

**Northwards Housing  
Board Working Group on Voids**

**Friday 4 December 2009**

<b>Present</b>	Sue Ratchford (SR) Martin McKeivitt (MM) Michelle Carmichael (MC) Anna Trotman (AT) Joan Fitzgerald (JF)	Chair
<b>In Attendance</b>	Mike Stevens (MS) Larry Patrick (LP) Alison Foster (AF) Andy Wood (AW)  Anne Duffield (AD)	Director of Neighbourhood Services Director of Property Services Head of Finance Head of Responsive and Planned Repairs Head of Policy and Housing Options
<b>Apologies</b>	David Leah	

ITEM	SUBJECT	ACTION
1	<b>Welcome</b>  SR welcomed all to the meeting.	
2	<b>Apologies</b>  David Leah	
3	<b>Any Other Business Notification not on agenda</b>  None.	
4 - 9	<b>Current Void Position and Discussion</b>  AD, AW, LP and AF presented a detailed update, which was discussed. Comments/questions included the following:  Low demand properties/age restrictions: AD explained the actions being taken to let properties and review age restrictions. This process is ongoing and has led to a number of changes.  Incentivisation eg extra decorations for specific areas/properties – to be investigated further. Subject to discussion with MCC about sharing rent loss reductions.  Decent Homes work – voids are on average £600 cheaper post Decent Homes work.	<b>AD</b>

