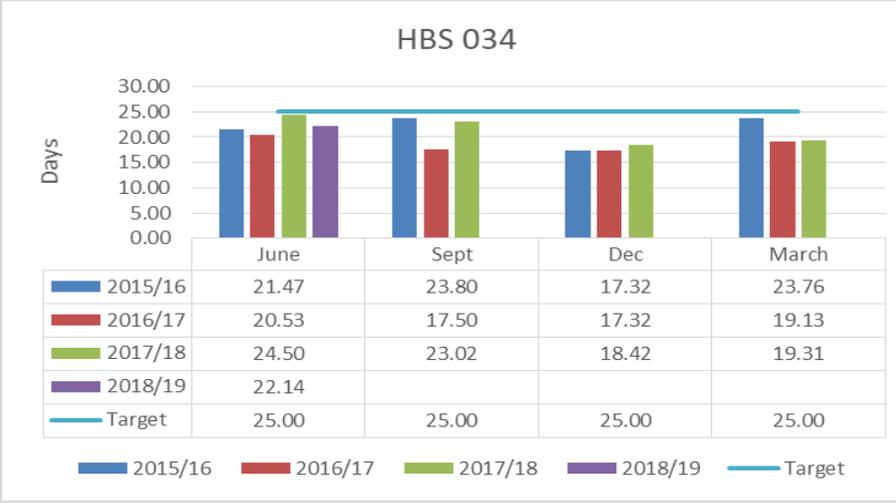


Indicator	HBS 034 Average number of days to re-let dwellings																															
How we calculate this indicator	This indicator measures the average time (in calendar days) to re-let vacant dwellings during the months of June, September, December and April. It is calculated by dividing the total number of days standard re-let properties were vacant and were relet in the month, by the number of standard re-lets in the month. Dwellings requiring major works are not included in this calculation. The 2018/19 target is a maximum of 25 days.	30th June 2018 performance: Target achieved 																														
Why this indicator is important	It is important to minimise the length of time a dwelling is empty to maximise the benefits of that property. When a property is empty (void) we are unable to receive income for that property through rent and service charges. Additionally the length of time those awaiting rehousing by the Council is increased by longer void times. To maximise income to the Housing Revenue Account and potential negative impact on tenants and prospective tenants, we need to re-let properties in the shortest time possible.																															
What the data is telling us	<p>The target is 25 days however we seek to re-let dwellings in less time wherever possible. Since 2015/16 we have been carrying out a new build programme which have been added to our existing housing stock. During this period we have seen an increase in the number of voids as existing council tenants move from their tenancies to new Council built homes. This has resulted in void numbers fluctuating month on month during the allocation process. This is likely to reduce in the coming months as further new builds are not planned now until mid 2019. Tenancy Management Officers do an excellent job and have worked hard to ensure performance is sustained. Performance continues to remain good and is better than in Q1 at this time last year and if sustained we should remain within our target of 25 days at outturn.</p>	 <table border="1" data-bbox="1205 927 2051 1126"> <thead> <tr> <th></th> <th>June</th> <th>Sept</th> <th>Dec</th> <th>March</th> </tr> </thead> <tbody> <tr> <td>2015/16</td> <td>21.47</td> <td>23.80</td> <td>17.32</td> <td>23.76</td> </tr> <tr> <td>2016/17</td> <td>20.53</td> <td>17.50</td> <td>17.32</td> <td>19.13</td> </tr> <tr> <td>2017/18</td> <td>24.50</td> <td>23.02</td> <td>18.42</td> <td>19.31</td> </tr> <tr> <td>2018/19</td> <td>22.14</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Target</td> <td>25.00</td> <td>25.00</td> <td>25.00</td> <td>25.00</td> </tr> </tbody> </table>		June	Sept	Dec	March	2015/16	21.47	23.80	17.32	23.76	2016/17	20.53	17.50	17.32	19.13	2017/18	24.50	23.02	18.42	19.31	2018/19	22.14				Target	25.00	25.00	25.00	25.00
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What we are doing about it	Performance continues to be good and below the performance target. Officers continue to work steadily however, we accept that there is an ongoing competitive housing market in which we need to ensure we remain pro-active. Officers are encouraged to promote both existing and new build properties via various mediums.																															