

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

<b>Key figures</b>			<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>	<b>S</b>
Number of new void properties in reporting period			38	39	37	39	36	33
Number of properties identified as difficult to let or subject to major capital investment			25	25	26	21	19	20
Number of properties completed ready for allocation			44	48	46	44	43	41
Number of allocation offers accepted			39	41	46	41	40	38
Number of lettings			31	28	40	37	42	43
Breakdown of total void figures	Housing Assets	Major voids	125	138	140	150	138	124
		Minor voids	49	48	35	26	17	30
		TBC	41	20	22	16	33	26
	Housing Management	High Demand	180	191	174	171	169	160
		In Progress	9	1	1	0	0	0
		Low Demand	26	14	22	21	19	20
Property Type	General Needs		104	96	97	98	97	76
	Sheltered		111	110	100	94	91	104
Property Type	1 bed		82	80	63	61	55	50
	2 bed		67	65	68	69	75	72
	3 bed		62	57	60	57	57	54
	4 bed		3	2	4	4	4	3
	4 bed plus		1	2	2	1	1	1
Capital District Areas	Buckley		22	21	17	18	19	18
	C'Quay & Shotton		32	29	31	29	27	28
	Deeside & Saltney		32	30	27	25	23	23
	Flint		59	59	54	55	54	51
	Holywell		44	43	40	36	37	38
	Mold		26	24	28	29	28	22
<b>Total voids</b>			<b>215</b>	<b>206</b>	<b>197</b>	<b>192</b>	<b>188</b>	<b>180</b>

## **Additional information**

*Provision of other information to Overview and Scrutiny Committee*

*Top reasons for terminations:*

- *Aug*
  - *Deceased (14)*
  - *Residential Care (7)*
  - *Moved to alternative accommodation (4)*

### **Work Allocation**

*Total number of voids being worked upon - 132*

### **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.