

VOID PRESENTATION 15TH FEB 2023



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Housing and Community

VOIDS MANAGEMENT PROGRAMME

Vacant (Void) Property Refurbishments completed in 2022

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	27	47	62	63	11	210
Apartment	93	22	50	89	64	318
Senior Citizens	36	66	55	46	41	244
Total	156	135	167	198	116	772

These properties can be divided into: Vacant Council Properties: **669** Acquisitions: **103**

Number of Council properties which became vacant in 2022 : 638

VOIDS MANAGEMENT PROGRAMME

CURRENT REFURBISHMENT OF VOIDS UNDERWAY 2023

Status	Central	North Central	North West	South Central	South East	Total
Awaiting Vacant possession	26	4	15	16	21	82
Contractor On-site	81	53	67	71	34	306
Direct Labour	26	11	20	30	35	122
Total	133	68	102	117	90	510

VOIDS STAGES

Vacant Possession Stage

Refurbishment works can not begin until vacant possession has been secured by the Local Area Office. Issues such as time for families to collect belongings, succession cases, abonnement and tenants adhering to exit times when transferring tenancy can delay the securing of vacant possession, there needs to be a balance between giving families enough time to vacate and reducing the time the property is vacant.

Refurbishment Stage

Properties are refurbished by a combination of Contractors and Direct Labour. We have a new Framework agreement in place since November 2022 and we have 11 contractors working across the city on over 300 properties.

Ready for re-letting Stage

Once the refurbishment is complete the property is given to the Allocation Section and Area Offices for re-letting. We work very closely with these sections to make them aware of the estimated dates when properties will be ready for re-letting.

VOID MANAGEMENT, DELIVERY AND CHALLENGES

Voids Management

- Working with Area Offices to gain vacant possession,
- Monthly reports to Area's and Allocations on the status of all voids

Delivery

- We have increased the number of units with contractors from 170 units February 2022 to 306 February 2023
- We have reduced the number of units awaiting vacant possession from 223 in February 2022 to 82 in February 2023
- We are constantly meeting with the framework contractors to increase capacity and focus on turnaround times

Challenges

- Capacity within the construction sector, new framework has given extra capacity but all contractors are stretched at present i.e to staff retention, sub contractors availability etc.
- Materials delays, there big delays across the sector on items such as windows, doors and internal fire doors, but these items are only replaced when necessary.
- Void visibility, some units may seem void when the are not i.e units may be have steel on them due to :Anti-social behaviour , Regeneration, awaiting Demolition, while seeking vacant possession or awaiting re-allocation.