



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Housing Overview and Scrutiny Committee

21 September 2023

Councillor Virginia Moran
Chair of Housing Overview and
Scrutiny Committee

Voids Workshop Overview September 2023

Report Author

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Purpose of the Report

To update the committee on the recent voids workshop and the future plans.

Recommendations

That Committee:

1. Note the contents of the report and recommendations for future workshops.

Decision Information	
Is this a Key Decision?	No
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing that meets the needs of all residents
Which wards are impacted?	All

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

1.1 There are no financial implications associated with this report.

Completed by: Alison Hall-Wright, Assistant Director of Finance and Deputy S151 Officer

Legal and Governance

1.2 There are no significant legal or governance implications arising from this report which is to provide the Committee with an update on the outcomes of a recent workshop.

Completed by: Graham Watts, Assistant Director of Governance and Monitoring Officer

2. Background to the Report

- 2.1 The Council has a clear commitment in its Corporate Plan 2020-2023 to provide "Housing that meets the needs of all residents". A key aspect of a landlords performance is the way in which it manages properties whilst they are void.
- 2.2 At the inaugural meeting of the Housing Overview and Scrutiny Committee the chair identified the opportunity to complete a void workshop which could be attended by all members.

- 2.3 The Void Workshop took place on the 29th of August 2023 at 2pm. The session was attended by The Acting Director of Housing, the Head of Technical Services, The Head of Housing and the Voids and Responsive Repairs Surveyor.
- 2.4 The session was run over a two-hour period with sixteen Councillor's in attendance.
- 2.5 The team delivered a comprehensive presentation to members and provided an overview of the;
 - A: Void Workflow/Process
 - B: Void Policy and Re-let standard
 - C: Performance
 - D: Void team following restructure
 - E: Examples of property condition
 - F: Void inspection and works packages

The team also highlighted the current pressures and mitigation that was being used to improve the current performance.

- 2.6 The workshop was well received with comprehensive questions asked by members throughout, enabling an enhanced understanding of the process undertaken and the pressures being faced by the team.
- 2.7 Appended to this report is a copy of the presentation utilised in the workshop together with the Void Policy, Re-let standard and Void Workflow and a copy of the Q&A responses.

3. Key Considerations

- 3.1 The workshop provided a platform to enhance members understanding of the operational pressures being managed by the Housing team.
- 3.2 That a future workshop be arranged to cover the 'Homelessness and Housing Register' aspects of work.
- 3.3 That a programme be compiled for future workshops by the Chair of the committee.

4. Reasons for the Recommendations

- 4.1 Report is for information and noting.

5. Appendices

- Appendix 1 – Void Workshop presentation
- Appendix 2 – Voids Policy 2022-25
- Appendix 3 – South Kesteven Void Quality Standard
- Appendix 4 – Voids Workflow SKDC
- Appendix 5 - Member Void Workshop Q&A Document August 2023