

MEETING OF THE METROPOLITAN DISTRICT WEST TO BE HELD ON TUESDAY, 14 July 2022.

Question/Notice of Motion submitted by M. Ryan

I will ask at the next Cappamore Kilmallock Municipal District meeting for an update on the timeframe for turnaround of current voids.

REPLY:

(a) Pre-lets/Voids

Pre-lets and voids are returned through the area office.

These are returned through the use of the direct labour teams and contractors depending upon the nature of works and volume of works on hand at any particular time. This blend is the most effective method for returns as it can make best use of the particular advantages of both approaches. Using contractors allows additional resources to be mobilised as required while direct labour teams are very flexible and can respond at short notice as may be required.

The outline procedure is that on the return of the dwelling it is firstly inspected to determine the level of works required. A cost estimate is then prepared and the dwelling is issued to the area for return works to be undertaken. A budget is allocated for completion of the works. Using either direct labour or contractors is an operational decision based upon the workload at the time and the nature and extent of works required.

As at July 7th Housing Maintenance have 5 units in the process of being returned through pre-lets/voids:

- 2 have been returned and to be inspected
- 3 on-site and works are progressing with completion dates over the next month

Housing Construction have 10 units in the process of being returned or being added to the housing stock through various streams – these are packaged in Lots.

- **Lot 1** – 4 units – at Tender stage – Buy and Renew Acquisition (new units to the stock – Part 8 running parallel for 2 of the 4 units).
- **Lot 2** – construction underway – no units in Cp/Km MD
- **Lot 3** – 2 units in design stage.
- **Lot 4** - no units for Cp/Km MD
- **Lot 5** – 2units being scoped – application for funding being made
- **Lot 6** – no units for Cp/Km MD
- **Lot 7** – 2 units – recent additions

(b) Maintenance of stock

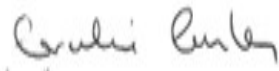
Stock within the Municipal District of Cappamore/Kilmallock is maintained through the housing maintenance team in the district.

Each area has a direct labour team and use contractors as required for particular services (plumbing, electrical etc.) This mix allows flexibility which can respond as required to the fluctuating level of maintenance requests.

Requests for maintenance are received through Customer Services, cases are created and logged and entered on to the Sugar/CRM system. They are then allocated to the relevant area and team for action (Housing Maintenance).

As background the level of cases in Cappamore/Kilmallock received per month and closure rate is shown below.

	Jan	Feb	March	April	May	June
Cases Created	89	105	123	123	117	122
Cases Closed	101	123	136	135	108	101



Caroline Curley

Director of Services,

Housing Development Directorate