

6th Mar 2023

Voids Weekly Status+A4:D10

Total Number of Voids	Total Voids include: *Off Charge UTBRs *Buy Backs *Confirmed Voids available for Allocation	2132
Subset of Total Voids Off Charge UTBRs- Unable to Relet Void Properties	Void properties that are temporarily off charge and unable to be re-let due to refurbishment. These cases meet the Audit Scotland and Scottish Housing Regulator (SHR) strict conditional criteria and are taken "off charge" so that they do not count against the void rent loss and relet time figures.	360
Subset of Off Charge UTBRs- Unable to Relet Void	Ukrainian Displaced Person Project Properties	271
Subset of Total Voids Buy Back Properties	Previously owned Council properties that have been repurchased but cannot be offered to applicants as they are currently undergoing repairs/major works.	208
Subset of Total Voids Confirmed Voids Available for Allocation	Number of properties that are currently void (either with Building Services or Housing) that can be offered to applicants on the waiting list	1564
Subset of Confirmed Voids Number of Confirmed Voids Available that do <u>not</u> have a Full Set of Keys	Number of properties that are currently void and still in a state of repair, can still be offered to applicants, but keys not available for them to move in.	1154
Subset of Confirmed Voids Number of Confirmed Voids Available for Allocation	Number of properties that are currently void, that have a full set of keys and ready for a tenant to move in.	410
Subset of Number of Confirmed Voids Available for Allocation with a Full Set Keys Voids Available for Allocation with a Full Set set aside for the Ukrainian Displaced Person Project	Ukrainian Displaced Person Project Properties	134
Subset of Voids with a Full Set of Keys Number of Confirmed Voids Available for Allocation with a Full Set Keys AND No Current Offer	Void properties that have a full set of keys and are ready for a tenant to move in, but are currently not under offer to prospective tenants.	198
Subset of Number of Confirmed Voids Available with FSKA but no Current Offer Voids set aside for the Ukrainian Displaced Person Project with a Full Set Keys and No Current Offer	Ukrainian Displaced Person Project Properties	115

Voids with Repairs		
Number of Void Properties with Repairs	Number of properties Building Services have confirmed as received	956
	Number of Void Properties sent to Repairs	Number of Void Properties where Housing has sent the keys to Repairs but may not have all been logged/confirmed as being received
	Number of Void Properties with Repairs Over Target on a Target Void Path	Number of received Void Properties Building Services have confirmed as received, carrying out repairs that are currently over the set targets (excludes FSADs)
	% of Voids over Target	Percentage of properties over target of the total properties confirmed as received by repairs.
	Average Days these properties have been with repairs **NOTE** from W/ending the 6th April 2021 this measure changed from working days to calendar days in line with the SHR statutory guidance	Average number of working days that the void properties have been with repairs
		119.9
Key Movements for the Previous Week		
Number of Keys sent to Repairs (during the previous week)	Number of keys Housing have recorded as sent to repairs for that week	61
	Number of Keys that have been recorded as being received by Repairs (during the previous week)	Number of keys recorded as being received at Building Service that week
Number of Keys sent from Repairs (during the previous week)	Number of keys recorded as being received back from Building Service that week	36
<i>Due to current resource issues figures will be updated weekly to capture backdating of key movements</i>		
Offers Made		
Mainstream Offers made in the previous week ** Excludes Ukrainian Offers	Number of mainstream properties offered to applicants in the week	54
Mainstream Offers accepted in the previous week	Number of properties offered that were accepted by applicants in the week. <i>Note: offers accepted in the week don't necessarily correlate with the offers made in the week, as applicants may not accept the offer in the same week the offer was made.</i>	36
Mainstream Offers refused in the previous week	Number of offers refused in the week - where the applicant turned down the property offered for any reason - <u>excludes</u> 'No Contacts', 'No Response', 'Want Application Cancelled'. <i>(Same note as above applies)</i>	22
Offers Made to Ukrainian Refugees	Ukrainian Displaced Person Project Properties	14
Re-Lets Times		
Number of mainstream Relets in previous week.	Number of properties let	37
Number of Ukrainian Refugee Relets	Ukrainian Displaced Person Project Properties	6
YTD Average Length of Time Taken to Re-let Properties (calendar days) ** Excludes Ukrainian Relets	Average number of calendar days taken to re-let void properties since the 1st April.	171.5
	2022/23 Relet Target time	125

Scottish Average for 2021/22 is 51.57 Days		
Terminations		
Number of Terminations in previous week (based on week in which tenancy was ended on the system)	Number of lettable properties that became vacant due to people terminating their tenancies	62
Number of Provisional Voids	Notice given by tenants to terminate	154

Void Rent Loss		Void Rent Loss			
Scottish Average for 201/22 is 1.43%		2022/23 Year End Target - £4,256,657			
YTD Percentage and amount of rent due lost through properties being empty.	Month	19/20	20/21	21/22	22/23
	Apr	£116,116	£160,137	£229,041	£359,536
	May	£222,833	£322,527	£507,823	£801,413
	Jun	£309,517	£504,735	£679,292	£1,077,237
	Jul	£432,112	£704,014	£891,817	£1,452,445
	Aug	£589,016	£955,364	£1,169,244	£1,791,355
	Sep	£701,121	£1,098,912	£1,349,436	£2,118,269
	Oct	£848,662	£1,298,815	£1,615,117	£2,666,020
	Nov	£1,038,736	£1,545,314	£2,008,594	£3,166,714
	Dec	£1,152,203	£1,691,711	£2,256,884	£3,536,655
	Jan	£1,341,041	£1,901,129	£2,693,478	£4,249,503
	Feb	£1,484,940	£2,106,139	£3,066,114	
	Mar	£1,623,519	£2,306,569	£3,355,121	