

Subject:	Housing Management Performance Report Quarter 3 2014/15		
Date of Meeting:	4 March 2015		
Report of:	Executive Director for Environment, Development & Housing		
Contact Officer:	Name:	Ododo Dafé	Tel: (01273) 293201
	Email:	ododo.dafe@brighton-hove.gov.uk	
Ward(s) affected:	All		

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

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







2. RECOMMENDATIONS:

- 2.1 That the Housing Committee notes and comments on the report, a summary of which went to Area Panels in January and February 2015.

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.

Performance Indicator		Target 2014/15	Q3 2013/14	Year end 2013/14	Q3 2014/15	Bench mark
1	Rent collected as proportion of rent due (end-year projected rate)*	98.66%	98.13% (£49.8m of £50.7m)	98.31% (£49.8m of £50.7m)	98.13% (£51.2m of £52.1m)	-
2	Tenants with more than seven weeks rent arrears	2.85%	3.4% (393 of 11,666)	3.6% (415 of 11,619)	4.1% (470 of 11,559)	-
3	Tenants in arrears	N/A	25.9% (3,023 of 11,666)	25.9% (3,008 of 11,619)	25.9% (2,995 of 11,559)	-
4	Tenants in arrears served a Notice of Seeking Possession	27.02%	19.4% (586 of 3,023)	26.8% (806 of 3,008)	16.5% (494 of 2,995)	-
5	Tenants evicted because of rent arrears*	Less than 0.29%	0.02% (2 of 11,666)	0.04% (5 of 11,619)	0.09% (11 of 11,599)	0.2%
6	Rent loss due to empty dwellings**	1.6%	0.95% (£472k of £49.7m)	1% (£495k of £49.7m)	0.88% (£450k of £50.9m)	1.0%
7	Former tenant arrears collected	18%	22.4% (£117k of £524k)	34.7% (£166k of £478k)	24.2% (£144k of £597k)	-
8	Rechargeable debt collected	11%	9.6% (£24k of £249k)	12.1% (£31k of £255k)	17.3% (£42k of £242k)	-

*The eleven rent arrears 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 £3,000 on average).

**This indicator is just for dwellings, whereas the rent collection indicator (row 1) includes rent due for car parks and garages.

4.0.1 Rent collected as proportion of rent due (end-year projected rate) by area

Area		Q3 2014/15	% full Housing Benefit	% partial Housing Benefit	% no Housing Benefit
1	North (includes Sheltered housing)	98.68% (£14.6m of £14.8m)	49% (1,672 of 3,439)	22% (759 of 3,439)	29% (1,007 of 3,439)
2	West	98.70% (£10.4m of £10.5m)	42% (949 of 2,269)	24% (537 of 2,269)	34% (782 of 2,269)
3	Central	98.29% (£9.5m of £9.7m)	52% (1,135 of 2,178)	20% (425 of 2,178)	28% (617 of 2,178)
4	East	97.21% (£16.6m of £17.1m)	39% (1,416 of 3,674)	26% (954 of 3,674)	35% (1,303 of 3,674)
5	All areas	98.13% (£51.2m of £52.1m)	45% (5,173 of 11,559)	23% (2,676 of 11,559)	32% (3,710 of 11,559)




N.B. Data relating to the proportions of tenants claiming Housing Benefit has been included to help provide context to the variations in the rate of rent collection between areas.

4.0.2 Tenants in arrears by amount

Amount of arrears	No. tenants (Q3 2014/15)	... as % of tenants in arrears (Q3 2014/15)
Under £5	95	3%
£5 to £49.99	562	19%
£50 to £99.99	498	17%
£100 to £199.99	550	18%
£200 to £299.99	327	11%
£300 to £399.99	232	8%
£400 to £499.99	171	6%
£500 to £999.99	372	12%
£1000 or more	187	6%
Total tenants in arrears	2,995	100%

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	Q3 2013/14	Year end 2013/14	Q3 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	18	19	22			23
1a	... as above for general needs properties	-	16	16	18	-	-	-
1b	... as above for sheltered properties	-	26	34	39	-	-	-
2	Average re-let time in calendar days (including time spent in major works)	45	39	51	64			37
2a	... as above for general needs properties	-	40	54	61	-	-	-
2b	... as above for sheltered properties	-	34	38	73	-	-	-
3	Decisions on mutual exchange applications made within statutory timescale of 42 calendar days	90%	-	-	90% (38 of 42)			-







4.1.1 As of quarter three, one indicator is on target (green) and two are below (red):

- Average re-let time excluding time spent in major works:**
Although the average re-let time for general needs properties remains on target at 18 days, the re-let time for sheltered properties has increased (from 36 to 39 days), which has brought overall performance to 22 days. Of the 35 sheltered lets, 27 were difficult-to-let properties. Our performance is good considering there was a greater workload for our staff and partners during quarter three, as the number of re-lets was high (191) compared to the previous quarter (160).
- Average re-let time including time spent in major works:**
The re-let time is skewed by two properties which had been empty for more than three years. They were formerly studio flats with shared facilities which underwent major refurbishment to merge them into two new self-contained flats. Both were listed in the empty properties appendices accompanying past versions of this report – one in Goldsmid and one in Central Hove.

4.1.2 A table presenting a summary of 62 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	Q3 2013/14	Year end 2013/14	Q3 2014/15	Status against target	Trend since last quarter	Bench mark
1	Emergency repairs completed in time	99%	99.7% (2,996 of 3,004)	99.8% (11,261 of 11,287)	99.95% (2,145 of 2,146)		æ	99%
2	Routine repairs completed in time	98.5%	99.9% (6,723 of 6,732)	99.8% (28,276 of 28,332)	99.7% (5,354 of 5,369)			98%
3	Average time to complete routine repairs (calendar days)	15 days	12 days	14 days	13 days		æ	-
4	Appointments kept by contractor	95%	97.2% (6,535 of 6,725)	95.5% (27,579 of 28,889)	97.4% (6,481 of 6,652)			99%
5	Tenant satisfaction with repairs (respondents during the quarter who were very satisfied or fairly satisfied)	96%	99.3% (1,766 of 1,778)	99.1% (5,525 of 5,576)	96.5% (1,667 of 1,727)		æ	95%
6	Responsive repairs passing post-inspection	95%	67.2% (1,195 of 1,778)	94.1% (4,023 of 4,276)	98.5% (844 of 857)			-
7	Repairs completed at first visit	85%	-	-	93.8% (7,050 of 7,516)		æ	95%
8	Cancelled repair jobs	Under 5%	3.6% (396 of 11,154)	3.3% (1,362 of 44,598)	5.3% (521 of 9,895)			-
9	Dwellings meeting Decent Homes Standard	100%	100% (11,798 of 11,798)	100% (11,733 of 11,733)	99.97% (11,677 of 11,680)			100%
10	Energy efficiency rating of homes (SAP 2009)	64.05	63.31	63.61	64.24		æ	-
11	Planned works passing post-inspection	97%	100% (345 of 345)	99.15% (1,163 of 1,173)	100% (222 of 222)			-
12	Stock with a gas supply with up-to-date gas certificates	100%	99.99% (10,362 of 10,363)	99.91% (10,284 of 10,293)	100% (10,260 of 10,260)		æ	100%
13	Empty properties passing post-inspection	98%	100% (151 of 151)	99.5% (655 of 658)	100% (195 of 195)			-

Performance Indicator		Target 2014/15	Q3 2013/14	Year end 2013/14	Q3 2014/15	Status against target	Trend since last quarter	Bench mark
14	Lifts – average time taken (hours) to respond	2h 30m	2h 12m	2h 59m	1h 14m		æ	-
15	Lifts restored to service within 24 hours	95%	96% (161 of 168)	97% (664 of 687)	98% (145 of 148)		æ	-
16	Lifts – average time to restore service when not within 24 hours	7 days	14 days	9 days	8 days			-
17	Repairs Helpdesk - calls answered	90%	-	-	94% (21,214 of 22,463)			-
18	Repairs Helpdesk - calls answered within 20 seconds	75%	-	-	77% (16,298 of 21,214)		æ	-
19	Repairs Helpdesk - longest wait time	5 mins	-	-	9 mins		æ	-

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 third quarter (94%) is well above this a higher target will be set for 2015/16.








4.2.1 A key achievement in quarter three was that all properties supplied with gas by the council had an up-to-date gas safety certificate as of 31st December 2014. As of quarter three, 15 indicators are on target (green), four are near target (amber) and none are below target (red).

The indicators near target are:

- Cancelled repair jobs**
 Of the 521 cancelled jobs, 235 (45%) of these were cancelled by the repairs team, due to duplicate orders being raised or orders with incorrect details; 157 (30%) were because access could not be gained to the property; 115 (22%) were due to no work required or were cancelled by tenants; and 14 (3%) were for other reasons. The cancellations made by the repairs team are continually monitored as part of monthly reviews carried out by Mears.
- Dwellings meeting Decent Homes standard**
 As of 31st December, three properties out of 11,680 were non-decent. All properties require new external doors to bring them up to the Decent Homes Standard.

- **Lifts – average time to restore service when not within 24 hours**
Only three lift repairs took longer than 24 hours, all of which required replacement parts to be ordered. As of end December, our year-to-date performance is less than five days, which is well within the seven day target.
- **Repairs Helpdesk – longest wait time**
On 45 out of 64 working days (70%) in quarter three, the longest wait time was within the target of 5 minutes. A wait of 8 minutes 54 seconds occurred on Monday 29th December, which was the first working day following Christmas, Boxing Day and the adjoining weekend.

4.3 Estates Service

Performance Indicator		Target 2014/15	Q3 2013/14	Year end 2013/14	Q3 2014/15	Status against target	Trend since last quarter
1	Cleaning quality inspection pass rate	98%	99% (150 of 152)	99% (723 of 729)	100% (127 of 127)		æ
2	Neighbourhood Response Team (minor repairs) quality inspection pass rate	99%	100% (190 of 190)	100% (821 of 823)	100% (144 of 144)		
3	Cleaning tasks completed	98%	97% (13,287 of 13,698)	98% (54,602 of 55,766)	97% (13,196 of 13,543)		
4	Bulk waste removed within 7 working days	98%	94% (744 of 792)	96% (2,786 of 2,889)	97% (667 of 689)		
5	Light replacements/repairs completed within 3 working days	99%	98% (686 of 698)	98% (2,180 of 2,216)	99% (642 of 649)		
6	Neighbourhood Response Team jobs completed within 3 working days	96%	97% (1,603 of 1,653)	96% (5,936 of 6,182)	97% (1,458 of 1,501)		
7	Graffiti removals completed within 3 working days	80%	89% (8 of 9)	86% (31 of 36)	88% (14 of 16)		

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

4.3.1 As of quarter three, five indicators are on target and two are near target. The indicators near target are:

- Cleaning tasks completed**
 The slight (1%) decline in performance compared to the previous quarter was due to the service running on low staff for two weeks during the Christmas period. Although the target was missed in December (95%), it was met in October (98%) and November (100%).
- Bulk waste removed within 7 working days**
 Of 689 jobs to remove bulk waste, 22 missed the target. In most cases the bulk was in an enclosed area (13) or outdoors (3) rather than in common ways (6). Performance gradually improved during the quarter and was back on target by December.

4.4 Anti-social behaviour (ASB)

Performance Indicator		Target 2014/15	Q3 2013/14	Year end 2013/14	Q3 2014/15	Bench mark*
1	Cases closed without need for legal action	N/A	95% (83 of 87)	96% (476 of 495)	98% (104 of 106)	98%
2	Cases closed resulting in legal action	N/A	5% (4 of 87)	4% (19 of 495)	2% (2 of 106)	2%
3	Cases closed without eviction	N/A	98% (85 of 87)	98% (485 of 495)	98% (104 of 106)	99%
4	Cases closed resulting in eviction	N/A	2% (2 of 87)	2% (10 of 495)	2% (2 of 106)	1%
5	Customer satisfaction with high profile cases (victims of cases closed during the quarter who were very satisfied or fairly satisfied)	N/A	100% (9 of 9)	96% (26 of 27)	65% (11 of 17)	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.

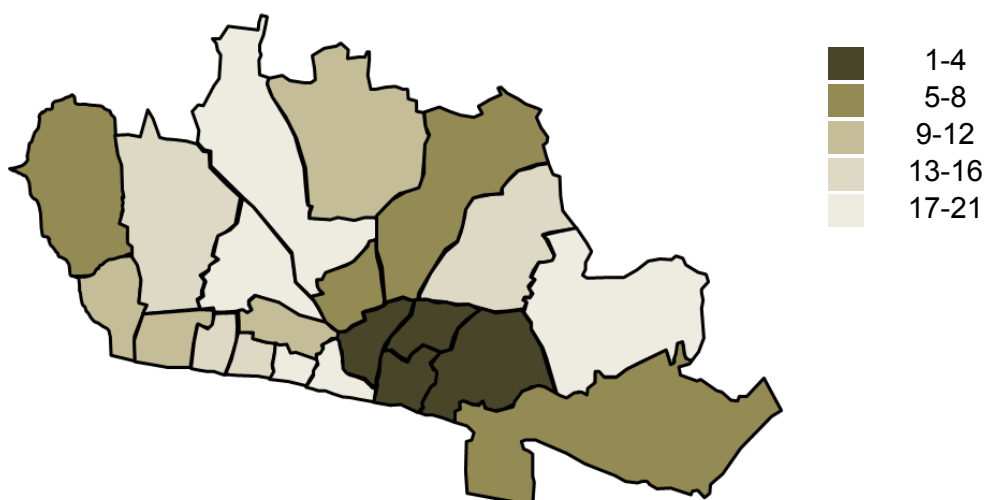
4.4.1 Reports of ASB incidents by type

Category	Target 2014/15	Q3 2013/14	Year end 2013/14	Q3 2014/15
Personal (eg verbal abuse, harassment, intimidation)	N/A	8% (83)	9% (354)	10% (88)
Nuisance (eg noise, drugs/substance misuse, pets and animal nuisance)	N/A	16% (166)	18% (698)	12% (99)
Environmental (eg bulk waste and graffiti)	N/A	77% (819)	73% (2,878)	78% (653)
Total	N/A	100% (1,068)	100% (3,930)	100% (840)

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 properties
Brunswick & Adelaide	0	0	0	0	-1	0
Central Hove	0	1	1	2	-2	22
East Brighton	14	5	171	190	-55	76
Goldsmid	3	0	19	22	-21	47
Hangleton & Knoll	7	5	27	39	-34	23
Hanover & Elm Grove	5	15	22	42	-12	77
Hollingdean & Stanmer	17	9	78	104	-14	67
Hove Park	0	0	0	0	0	0
Moulsecoomb & Bevendean	13	2	23	38	-31	23
North Portslade	3	1	33	37	9	74
Patcham	1	3	21	25	-24	43
Preston Park	2	0	6	8	3	63
Queen's Park	11	45	167	223	-50	106
Regency	0	0	0	0	0	0
Rottingdean Coastal	0	0	2	2	2	69
South Portslade	2	0	20	22	-10	51
St Peter's & North Laine	7	12	29	48	-1	92
Westbourne	0	0	6	6	4	41
Wish	1	0	22	23	-25	45
Withdean	0	0	0	0	-1	0
Woodingdean	2	1	6	9	-4	18
Total	88	99	653	840	-267	60

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



4.4.4 Customer satisfaction with high profile ASB cases

Of those six who were not satisfied, their feedback included a lack of agreement with the procedures, limited communication or officer difficult to contact, no real change in the situation, and that the positive outcome that was achieved was as a result of the work of the police. From this, we are doing more to make sure we proactively keep in touch with tenants on their cases, and that we provide more information about our procedures and respective roles so that we are not inadvertently creating raised expectations.

The feedback from the 11 tenants who expressed satisfaction with the service included several comments of praise for the officer dealing with their case, and one respondent who felt it was good to know he wasn't on his own and great that we were able to stop the behaviour of the perpetrator before it escalated.

In addition we anticipate that the changes brought in by the Anti-social Behaviour, Crime and Policing Act 2014 help us further improve our responses to anti-social behaviour.

4.5 Tenancy Fraud

As of the end of December 2014 there were 44 open tenancy fraud cases being investigated by the Corporate Fraud Team. The Tenancy Enforcement Team took back five properties due to Tenancy Fraud during quarter three.

4.6 Sheltered Housing

Performance Indicator		Target 2014/15	Q3 2013/14	Year end 2013/14	Q3 2014/15
1	Individual wellbeing calls made to residents	N/A	-	-	29,729
2	Residents living in schemes offering regular social activities	N/A	-	-	95% (827 of 872)
3	Residents living in schemes offering regular exercise classes	N/A	-	-	60% (524 of 872)
4	Schemes hosting events in collaboration with external organisations	N/A	-	-	83% (19 of 23)

N.B. includes two sheltered schemes which do not have communal rooms.

- 4.6.1 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. In addition to the indicators above, we have trialled a nationally developed 'outcome star', in order to measure an individual's wellbeing, which will inform future performance monitoring across the service.

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. A summary version of this report was taken to the four Area Panels on 26, 27, 28 January and 2 February 2015. Due to the close timing of the end of the quarter to when papers were dispatched to Area Panel representatives, we were unable to bring the full performance report to Area Panels in January. All four panels gave their approval for the more detailed report to go ahead to the Housing Committee. Comments were made regarding rent arrears as an ongoing issue, the possible reasons behind the lower increase in arrears over the Christmas period (compared to previous years), and a congratulation of the efforts of the Corporate Fraud team.

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 compared to quarter 2, and in fact shows an identical collection rate to quarter 3 of 2013/14. This continues to be closely monitored and analysed so that appropriate action can be taken to minimise arrears. The 2014/15 budget for the contribution to bad debt provision is currently just sufficient to meet the level of increased debt in 2014/15. However, the HRA Revenue Budget for 2015/16 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: 06/02/2015

Legal Implications:

- 6.2 There are no significant legal or Human Rights Act implications arising from this report.

Lawyer Consulted: Date: 13/02/2015

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 Oct 14	End Nov 14	End Dec 14
1	Number of under occupying households affected by the charge	949	732	728	731
2	Percentage of under occupying households in arrears (numbers)	29% (277)	56% (412)	55% (400)	57% (418)
3	Percentage of all current tenants in arrears (numbers)	24% (2,791)	26% (2,978)	26% (2,973)	26% (2,995)
4	Average arrears per under occupying household in arrears	£303	£289	£299	£306
5	Total arrears of under occupying households	£84k	£119k	£120k	£128k
6	Percentage increase in arrears of under occupying households since 1 April 2013 (amount of arrears)	0% (£84k)	42% (£119k)	43% (£120k)	52% (£128k)
7	Percentage increase in arrears of all current tenants since 1 April 2013 (amount of arrears)	0% (£639k)	58% (£1.01m)	55% (£988k)	60% (£1.02m)
8	Under occupier arrears as a percentage of total arrears	13%	12%	12%	12%
9	Cumulative number of under occupying households moved via mutual exchange since baseline	0	51	51	56
10	Cumulative number of under occupying households moved via a transfer since baseline	0	91	91	92

*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 62 general needs and sheltered properties that have, as of 2 February 2015, been empty for 6 weeks or more:

- 4 have been let, with a new tenancy due to commence
- 29 are ready to let (10 of which are sheltered dwellings)
- 11 require or are undergoing major repairs/refurbishment
- 13 to be leased to Seaside Homes
- 5 studio sheltered flats being converted into larger dwellings

General needs and sheltered long term empty properties (6 weeks or more)		
Calendar days empty as at 02/02/14	Ward	Status
51	East Brighton	Ready to let - 1 bed flat
58	East Brighton	Ready to let - 2 bed house
58	East Brighton	Ready to let - 2 bed flat
58	East Brighton	To be leased to Seaside Homes - batch TBC
65	East Brighton	Ready to let - 3 bed house
72	East Brighton	To be leased to Seaside Homes - batch TBC
121	East Brighton	Ready to let - studio sheltered flat
149	East Brighton	To be leased to Seaside Homes - batch TBC
177	East Brighton	To be leased to Seaside Homes - batch TBC
184	East Brighton	To be leased to Seaside Homes - batch TBC
219	East Brighton	To be leased to Seaside Homes - batch TBC
254	East Brighton	To be leased to Seaside Homes - batch TBC
743	East Brighton	This 1 bed bungalow has been undergoing extensive major works, including to the adjoining property. Although the expected works were completed, unexpected works to the drainage need to be completed before letting.
44	Hangleton and Knoll	Ready to let - 2 bed flat
51	Hangleton and Knoll	Ready to let - 2 bed flat
65	Hangleton and Knoll	Ready to let - 3 bed house
79	Hangleton and Knoll	Let following major repairs - new tenancy commencing 09/02/15 - 2 bed house

General needs and sheltered long term empty properties (6 weeks or more)

Calendar days empty as at 02/02/14	Ward	Status
352	Hangleton and Knoll	With BHCC for extension and refurbishment (est. completion April 2015) - 3 bed house
359	Hangleton and Knoll	With BHCC for extension and refurbishment (est. completion date March 2015) - 3 bed house
44	Hanover and Elm Grove	Ready to let - 1 bed flat
128	Hanover and Elm Grove	Requires major works - studio sheltered flat
142	Hanover and Elm Grove	Requires major works - studio sheltered flat
240	Hanover and Elm Grove	Requires major works - studio sheltered flat
254	Hanover and Elm Grove	Requires major works - studio sheltered flat
44	Hollingdean and Stanmer	Ready to let - studio sheltered flat
44	Hollingdean and Stanmer	Ready to let - 2 bed flat
51	Hollingdean and Stanmer	Ready to let - 2 bed flat
156	Hollingdean and Stanmer	To be leased to Seaside Homes - batch TBC
618	Hollingdean and Stanmer	Ready to let - studio sheltered flat
44	Moulsecoomb and Bevendean	Ready to let - 4 bed house
121	Moulsecoomb and Bevendean	Ready to let - 3 bed house
296	Moulsecoomb and Bevendean	Ready to let - studio sheltered flat
485	Moulsecoomb and Bevendean	Ready to let - studio sheltered flat
534	Moulsecoomb and Bevendean	With BHCC for extension and refurbishment (est. completion date March 2015) - 3 bed house
79	North Portslade	Ready to let - 1 bed flat
86	North Portslade	Ready to let - studio sheltered flat
135	North Portslade	Ready to let - studio sheltered flat
373	North Portslade	Ready to let following major refurbishment by BHCC - 3 bed house
51	Patcham	Undergoing major works - 3 bed house
121	Patcham	Ready to let - 3 bed house
142	Patcham	Ready to let - studio sheltered flat

General needs and sheltered long term empty properties (6 weeks or more)		
Calendar days empty as at 02/02/14	Ward	Status
247	Patcham	Ready to let - 1 bed sheltered flat
44	Queen's Park	Ready to let - 1 bed flat
44	Queen's Park	Ready to let - 1 bed flat
51	Queen's Park	Ready to let - studio sheltered flat
65	Queen's Park	To be leased to Seaside Homes - batch TBC
79	Queen's Park	To be leased to Seaside Homes - batch TBC
93	Queen's Park	Ready to let - 2 bed flat
100	Queen's Park	To be leased to Seaside Homes - batch TBC
156	Queen's Park	To be leased to Seaside Homes - batch TBC
233	Queen's Park	To be leased to Seaside Homes - batch TBC
352	Queen's Park	Ready to let following major refurbishment - 3 bed house
44	South Portslade	Requires major works - studio sheltered flat
65	South Portslade	Undergoing major repairs - 3 bed bungalow
44	St. Peter's and North Laine	Let following major repairs - new tenancy commencing 09/02/15 - 2 bed flat
51	Westbourne	Let following major repairs - new tenancy commencing 09/02/15 - 1 bed flat
107	Wish	Part of a sheltered block where studio flats with shared facilities are being converted into self-contained one bedroom flats
107	Wish	As above
107	Wish	As above
114	Wish	As above
121	Wish	As above
44	Woodingdean	Let - new tenancy commencing 09/02/15 - 2 bed house
Total of 62 dwellings		