

### EMPTY HOMES MANAGEMENT POLICY 2023-2026

Report of the Director of Housing Services

#### 1. SUMMARY

- 1.1 The Voids Management Policy was developed and formally approved in 2020 following an internal audit of the management of empty homes, conducted by the Central Midlands Audit Partnership (CMAP). The Policy supports the Derby City Housing Strategy, which focusses on making the best use of existing housing stock. The policy is reviewed every 3 years and has been updated to reflect the new Empty Homes Team and refreshed monitoring and accountability arrangements.

#### 2. RECOMMENDATION(S)

- 2.1 To approve the Empty Homes Management Policy 2023-2026.

#### 3. REASON(S) FOR RECOMMENDATION

- 3.1 To comply with the CMAP recommendation to document and formally approve a Empty Homes Management Policy.

#### 4. MATTER(S) FOR CONSIDERATION

- 4.1 The Empty Homes Management Policy, attached to this report as Appendix 1, sets out the Policy Purpose for management of empty homes, to make best use of existing stock and to deliver Derby Homes' mission To deliver a high quality housing service for Derby."
- 4.2 To change the terminology used when talking about empty properties from voids to empty homes.
- 4.3 Wider monitoring and accountability of the Heads of Service across the 4 service areas involved in empty homes management. Housing Management, Repairs, Housing Options and Capital Works.
- 4.4 The Empty Homes Management Policy also sets out our statutory and regulatory responsibilities.
- 4.5 The Policy is underpinned by a number of existing detailed procedures covering empty homes management including procedures for furnished tenancies, accompanied viewings and the movement of empty properties from tenancy

termination through to re-let

4.6 The Policy will be reviewed every 3 years.

## 5 CONSULTATION

5.1 There have been no substantive changes to the Policy.

## 6. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

6.1 Effective Empty Homes Management is essential in achieving value for money on behalf of both the Councils and Derby Homes residential housing stock.

## 7. LEGAL AND CONFIDENTIALITY IMPLICATIONS

7.1 The Empty Homes Management Policy sets out our statutory and regulatory responsibilities.

## 8 POLICY REVIEW

8.1 This Policy will be reviewed every 3 years.

The areas listed below have no implications directly arising from this report:

Council  
Equalities  
Environmental  
Personnel  
Health and Safety  
Risk Implications

For more information please contact: Mark Watson / [mark.watson@derbyhomes.org](mailto:mark.watson@derbyhomes.org) / 01332 888726

Background information: None

List of appendices      Appendix 1 – Empty Homes Management Policy  
                                 Appendix 2 - Empty Homes Management Policy Tracked changes

This report has been approved by the following

Finance Director	Michael Kirk	27.02.2023
Company Solicitor	Taran Lalria	28.02.2023
Head of Service	Carl Tring-Willis	21.02.2023