

Ward Committee Meeting 2nd August 2018

Update on Housing voids, a void is a property that becomes empty and made ready for letting to a new tenant.

When a property becomes void it is classified as one of three different void types

- Routine voids (including sheltered accommodation)
- Supported living (reserved for Adult Social Care)
- Long term voids, these are properties that require specialist work – for example asbestos removal.

As at the end of June 2018, the city-wide stock was 20,649 of which 270 (1.3%) are void.

Braunstone's total stock was 2525 of which 23 (0.9%) are void.

Broken down as follows:

Bungalows = 6

1 bed flats = 6

2 bed house = 1

3 bed house = 8

4 bed house = 1

5+ bed house = 1

Some of the more extensive work that is identified when void properties are inspected is as follows.

- Some properties have to be stripped to prevent the plaster crumbling for new tenants
- Properties need rewiring
- Asbestos checks need to be carried out
- New kitchens need to be fitted
- New bathrooms need to be fitted
- Suitable properties are converted to 2 bed under the 3-2 conversion scheme
- It is generally older housing stock
- We have a large number of family accommodation which requires a lot of work when they become void

Generally, we don't struggle to let the properties we have in Braunstone and we do get a number of bids for each property that is advertised through Leicester Home Choice.