

**Community and Housing Overview and Scrutiny Committee
Voids Management Update
Reporting period: January 2023**

Key figures			J	J	A	S	O	N	D	J
Number of new void properties in reporting period			28	20	20	26	26	46	20	39
Number of properties completed ready for allocation			30	39	33	28	29	40	24	33
Number of allocation offers accepted			-	-	-	-	29	40	24	33
Number of lettings			-	-	-	-	32	38	21	34
Breakdown of total void figures	Housing Assets	Major voids	142	134	107	101	100	84	-	90
		Minor voids	60	53	45	34	35	44	-	63
		TBC	59	55	82	97	94	107	-	84
	Housing Management	High Demand	171	165	153	129	127	115	-	134
		In Progress	90	77	79	101	102	90	-	73
		Low Demand	-	-	-	-	-	28	-	30
		TBC	0	0	2	2	2	2	-	0
Property Type	General Needs		122	109	113	120	116	117	-	105
	Sheltered		139	133	121	112	115	118	-	132
Property Type	1 bed		91	87	77	72	74	70	-	77
	2 bed		96	92	89	91	84	89	-	95
	3 bed		69	57	61	63	65	69	-	65
	4 bed		4	5	6	5	5	6	-	5
	4 bed plus		1	1	1	1	1	1	-	1
Capital District Areas	Buckley		29	25	26	24	28	27	-	29
	C'Quay & Shotton		60	58	57	54	47	45	-	37
	Deeside & Saltney		31	32	33	34	35	36	-	33
	Flint		51	49	43	45	45	48	-	61
	Holywell		55	47	48	49	51	59	-	56
	Mold		35	31	27	26	23	20	-	21
Total voids			261	242	234	232	229	235	231	237

Additional information

Provision of other information to Overview and Scrutiny Committee

Top reasons for terminations:

- *December*
 - *Deceased (11)*
 - *Residential Care (1)*
 - *Abandoned (1)*

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 65 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.