ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1. **Meeting** CABINET MEMBER FOR HOUSING & ENVIRONMENTAL SERVICES

2. **Date of Meeting** 10 May 2004

3. **Title** VOID PROPERTY MONITORING for 5 April 2004 to 30 April 2004

4. **Originating Officer** Dave Abbott
Housing Manager, Tel Ext. 2294

5. **Issue**
The report is intended to update Members on void property relet performance and associated issues.

6. **Summary**
Performance on relet times and rent loss on void properties needs to improve this year for the Service to meet its performance targets, and the needs and aspirations of tenants in Rotherham.

7. **Clearance/Consultation**
In addition to this report, the 'Tenants Vacant Property Policy Panel' meets every six weeks to consider reports on performance and allocation issues.

8. **Timing**
In order to keep Members informed on this key issue, a report will be produced for the first meeting of each month.

9. **Background**
The new targets for 2004/05 set for HES68 and BVPI 69 are 20 days and 1.3% respectively. The report shows that performance on rent loss is 1.56%, and the overall time to let dwellings from 5 April 2004 to 30 April 2004 is 24.44 days.

10. **Argument**
Improved performance will reduce the blight of empty properties and increase the capacity of the service to maximize performance.

11. **Risks and Uncertainties**
Failure to relet tenancies in a timely manner will affect the sustainability of communities and increase rent loss, which in turn reduces the ability of the Service to deliver quality housing management services.

12. **Finance**
No additional resources required. Improved performance will increase rental income.

13. **Sustainability**

The actions taken to improve performance including the introduction of Local Letting strategies, which alongside future Choice Based Lettings will enhance sustainability, because people will choose the area and type of property they live in.

14. **Wards Affected**

All

15. **References**

Audit Commission guidance

16. **Presentation**

Void Performance Monitoring Report for the Period 05/04/04 – 30/04/04

17. **Recommendations**

THAT THE CABINET MEMBER NOTES THE ACTIONS TAKEN AND CURRENT PROGRESS