

Subject:	Housing Management Performance Report Quarter 2 2014/15		
Date of Meeting:	14 January 2015		
Report of:	Executive Director for Environment, Development & Housing		
Contact Officer:	Name:	Ododo Dafé	Tel: (01273) 293201
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Ward(s) affected:	All		

FOR GENERAL RELEASE**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 This Housing Management Performance Report covers the second quarter of the financial year 2014/15.







2. RECOMMENDATIONS:

- 2.1 That the Housing Committee notes and comments on the report, which went to Area Panels in December 2014.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The report continues the use of the 'RAG' rating system of red, amber and green traffic light symbols to provide an indication of performance, and also trend arrows to provide an indication of movement from the previous quarter. Explanations of performance have been provided for indicators which are red or amber.

3.2 Key to symbols used in the report:

Status		Trend	
Performance is below target (red)		Poorer than previous reporting period	
Performance is close to achieving target, but in need of improvement (amber)		Same as previous reporting period	
Performance is on or above target (green)		Improvement on previous reporting period	

3.3 The report includes benchmarking figures from Housemark to compare our performance with other housing providers. Unless stated otherwise, all figures represent the top 25% of performers during the year 2013/14 and benchmark against our peer group of the following housing providers:

- Bristol City Council
- Derby Homes
- Enfield Homes
- Hounslow Homes
- London Borough of Croydon
- London Borough of Wandsworth
- North Tyneside Council
- Norwich City Council
- Plymouth Community Homes
- Southampton City Council
- Thurrock Borough Council

This group comprises local authorities and ALMOs (Arms Length Management Organisations) who have housing stock with similar characteristics to Brighton and Hove, including number of dwellings, ratio of flats to houses and proportion of high rise flats. The local authorities as a whole are not necessarily similar to Brighton and Hove in terms of demographics, although many are similar in terms of the overall level of deprivation.

4.0 Rent collection and current arrears

As the indicators and targets below are year-end, rather than for each quarter, no traffic lights or trend arrows will be applied until the quarter four 2014/15 report. However, the seven evictions carried out so far in 2014/15 were long-standing cases where arrears had built up over a number of years to reach a very high level (around £3,500 on average). Although the number of evictions is higher relative to 2013/14, when there were 5 evictions, it is not compared to 2012/13, when there were 10.

Performance Indicator		Target 2014/15	Q2 2013/14	Year end 2013/14	Q2 2014/15	Bench mark
1	Rent collected as proportion of rent due for the year (projected rate)	98.66%	98.37% (£49.9m of £50.7m)	98.31% (£49.8m of £50.7m)	98.24% (£51.2m of £52.2m)	-
2	Tenants with more than seven weeks rent arrears	2.85%	3.26% (381 of 11,687)	3.57% (415 of 11,619)	4.04% (468 of 11,576)	-
3	Tenants in arrears	N/A	26.09% (3,049 of 11,687)	25.89% (3,008 of 11,619)	25.79% (2,985 of 11,576)	-
4	Tenants in arrears served a Notice of Seeking Possession	27.02%	11.71% (357 of 3,049)	26.79% (806 of 3,008)	9.88% (295 of 2,985)	-
5	Tenants evicted because of rent arrears	Less than 0.29%	0.00% (0 of 11,687)	0.04% (5 of 11,619)	0.06% (7 of 11,576)	0.2%
6	Rent loss due to empty dwellings	1.6%	0.92% (£459k of £49.8m)	1% (£495k of £49.7m)	1.04% (£529k of £51.0m)	1%
7	Former tenant arrears collected	18%	15.51% (£80k of £513k)	34.66% (£166k of £478k)	18.46% (£101k of £545k)	-
8	Rechargeable debt collected	11%	6.85% (£16k of £228k)	12.08% (£31k of £255k)	6.37% (£19k of £292k)	-

4.0.1 Percentage of rent collected as proportion of rent due each year by area

Area		Q2 2013/14	Year end 2013/14	Q2 2014/15
1	North (includes Sheltered housing)	98.95% (£14.2m of £14.4m)	98.87% (£14.2m of £14.4m)	98.83% (£14.6m of £14.8m)
2	West	98.57% (£10.1m of £10.3m)	98.57% (£10.1m of £10.3m)	98.51% (£10.4m of £10.5m)
3	Central	98.59% (£9.3m of £9.5m)	98.53% (£9.3m of £9.4m)	98.43% (£9.6m of £9.7m)
4	East	97.62% (£16.2m of £16.6m)	97.54% (£16.2m of £16.6m)	97.44% (£16.7m of £17.1m)
5	All areas	98.37% (£49.9m of £50.7m)	98.31% (£49.8m of £50.7m)	98.24% (£51.2m of £52.2m)







4.0.2 Tenants in arrears by amount

Amount of arrears	No. tenants	... as % of tenants in arrears
Under £5	104	3%
£5 to £49.99	613	20%
£50 to £99.99	495	16%
£100 to £199.99	542	18%
£200 to £299.99	316	11%
£300 to £399.99	252	8%
£400 to £499.99	176	6%
£500 to £999.99	308	10%
£1000 or more	202	7%
Total tenants in arrears	3,008	100%

N.B. The percentage figures for each arrears band do not add up to 100% due to rounding.

4.0.3 A table presenting information relating to the impact of the reduction in Housing Benefit for under occupying households is attached as Appendix 1.

4.1 Empty home turnaround time and mutual exchanges



























Performance Indicator (indicators are in calendar days)		Target 2014/15	Q2 2013/14	Year end 2013/14	Q2 2014/15	Status against target	Trend since last quarter	Bench mark
1	Average re-let time in calendar days (excluding time spent in major works)	18	23	19	20			23
1a	... as above for general needs properties	-	19	16	18	-	-	-
1b	... as above for sheltered properties	-	46	34	36	-	-	-
2	Average re-let time in calendar days (including time spent in major works)	45	41	51	38			37
2a	... as above for general needs properties	-	39	54	38	-	-	-
2b	... as above for sheltered properties	-	48	38	38	-	-	-
3	Decisions on mutual exchange applications made within statutory timescale of 42 calendar days	90%	-	-	100% (28 of 28)			-













4.1.1 As of quarter two, two indicators are on target and one is near target:

- Average re-let time excluding time spent in major works:**
 Overall performance remains at 20 days, missing the 18 day target. This is because the average sheltered re-let time remains high (36 days) and the general needs re-let time, although within target, has increased since the last quarter (from 15 to 18 days). The general needs re-let time is skewed by one property which took 201 days as it was ready to let but was held onto as part of an ASB Court case, for a potential transfer. Sheltered properties are typically more difficult to let than general needs properties, due to their smaller size and fewer applicants meeting the criteria. Nonetheless, the average re-let time for sheltered properties is a significant improvement on the previous quarter (45 days).

4.1.2 A table presenting a summary of 47 dwellings that have been empty for six weeks or more is attached as Appendix 2, in order to provide a recent picture of long-term empty council properties across the city.

4.2 Property & Investment

Performance Indicator		Target 2014/15	Q2 2013/14	Year end 2013/14	Q2 2014/15	Status against target	Trend since last quarter	Bench mark
1	Emergency repairs completed in time	99%	99.83% (2,970 of 2,975)	99.77% (1,261 of 11,287)	99.47% (2,238 of 2,250)			99%
2	Routine repairs completed in time	98.5%	99.85% (7,499 of 7,510)	99.80% (28,276 of 28,332)	99.79% (6,066 of 6,079)			98%
3	Average time to complete routine repairs (calendar days)	15 days	12 days	14 days	15 days			-
4	Appointments kept by contractor	95%	94.23% (6,987 of 7,415)	95.47% (27,579 of 28,889)	97.71% (6,574 of 6,728)			99%
5	Tenant satisfaction with repairs (respondents during the quarter who were very satisfied or fairly satisfied)	96%	99.03% (1,735 of 1,752)	99.09% (5,525 of 5,576)	92.89% (1,737 of 1,870)			95%
6	Responsive repairs passing post-inspection	95%	94.95% (715 of 753)	94.08% (4,023 of 4,276)	99.06% (736 of 743)			-
7	Repairs completed at first visit	85%	-	-	93.62% (7,797 of 8,328)			95%
8	Cancelled repair jobs	Under 5%	4.03% (410 of 10,174)	3.26% (1,362 of 44,598)	4.83% (472 of 9,782)			-
9	Dwellings meeting the Decent Homes Standard	100%	98.26% (11,688 of 11,895)	100% (11,827 of 11,827)	99.97% (11,693 of 11,696)			100%
10	Energy efficiency rating of homes (SAP 2009)	63.9	63.0	63.6	64.0			-
11	Planned works passing post-inspection	97%	99.70% (336 of 337)	99.15% (1,163 of 1,173)	100% (321 of 321)			-
12	Stock with a gas supply with up-to-date gas certificates	100%	99.99% (10,374 of 10,375)	99.91% (10,284 of 10,293)	99.75% (10,245 of 10,271)			100%
13	Empty properties passing post-inspection	98%	100% (159 of 159)	99.54% (655 of 658)	100% (187 of 187)			-

Performance Indicator		Target 2014/15	Q2 2013/14	Year end 2013/14	Q2 2014/15	Status against target	Trend since last quarter	Bench mark
14	Lifts – average time taken (hours) to respond	2h 30m	4h 09m	2h 59m	1h 49m			-
15	Lifts restored to service within 24 hours	95%	94% (201 of 214)	96% (664 of 692)	96% (152 of 158)			-
16	Lifts – average time to restore service when not within 24 hours	7 days	-	9 days	4 days			-
17	Repairs Helpdesk - calls answered	90%	-	-	94% (18,372 of 19,443)			-
18	Repairs Helpdesk - calls answered within 20 seconds	75%	-	-	70% (12,901 of 18,372)			-
19	Repairs Helpdesk - longest wait time	5 mins	-	-	12 mins			-

N.B. The target for 'repairs completed at first visit' was set at 85% when it was introduced for 2014/15, based on guidance from Housemark. However, as performance for the second quarter (94%) is well above this a higher target will be set for 2015/16.

4.2.1 As of quarter two, 14 indicators are on target, three are near target, and two are below target. The indicators below target are:

- **Tenant satisfaction with repairs**

The percentage of tenants satisfied with repairs has improved slightly to 93% from 92% last quarter. Also, the number of satisfaction surveys carried out has increased from 477 to 1,870 since the last quarter. Furthermore, the way surveys are carried out has been changed to make greater use of telephone calls and online surveys. This is combined with a change to collect information from each resident around what they thought could have been done better. This valuable feedback has indicated a need to focus on communication and some cases of technical quality and finishing which will be addressed directly with operatives and sub-contractors at review meetings.















- **Repairs Helpdesk - longest wait time**

The longest waiting time during quarter two was 12 minutes and occurred on Monday 28th July. The joint second longest waiting time was 8 minutes and occurred on 3 separate days. The 5 minute target was met on 34 of 65 working days during the quarter. The need to reduce waiting times is being addressed through recruiting additional staff to increase availability during busy times. From October the number of full-time call-handling posts has increased from five to eight.

The indicators near target are:

- **Dwellings meeting the Decent Homes standard**
As of 30th September, three properties out of 11,696 were found to be non-decent, and works are underway to bring these properties to the Brighton & Hove Decent Homes Standard.
- **Stock with a gas supply with up-to-date gas certificates**
As of 30th September, 26 properties did not have safety certificates, and all tenants were referred to Housing Customer Services, who deal with non-access cases. The council and both gas contractors are working together to reduce the time taken to gain access to properties.
- **Repairs Helpdesk - calls answered within 20 seconds**
Although the target was missed by 5% during the quarter, this is being addressed through recruiting additional staff as per the commentary for the 'longest wait time' indicator on the previous page.

4.3 Estates Service

Performance Indicator		Target 2014/15	Q2 2013/14	Year end 2013/14	Q2 2014/15	Status against target	Trend since last quarter
1	Cleaning quality inspection pass rate	98%	99% (200 of 202)	99% (723 of 729)	99% (180 of 181)		
2	Neighbourhood Response Team (minor repairs) quality inspection pass rate	99%	100% (206 of 206)	100% (821 of 823)	100% (152 of 152)		
3	Cleaning tasks completed	98%	99% (14,500 of 14,646)	98% (54,602 of 55,766)	99% (13,282 of 13,422)		
4	Bulk waste removed within 7 working days	98%	94% (667 of 707)	96% (2,786 of 2,889)	99% (727 of 733)		
5	Light replacements/repairs completed within 3 working days	99%	98% (413 of 423)	98% (2,180 of 2,216)	99% (424 of 429)		
6	Neighbourhood Response Team jobs completed within 3 working days	96%	95% (1,437 of 1,513)	96% (5,936 of 6,182)	98% (1,658 of 1,692)		
7	Graffiti removals completed within 3 working days	80%	100% (11 of 11)	86% (31 of 36)	100% (9 of 9)		

N.B. There are no comparable benchmark figures for the above indicators on Housemark.

4.4 Anti-social behaviour (ASB)

Performance Indicator		Q2 2013/14	Year end 2013/14	Q2 2014/15	Bench mark*
1	Cases closed without need for legal action	95% (109 of 115)	96% (477 of 495)	97% (90 of 93)	98%
2	Cases closed resulting in legal action	5% (6 of 115)	4% (18 of 495)	3% (3 of 93)	2%
3	Cases closed without eviction	96% (110 of 115)	98% (486 of 495)	100% (93 of 93)	99%
4	Cases closed resulting in eviction**	4% (5 of 115)	2% (9 of 495)	0% (0 of 93)	1%
5	Customer satisfaction with high profile cases (victims of cases closed during the quarter who were very satisfied or fairly satisfied)	83% (5 of 6)	96% (26 of 27)	73% (8 of 11)	80%

*The benchmarking figures presented in this table cover 2013/14 but do not use our peer group. The data is sourced from 43 Housemark members who provided this data as part of a specialist ASB benchmarking exercise.

**One ASB eviction took place near the end of the quarter, although the case had not yet been closed.

4.4.1 Reports of ASB incidents by type

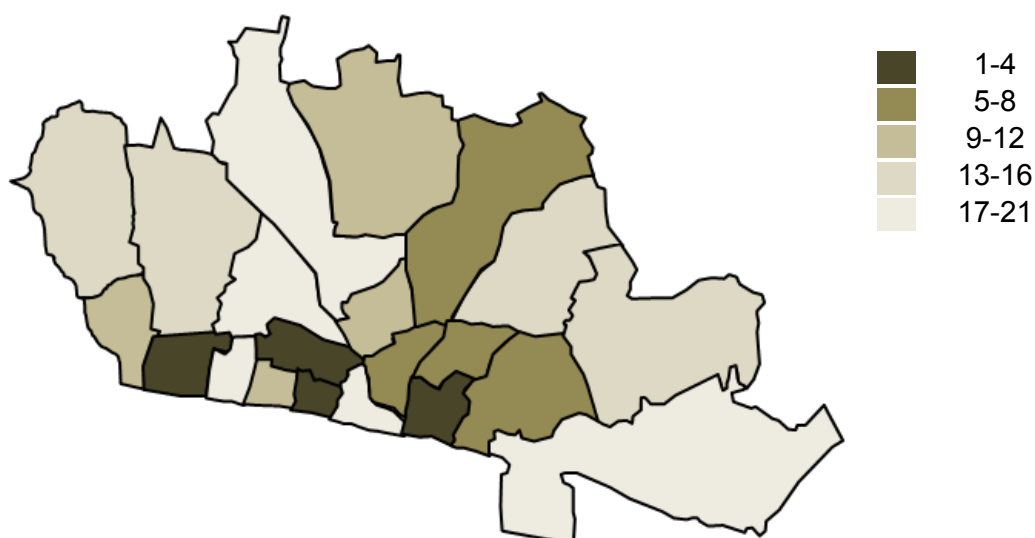
Category	Q2 2013/14	Year end 2013/14	Q2 2014/15
Personal (eg verbal abuse, harassment, intimidation)	12% (131)	9% (354)	20% (221)
Nuisance (eg noise, pets and animal nuisance)	22% (228)	18% (698)	19% (211)
... of which drugs/substance misuse	94	242	98
Environmental (eg bulk waste and graffiti)	66% (696)	73% (2,878)	61% (675)
Total	100% (1,055)	100% (3,930)	100% (1,107)

4.4.2 Reports of ASB incidents by ward during the quarter

Ward	Personal incidents*	Nuisance incidents*	Environmental incidents*	Total incidents	Trend since last quarter	Total per 1,000 tenancies
Brunswick & Adelaide	0	0	1	1	+1	250
Central Hove	1	3	0	4	+4	70
East Brighton	33	31	181	245	-30	110
Goldsmid	4	7	32	43	+6	130
Hangleton & Knoll	28	18	27	73	+17	61
Hanover & Elm Grove	18	7	29	54	+14	109
Hollingdean & Stanmer	32	26	60	118	+20	93
Hove Park	0	0	0	0	0	0
Moulsecoomb & Bevendean	24	15	30	69	+31	44
North Portslade	5	1	22	28	-11	69
Patcham	9	3	37	49	+25	91
Preston Park	0	2	3	5	0	79
Queen's Park	42	82	149	273	+77	160
Regency	0	0	0	0	-1	0
Rottingdean Coastal	0	0	0	0	0	0
South Portslade	6	0	26	32	+12	86
St. Peter's & North Laine	14	7	28	49	+1	130
Westbourne	1	0	1	2	-9	17
Wish	4	5	39	48	+19	139
Withdean	0	0	1	1	0	23
Woodingdean	0	4	9	13	+3	28
Total	221	211	675	1,107	179	95

*ASB categories are included following a request at Housing Committee in November 2014.

4.4.3 Map of reports of ASB incidents per 1,000 tenancies by ward (rank)



4.4.4 The following background information is provided as a result of a query at Housing Committee in November 2014:

The proportion of vulnerable people living in council housing in Brighton and Hove is high. For example, the proportion of tenants who have disclosed that they have a long term health issue or disability has increased from 37% in 2012 to 41% currently, which contrasts with 16% of the total population of the city according to the 2011 Census. Also, 28% of council tenants in the city are aged 65 years or over compared to 13% for the population of the whole city. Furthermore, we have an increasing number of residents living in council housing who we have identified as having complex needs, which applies to 17% of tenants. We define complex needs as residents who have multiple needs and where there are potentially serious risks to their or others health, safety and wellbeing without intervention.

This leads to complex social problems where there are high levels of anti-social behaviour (ASB), and often vulnerable victims living alongside vulnerable perpetrators. It should however be noted that many vulnerable residents do not cause ASB. To put this in context we manage around 14,000 dwellings (11,700 council and 2,300 leasehold) and are dealing with 190 cases of ASB as of quarter two 2014/15. However when we do have ASB it is often high profile, often affects mixed tenure communities, and public perception can be that it takes an unacceptably long time to resolve.

We attempt to address this through investing in services to support our most vulnerable residents such as the Tenancy Sustainment Team and the Inclusion Team.

4.5 Tenancy Fraud

Two tenancy fraud cases were closed in quarter two, of which one resulted in an abandoned property in Hollingdean being taken back and another where no evidence of fraud was found.

Following a query at Housing Committee in November regarding the outcomes of closed tenancy fraud cases in quarter one, the number of closed cases from this period now stands at 8, of which:

- 2 properties taken back through eviction (1 in Whitehawk, 1 in Kemp Town)
- 1 property in the Preston Park area surrendered
- 5 cases where no evidence of fraud was found.

4.6 Sheltered Housing

We have worked with residents of sheltered housing to develop a new service offer, and are developing a new performance compact which focuses on improving health and well-being outcomes for residents. We will use both quantitative and qualitative data to demonstrate the impact of the sheltered service.

- 4.6.1 We have trialled a nationally developed 'outcome star' for measuring an individual's wellbeing. This exercise was carried out in a scheme in Whitehawk and all 23 residents took part. The scores range from 1 (low/negative) to 5 (high/positive) and enables the service to quantify impact and change. We will introduce the outcome star across all of our schemes by end of this financial year.

Outcome	Average score at assessment	Average score after 3 months	Average change outcome
Staying as well as you can	4.1	4.1	No change
Keeping in touch	4.5	4.5	No change
Feeling Positive	4.4	4.3	-0.1
Being treated with dignity	4.8	4.8	No change
Are you able to look after yourself	4.6	4.6	No change
Do you feel safe	4.9	4.9	No change
How are you managing your money	4.6	4.7	+0.1

5. COMMUNITY ENGAGEMENT AND CONSULTATION:

5.1 The performance measures in this report demonstrate whether we are delivering quality service and are for scrutiny by members, residents and the general public. This report was taken to the four Area Panels on 1, 3, 4 & 8 December 2014 and the following comments were made:

- That the benchmarking peer group includes landlords covering places that are very different to Brighton and Hove in terms of demographics, such as Derby. Therefore, paragraph 3.3 of the report has been amended to clarify the similarities are only in terms of the housing stock rather than for the areas as a whole.
- That the inclusion of a column for Q2 2013/14, together with the absence of one for Q1 2014/15, was confusing. However, no request was made to change this format so whether or not any change is needed is at the discretion of the Housing Committee.
- That the overall number of tenants has decreased compared to a year ago due to properties being sold or leased to Seaside Homes.
- Whether the almost £1m rent arrears would continue in view of continuing welfare reforms.
- That the report includes a detailed breakdown of tenants in arrears by the amount they owe, in order to identify the extent to which the indicator 'tenants in arrears' is affected by tenants owing small amounts.
- General comments about the under occupancy charge including how it was unfair that it only applied to those of working age.
- The circumstances in which rent arrears would be written off, in particular at what point they become too costly to pursue.
- That 'Senior Housing' should be used instead of 'Sheltered Housing' once the change in name was ratified at Housing Committee in March 2015.

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

6.1 Changes in most performance areas will have a financial implication. The area with the most significant financial impact is the ability to collect rents from tenants. The current quarterly trend is showing a reduction in rent collection performance. This is being closely monitored and analysed so that appropriate action can be taken to minimise arrears. However, this is of growing concern as rents are the main source of income for the HRA and further welfare reform changes are still to follow. The 2014/15 budget for the contribution to bad debt provision is currently just sufficient to meet this level of increased debt. However, the HRA Revenue Budget for 2015/16 (elsewhere on this agenda) proposes an increase of £30,000 to this budget, given the on-going welfare reform changes. Any reduction in rent collected has a direct impact on the resources available to spend on the management and maintenance of tenants' properties.

Finance Officer Consulted: Monica Brooks

Date: 11/12/14

Legal Implications:

- 6.2 There are no significant legal implications arising from this regular performance report.

Lawyer Consulted: Liz Woodley

Date: 10/12/14

Equalities Implications:

- 6.3 There are no equalities implications arising from this report.

Sustainability Implications:

- 6.4 The increase in the energy efficiency rating of homes reflects an improvement towards the council's sustainability commitments, among other objectives such as financial inclusion and reducing fuel poverty.

Crime & Disorder Implications:

- 6.5 There are no direct crime and disorder implications arising from this report. Cases of anti-social behaviour involving criminal activity are worked on in partnership with the Police and other appropriate agencies.

Risk and Opportunity Management Implications:

- 6.6 There are no direct risk and opportunity implications arising from this report.

Public Health Implications:

- 6.7 There are no direct public health implications arising from this report.

Corporate or Citywide Implications:

- 6.8 There are no direct corporate or city wide implications arising from this report. However, two performance indicators featuring in this report (the percentage of homes that are decent and the energy efficiency rating of homes) are among those used to measure success against the Corporate Plan Priority of Tackling Inequality.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix 1. Outline of under occupation arrears and related information
2. Appendix 2. Long term empty properties

Background Documents:

1. None

Appendix 1. Outline of council under occupation arrears and related information

Item	Indicator	Baseline March 2013*	End Sep 14	End Oct 14	End Nov 14
1	Number of under occupying households affected by the charge	949	734	732	728
2	Percentage of under occupying households in arrears (numbers)	29% (277)	54% (396)	56% (412)	55% (400)
3	Average arrears per under occupying household	£122	£161	£163	£165
4	Total arrears of under occupying households	£84k	£118k	£119k	£120k
5	Percentage increase in arrears of under occupying households since 1 April 2013 (amount of arrears)	0% (£84k)	41% (£118k)	42% (£119k)	43% (£120k)
6	Percentage increase in arrears of all current tenant arrears since 1 April 2013 (amount of arrears)	0% (£639k)	49% (£949k)	58% (£1.01m)	55% (£988k)
7	Under occupier arrears as a percentage of all arrears	13%	12%	12%	12%
8	Cumulative number of under occupying households moved via mutual exchange since baseline	0	51	51	51
9	Cumulative number of under occupying households moved via a transfer since baseline	0	90	94	95

*Baseline = before the under occupation charge was introduced in April 2013.

N.B. The arrears figures include both rents and service charges.

Appendix 2. Long term empty properties

Of the 47 general needs and sheltered properties that have, as of 1 December 2014, been empty for 6 weeks or more:

- 22 are ready to let (12 of which are sheltered dwellings)
- 9 are undergoing major repairs/refurbishment
- 8 to be leased to Seaside Homes
- 7 small sheltered flats being converted into larger dwellings
- 1 exploring option to convert property into flats.

General needs and sheltered long term empty properties (6 weeks or more)		
Calendar days empty as at 01/12/14	Ward	Status
43	East Brighton	Ready to let
50	East Brighton	Ready to let
57	East Brighton	Ready to let
85	East Brighton	To be leased to Seaside Homes - batch TBC
113	East Brighton	To be leased to Seaside Homes - batch TBC
120	East Brighton	To be leased to Seaside Homes - batch TBC
155	East Brighton	To be leased to Seaside Homes - batch TBC
190	East Brighton	To be leased to Seaside Homes - batch TBC
679	East Brighton	Undergoing extensive major works, along with adjoining property, prior to letting
120	Goldsmid	Ready to let following major repairs
1,208	Goldsmid	Ready to let following major refurbishment to merge two small studio dwellings into one flat.
78	Hangleton and Knoll	Ready to let
288	Hangleton and Knoll	With BHCC for refurbishment
295	Hangleton and Knoll	With BHCC for refurbishment
337	Hangleton and Knoll	With BHCC for extension and refurbishment
64	Hanover and Elm Grove	Ready to let - sheltered studio flat
78	Hanover and Elm Grove	Ready to let - sheltered studio flat
176	Hanover and Elm Grove	Ready to let - sheltered studio flat

General needs and sheltered long term empty properties (6 weeks or more)		
Calendar days empty as at 01/12/14	Ward	Status
190	Hanover and Elm Grove	With Mears for major repairs
50	Hollingdean and Stanmer	Ready to let - sheltered studio flat
57	Hollingdean and Stanmer	Ready to let
92	Hollingdean and Stanmer	To be leased to Seaside Homes - batch TBC
554	Hollingdean and Stanmer	Ready to let - sheltered studio flat
57	Moulsecoomb and Bevendean	Ready to let
232	Moulsecoomb and Bevendean	Ready to let - sheltered studio flat
421	Moulsecoomb and Bevendean	Ready to let - sheltered studio flat
470	Moulsecoomb and Bevendean	With BHCC for extension and refurbishment
71	North Portslade	Ready to let - sheltered studio flat
309	North Portslade	With BHCC for refurbishment
57	Patcham	Ready to let
78	Patcham	Ready to let - sheltered studio flat
183	Patcham	Ready to let - sheltered one bed flat
50	Queen's Park	Ready to let
92	Queen's Park	To be leased to Seaside Homes - batch TBC
169	Queen's Park	To be leased to Seaside Homes - batch TBC
288	Queen's Park	With BHCC for refurbishment
211	South Portslade	Ready to let - sheltered studio flat
323	South Portslade	With BHCC exploring option to convert property into flats
78	Westbourne	Ready to let - sheltered studio flat
43	Wish	Part of a sheltered block where studio flats with shared facilities are being converted into self-contained one bedroom flats
113	Wish	As above

General needs and sheltered long term empty properties (6 weeks or more)		
Calendar days empty as at 01/12/14	Ward	Status
169	Wish	As above
176	Wish	As above
239	Wish	As above
288	Wish	As above
309	Wish	As above
365	Woodingdean	With Mears for major repairs
Total of 47 dwellings		

