



## Brighton & Hove Seaside Community Homes

Latest Information – 6<sup>th</sup> January 2014

Since Seaside Homes went live in November 2011, we have leased a total of 351 properties and the partnership has now generated £16.7m for the HRA to continue the decent homes work.

The refurbishment programme continues well and as of the 6<sup>th</sup> January 2014 we have now completed 335 properties. The next batch of properties are due for transfer in May 2014 however this may take place earlier than planned at the beginning of March.

### Property Details

| Property Type           | Batch 1<br>1 <sup>st</sup> Nov<br>2011 | Batch 2<br>1 <sup>st</sup> Feb<br>2012 | Batch 3<br>30 <sup>th</sup> Mar<br>2012 | Batch 4<br>1 <sup>st</sup> June<br>2012 | Batch 5<br>1 <sup>st</sup> August<br>2012 | Batch 6<br>1 <sup>st</sup> Oct<br>2012 | Batch 7<br>March<br>2013 | Total |
|-------------------------|--|--|---|---|---|--|--------------------------|-------|
| Studio                  | 5                                      | 1                                      | 5                                       | 3                                       | 6   | 8                                      | 12                       | 40    |
| 1 Bedroom               | 19                                     | 21                                     | 20                                      | 12                                      | 27  | 23                                     | 32                       | 154   |
| 2 Bedroom               | 20                                     | 17                                     | 12                                      | 18                                      | 16  | 17                                     | 12                       | 112   |
| 3 Bedroom               | 14                                     | 9                                      | 3                                       | 2                                       | 6   | 4                                      | 2                        | 40    |
| 4 Bedroom               | 3                                      | 0                                      | 1                                       | 0                                       | 1   | 0                                      | 0                        | 5     |
| <b>Total Properties</b> | 61                                     | 48                                     | 41                                      | 35                                      | 56  | 52                                     | 58                       | 351   |

The following tables provide a breakdown of the number of refurbished and un-refurbished properties received in each batch and progress made on refurbishment works.

| <b>Table 1</b> | Refurbished Properties | Un-refurbished Properties |
|----------------|------------------------|---------------------------|
| Batch 1        | 44                     | 17                        |
| Batch 2        | 8                      | 40                        |
| Batch 3        | 0                      | 41                        |
| Batch 4        | 0                      | 35                        |
| Batch 5        | 3                      | 53                        |
| Batch 6        | 0                      | 52                        |

|                |           |            |
|----------------|-----------|------------|
| <b>Batch 7</b> | <b>2</b>  | <b>56</b>  |
| <b>Total</b>   | <b>57</b> | <b>294</b> |

*Table 1 - the breakdown of properties leased to date:*

At the time of handover Seaside Homes receives a mix of properties some of which have already undergone refurbishment and are ready to be tenanted and others for which refurbishment is about to commence.

### **Refurbishment – Progress to date:**

| <b>Table 2</b> | <b>Refurbishment Works COMPLETED</b> | <b>Refurbishment Works Incomplete</b> |
|----------------|--------------------------------------|---------------------------------------|
| <b>Batch 1</b> | <b>17</b>                            | <b>0</b>                              |
| <b>Batch 2</b> | <b>40</b>                            | <b>0</b>                              |
| <b>Batch 3</b> | <b>41</b>                            | <b>0</b>                              |
| <b>Batch 4</b> | <b>35</b>                            | <b>0</b>                              |
| <b>Batch 5</b> | <b>53</b>                            | <b>0</b>                              |
| <b>Batch 6</b> | <b>36</b>                            | <b>16</b>                             |
| <b>Batch 7</b> | <b>56</b>                            | <b>0</b>                              |
| <b>Total</b>   | <b>331</b>                           | <b>20</b>                             |

*Table 2 – the breakdown of refurbishment works completed and those still incomplete:*

Since the beginning of 2013, the refurbishment team have completed an average of 11 properties per month.

The only remaining properties to be handed back are 243-245 Preston Road. The main refurbishments work were completed in December but a delay with the mains water supply means the property will not be signed off for another couple of weeks.

[www.seaside-homes.org.uk](http://www.seaside-homes.org.uk)