

Date received:	14 <sup>th</sup> February 2024
Date responded:	22 <sup>nd</sup> February 2024
Subject:	Vacant 3+ Bedroom Council Houses

Question:

**Can please—**

**Advise how many 3+ bedrooms houses the council has in its stock that are currently vacant; and Advise how long on average, over the past three years, it has taken for the council to reallocate a house to a new tenant.**

Response:

There are currently 12 houses with 3+ bedrooms vacant/void (3, 4 & 5 bedroom houses);

The average duration over the last three years to allocate three+ bedroom houses (3, 4 & 5 Bedroom Houses) is 21 Weeks;

The time it takes to reallocate a property is heavily dependent on the condition it is left in by the previous tenant. A property is returned to the Council and following an inspection, a number of 'void' works are carried out to bring the property back up to a lettable standard. This can range from simple garden maintenance to re-plastering and redecorating the entire property. The worse the condition the property is in, the longer it takes to reallocate it. In some cases, we have reallocated a three+ bedroom house in a period of just 1 week.

Over 33% of the three+ bedroom properties returned to the Council during this 3-year period required extensive void works which can take longer than 21 weeks, and therefore pushing out the 'average' week's calculation figure. To explain, extensive works increase the time to reallocate the property due to significant and often complex works required.

Void works increase the standard and quality of the property and reduce the maintenance required on the property in the future. This approach has proven to improve the tenant experience and reduce the disruption to the tenant (in relation to future maintenance requests) and also reduces the time it takes to reallocate once the property becomes void again.