

**AGENDA ITEM NO. 15(E)**

**WARWICK DISTRICT COUNCIL**

TO: HOUSING COMMITTEE - 25<sup>th</sup> JANUARY, 2000

SUBJECT: VOID PROPERTIES

FROM: HOUSING

1. **Purpose of Report**

1.1 To advise Members of voids which have been vacant for more than 12 weeks and the steps taken to re-let the properties.

2. **Background**

2.1 The property turnround times were in excess of the target time of 20 days until April 1999, and they have been on, or below, this figure for the subsequent months. Our target is within the upper quartile for District Council for Best Value Performance Plan purposes

2.2 The number of hard to let properties has also reduced substantially following the success of the initiatives taken by the Officer Working Group.

2.3 Numerous factors affect the void turnround time and several abandoned properties, together with several evictions, recently caused the figures to increase as the properties were left in poor condition, taking some time to repair. However, it was still possible to be within the target.

3. **Appendix 1**

3.1 Properties and action taken.

4. **Appendix 2**

4.1 Average void turnround times.

5. **Key Issues Strategies**

5.1 The issue of voids falls within both the Economic and Environmental Strategies.

6. **Recommendation**

6.1 The Report be noted.

Sheila Francis  
Housing Needs Manager

**Background Papers**

## Monthly Housing Statistics

**Contact Officer:** Sheila Francis, Housing Needs Manager  
 (Direct Line) 01926 317831  
 email: sfrancis@warwickdc.gov.uk

**Areas in District Affected:** All

### Appendix 1

#### Available for Letting

Void for over 12 weeks - none

#### Unavailable for Letting

2 Newbold Street, Leamington Spa.	3 bed. 1 <sup>st</sup> Floor Maisonette	1.10.99 See Report to Committee
9 Fetherston Court, Tachbrook Road Leamington	1 Bed Ground Floor Flat	24.5.99 Warden Accommodation
22 Saltisford Gardens, Warwick and 24 Saltisford Gardens, Warwick	1 bed. OAP Bungalows	1.9.99 Being converted to 2 beds
37 Friars Street, Warwick	Bedsit	18.7.99 Conversion to 1 bed
7 Binswood Street, Leamington Spa	3 bed. House	5.7.99 Major Works
1 Eden Court, Leamington Spa	3 bed. Ground Floor Flat	22.10.99 Major Works

### Appendix 2

19.8%	21.5%	23.7%	13.0%	5.5%	5.5%	1.9%	1.1%	2.2%	1.1%	4.7%
-------	-------	-------	-------	------	------	------	------	------	------	------