

Housing Management Priorities March 2014
Top Level: City Wide

Priority 2: Void Dwellings

Lead: Steve Hunt

Chart 1

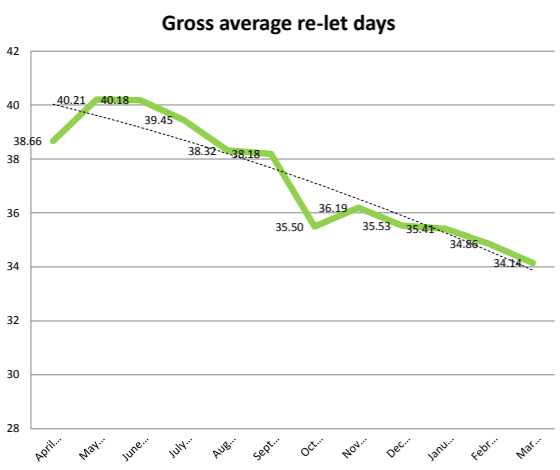
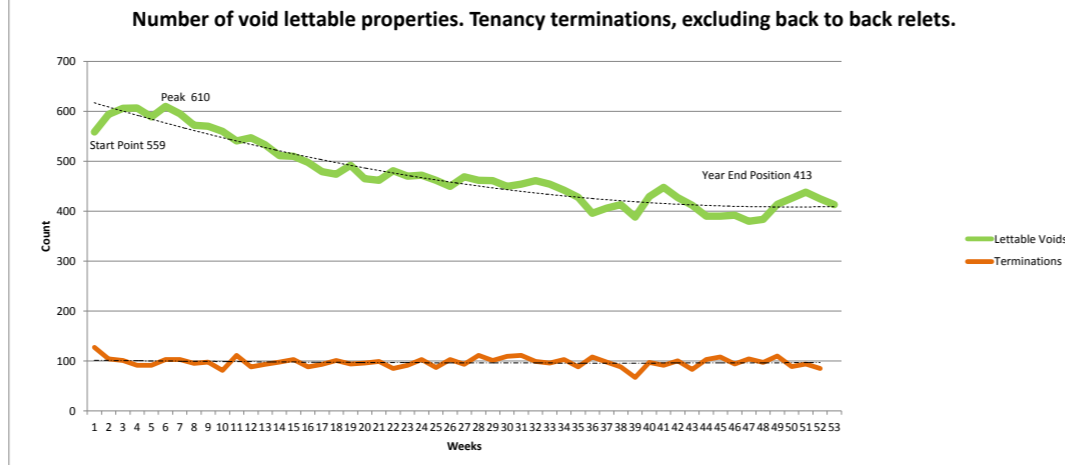


Chart 2



Info Box:

30 Day Target

Considerable amount of work has gone into achieving target; we've out-turned at 4.14 days over target.

BITMO contract at 40.92 days, the South contract at 39.57 days, the East contract at 26.49 days and the West contract at 36.12 days. This resulted in turn-round times of 34.19 days across the city.

Reasons for being over Target

A number of properties requiring extensive works came back into charge. This affected the void turn-round times. We are focussed on achieving target for year 14/15

Good performance was achieved through stream-lining existing processes and working closer with the internal service provider (Construction Services) and Mears. This can be demonstrated by the direction of travel. Rent Loss on Voids has reduced significantly, by 740k when compared with last year.

2nd Level: Area/BITMO breakdown

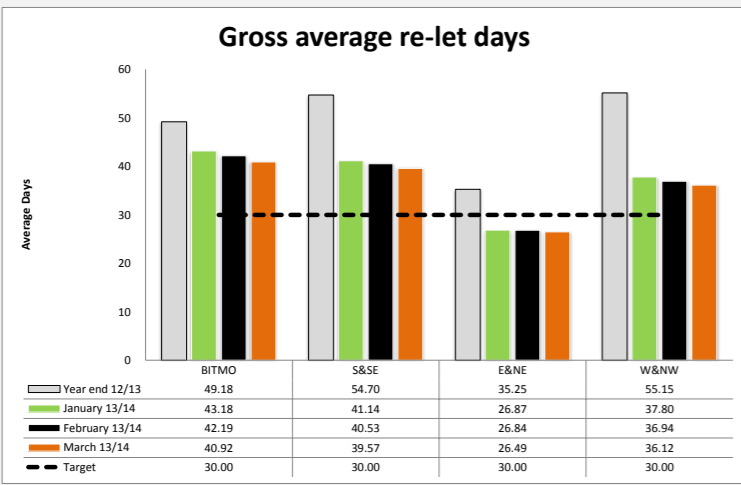
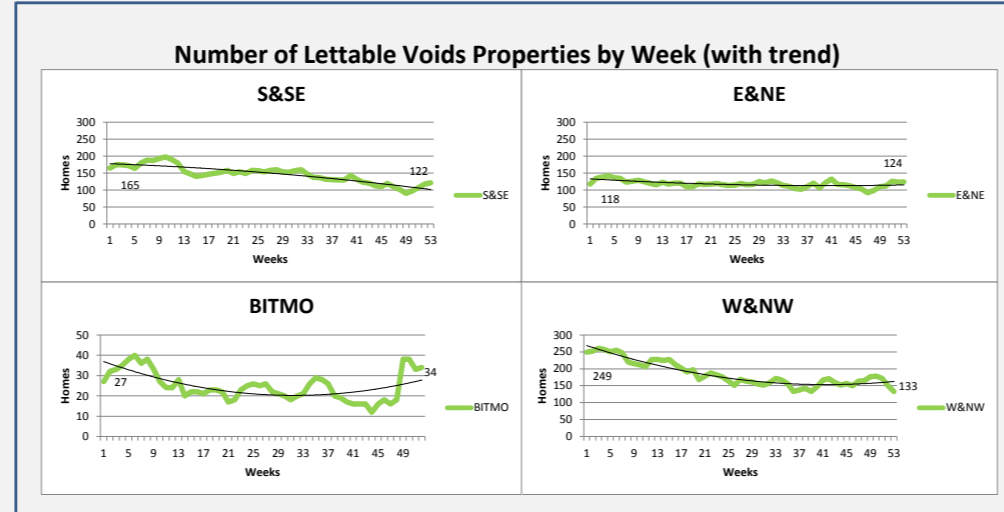


Chart 3

Chart 4



	30 day Target Met	30 Day Target Unmet	Total No. Re-lets
CITY	2960 (57%)	2266 (43%)	5226
S&SE	588 (43%)	767 (57%)	1355
BITMO	117 (52%)	107 (48%)	224
E&NE	1233 (74%)	440 (26%)	1673
W&NW	1022 (52%)	951 (48%)	1973

3rd Level: Area/BITMO Statistics

Table 2

Rent Loss through voids (Cumulative £s)			
	Jan 13	Feb 13	Mar 13
CITY	£2.14M	£2.3M	£2.45M
S&SE	£659.6K	£698.1K	£740.1K
BITMO	£99.1K	£107.1K	£116.4K
E&NE	£528.2K	£564.K	£599.1K
W&NW	£857.5K	£930.5K	£993.7K
Jan 14 Feb 14 Mar 14			
CITY	£1.34M	£1.49M	£1.57M
S&SE	£428.7K	£469.9K	£492.7K
BITMO	£68.2K	£73.4K	£77.K
E&NE	£327.7K	£369.3K	£390.6K
W&NW	£518.5K	£573.4K	£606.K

Table 3

Rent Loss Through Voids (Cumulative % of rent roll)			
	Jan 13	Feb 13	Mar 13
CITY	1.19	1.17	1.16
S&SE	1.37	1.34	1.31
BITMO	1.62	1.60	1.61
E&NE	0.89	0.88	0.86
W&NW	1.29	1.28	1.26
Jan 14 Feb 14 Mar 14			
CITY	0.83	0.82	0.81
S&SE	0.99	0.98	0.95
BITMO	1.21	1.19	1.24
E&NE	0.63	0.62	0.62
W&NW	0.87	0.86	0.85

Table 4

Cumulative, Total discount days and net void days. (Not a KPI)					
	Major Works	Police	Squatters	Other	Net Days after Discount
CITY	36,141	2,241	285	1,414	28.96
S&SE	16,524	28	86	1,110	26.58
BITMO	0	0	0	0	47.43
E&NE	6,630	2,213	51	51	27.77
W&NW	12,987	0	148	253	29.49

Table 5

Properties Void for more than 6 months			
Area	January 13/14	February 13/14	March 13/14
City	7	6	9
BITMO	0	0	0
S&SE	0	0	1
E&NE	7	6	8
W&NW	0	0	0

Table 6

Days Discounted from Gross Relet Average Relet Days		
Days	Number of Properties and Reason	
CITY	13,104	
S&SE	72	1 prop - Squatters, 1 prop - exceptional circumstances
BITMO	1,505	2 prop - change of use, 1 prop - decant
E&NE	11,223	1 prop - police use, 1 prop - returned from another organisation, 1 prop - squatters, 1 prop - change of use
W&NW	304	1 prop - used as decant

