

Voids Management – Progress Report Summary

As of 31 January 25,

1. **Focus Areas:** The council's ongoing efforts to reduce the number of empty homes, following an increase in voids during 2024. To target works, minimise turnaround times, and ensure properties are safe and compliant before re-letting.

2. **Current Progress since last report:**

Metric	31 Aug-24	31 Dec-24	31 Jan 25	Change	Commentary
Total Void Properties (major and minor)	233	215	212*	-3	Reduction shows progress; however, transfers (moving current tenants) create resultant voids, which can impact the total count.
Of these: Works with Repairs Team	165	173	184	+11	Increase due to the reduced working period from the festive period close (2 Weeks).
Of these: Voids Awaiting Occupation	68	42	28	-14	Significant reduction indicates progress in preparing properties for allocation.

***NOTE:** In addition there are 42 structural voids and 18 voids which are subject to a packaged procurement which gives a total voids figure of 272.

Homes Let

Apr 24	11
May 24	17
June 24	10
July 24	15
Aug 24	17
Sept 24	32

Oct 24	15
Nov 24	21
Dec 24	11
Jan 25	17

3. Summary – 1 Sept 24 to 31 Jan 25:

	Sept - Dec	Jan 25	Total
Number of Let Properties	79	17	96
Works Completed	48	28	76
New Voids	88	14	102

4. Progress since last report

- **Procurement Finalisation:** Tendering contracts for day to day voids and a package of 18 long-term voids that require significant levels of work. In progress working towards contracts being let during September 2025.
- **Void Led:** Job description created, evaluated and currently out to advert (closed 19 Feb) 2-year internal secondment. Interviews arranged – verbal update at meeting.
- **Improved Workflow:** Clearer allocation of minor and major works between Repairs and contractors.
- **New Voids Dashboard & KPIs in development:** to improve reporting on the key-to-key process. The Voids Lead will lead this when in post.

5. Next steps

- **Strategic Decision Required** on major voids requiring significant structural work as part of Asset Management Strategy or larger scale investment. There are currently 42 voids that fall within this category. This figure is likely to increase over the coming months.
- **Tenant Engagement:** Development of a new void standard with TEG involvement