

What is a Void Property?

A void property is a residential or commercial building that is currently unoccupied and not generating an income for its owner, often a local authority, housing association, or private landlord. The term is most commonly used in the context of social or private rented housing where a tenancy has ended and the property is awaiting refurbishment or new occupants. The time between tenancies is known as the “void period.” A property is not considered ‘void’ if it is under construction or simply for sale.

In the UK, void properties are a critical issue for housing providers. For social landlords, reducing the void period is a key performance indicator. The longer a property remains void, the greater the loss of rental income and the higher the risk of deterioration, vandalism, and anti-social behaviour. The refurbishment of void properties often involves significant work to meet modern housing standards and comply with the latest Building Regulations. This is where ventilation becomes a crucial consideration.

When a property is empty, it's particularly susceptible to moisture-related issues such as **condensation** and **mould**. Without daily occupation and heating, ambient humidity levels can rise, leading to condensation on cold surfaces. Therefore, effective ventilation is essential during the refurbishment process to prevent long-term issues.