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

Key figures			O	N	D	J	F	M	A	M
Number of new void properties in reporting period			26	46	20	39	25	17	38	39
Number of properties identified as difficult to let or subject to major capital investment			-	-	-	-	-	-	25	25
Number of properties completed ready for allocation			29	40	24	33	35	23	44	48
Number of allocation offers accepted			29	40	24	33	31	27	39	41
Number of lettings			32	38	21	34	30	25	31	28
Breakdown of total void figures	Housing Assets	Major voids	100	84	-	90	101	108	125	138
		Minor voids	35	44	-	63	51	54	49	48
		TBC	94	107	-	84	75	59	41	20
	Housing Management	High Demand	127	115	-	134	143	169	180	191
		In Progress	102	90	-	73	57	32	9	1
		Low Demand	-	28	-	30	27	20	26	14
		TBC	2	2	-	0	0	0	0	0
Property Type	General Needs		116	117	-	105	103	114	104	96
	Sheltered		115	118	-	132	124	107	111	110
Property Type	1 bed		74	70	-	77	73	79	82	80
	2 bed		84	89	-	95	83	71	67	65
	3 bed		65	69	-	65	65	66	62	57
	4 bed		5	6	-	5	5	4	3	2
	4 bed plus		1	1	-	1	1	1	1	2
Capital District Areas	Buckley		28	27	-	29	27	29	22	21
	C'Quay & Shotton		47	45	-	37	34	31	32	29
	Deeside & Saltney		35	36	-	33	31	29	32	30
	Flint		45	48	-	61	62	61	59	59
	Holywell		51	59	-	56	53	50	44	43
	Mold		23	20	-	21	20	21	26	24
Total voids			229	235	231	237	227	221	190	181

Additional information

Provision of other information to Overview and Scrutiny Committee

Top reasons for terminations:

- *April*
 - *Deceased (11)*
 - *Residential Care (7)*
 - *Moved to alternative accommodation (6)*

- *May*
 - *Deceased (11)*
 - *Residential Care (8)*
 - *Moved to alternative accommodation (7)*

Work Allocation

Total number of voids being worked upon - 142

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.

- **Knights Green**

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.