

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

<b>Key figures</b>			<b>J</b>	<b>F</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>
Number of new void properties in reporting period			39	25	17	38	39	37	39	36
Number of properties identified as difficult to let or subject to major capital investment			-	-	-	25	25	26	21	19
Number of properties completed ready for allocation			33	35	23	44	48	46	44	43
Number of allocation offers accepted			33	31	27	39	41	46	41	40
Number of lettings			34	30	25	31	28	40	37	42
Breakdown of total void figures	Housing Assets	Major voids	90	101	108	125	138	140	150	138
		Minor voids	63	51	54	49	48	35	26	17
		TBC	84	75	59	41	20	22	16	33
	Housing Management	High Demand	134	143	169	180	191	174	171	169
		In Progress	73	57	32	9	1	1	0	0
		Low Demand	30	27	20	26	14	22	21	19
Property Type	General Needs		105	103	114	104	96	97	98	97
	Sheltered		132	124	107	111	110	100	94	91
Property Type	1 bed		77	73	79	82	80	63	61	55
	2 bed		95	83	71	67	65	68	69	75
	3 bed		65	65	66	62	57	60	57	57
	4 bed		5	5	4	3	2	4	4	4
	4 bed plus		1	1	1	1	2	2	1	1
Capital District Areas	Buckley		29	27	29	22	21	17	18	19
	C'Quay & Shotton		37	34	31	32	29	31	29	27
	Deeside & Saltney		33	31	29	32	30	27	25	23
	Flint		61	62	61	59	59	54	55	54
	Holywell		56	53	50	44	43	40	36	37
	Mold		21	20	21	26	24	28	29	28
<b>Total voids</b>			<b>237</b>	<b>227</b>	<b>221</b>	<b>215</b>	<b>206</b>	<b>197</b>	<b>192</b>	<b>188</b>

## **Additional information**

*Provision of other information to Overview and Scrutiny Committee*

*Top reasons for terminations:*

- *Aug*
  - *Deceased (13)*
  - *Residential Care (8)*
  - *Moved to alternative accommodation (5)*

### **Work Allocation**

*Total number of voids being worked upon - 143*

### **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.