



Golden Lane Housing

working in partnership with menCap

Void Protocol example

In association with the Feeling Settled report





example

Void protocol options

Landlord, support provider and commissioners responsibilities

Landlord Provider Responsible for Voids

Single self contained accommodation	LANDLORD takes full responsibility for voids. Landlord retains void allowance from rental payments.
Cluster type self contained accommodation or shared accommodation	LANDLORD takes full responsibility for voids. Landlord retains void allowance from rental payments.

Support Provider Responsible for Voids

Single self contained accommodation	Support Provider full responsibility for voids. Support Provider will also be liable for any voids from the start of the agreed commencement of the lease until the accommodation is tenanted. Support Provider receives void allowance from rental payments.
Cluster type self contained accommodation or shared accommodation	LANDLORD will cover up to 8 weeks voids in a 12 month period (based on 5% void charge in rent). Where 10% void charge can be claimed GLH will cover up to 16 weeks voids in a 12 month period. Support Provider will be liable for any void costs from the start of the agreed commencement of the lease until they are filled.

Joint Responsible for Voids between Landlord/Support Provider and Commissioner

Single self contained accommodation	Under a separate Nomination Agreement with the Commissioner the local authority or health authority takes responsibility for medium and long term voids. The Support Provider or Landlord retains void allowance from the rent and covers up to 8 weeks voids for a single vacancy. The Commissioner will then be responsible for all voids until the vacancy is filled.
Cluster type self contained accommodation or shared accommodation	Under a separate Nomination Agreement with the Commissioner the local authority or health authority takes responsibility for medium and long term voids. The Support Provider or Landlord retains void allowance from the rent and covers up to 8 weeks voids for a single vacancy. The Commissioner will then be responsible for all voids until the vacancy is filled.

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