

**Communities and Housing Overview and Scrutiny Committee  
Voids Management Update  
Reporting period: June 2023**

<b>Key figures</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			26	24	25	28		
Number of properties completed ready for allocation			23	18	30	30		
Breakdown of total void figures	Housing Assets	Major voids	129	137	132	142		
		Minor voids	57	50	52	60		
		TBC	73	81	79	59		
	Housing Management	Demand	158	173	169	171		
		Low demand	93	90	92	90		
		TBC	8	5	2	0		
Property Type	General Needs		118	125	120	122		
	Sheltered		141	143	143	139		
Property Type	1 bed		87	89	90	91		
	2 bed		99	100	98	96		
	3 bed		70	76	71	69		
	4 bed		2	2	3	4		
	4 bed plus		1	1	1	1		
Capital District Areas	Buckley		23	26	26	29		
	C'Quay & Shotton		56	61	62	60		
	Deeside & Saltney		33	35	34	31		
	Flint		57	53	54	51		
	Holywell		59	61	56	55		
	Mold		31	32	31	35		
Total voids			259	268	263	261		

## **Key activity against void action plan**

*Bullet point list of activity against action plan in 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.

## **Next steps**

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

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:*

- June
  - Move to residential care (3)
  - Deceased (3)
  - Transfer to another FCC property (2)

### **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