

HOUSING COMMITTEE

Agenda Item 39

Brighton & Hove City Council

Subject:	Housing Management Performance Report Quarter 1 2014/15		
Date of Meeting:	12th November 2014		
Report of:	Executive Director – Environment, Development & Housing		
Contact Officer:	Name:	Ododo Dafé	Tel: (01273) 293201
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1. SUMMARY AND POLICY CONTEXT:

1.1 This Housing Management Performance Report covers the first quarter of the financial year 2014/15. The report includes the following new indicators:

- Tenants in arrears
- Decisions on mutual exchanges made within 42 calendar days
- Repairs completed at first visit

2. RECOMMENDATIONS:

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







2.2 That the Housing Committee agrees the following indicators should be deleted from future reports:

- Tenants in arrears served a Notice of Seeking Possession
- Repairs completed right first time

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 share similar characteristics including deprivation levels, stock size and proportion of flats compared to houses.

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	Q1 2013/14	Year end 2013/14	Q1 2014/15	Benchmark
1	Rent collected as proportion of rent due for the year (projected rate)	98.66%	98.49% (£49.9m of £50.7m)	98.31% (£49.8m of £50.7m)	98.30% (£51.3m of £52.2m)	-
2	Tenants with more than seven weeks rent arrears	2.85%	3.04% (356 of 11,719)	3.57% (415 of 11,619)	3.98% (461 of 11,595)	-
3	Tenants in arrears	N/A	26.64% (3,122 of 11,719)	25.89% (3,008 of 11,619)	25.72% (2,982 of 11,595)	-
4	Consider for deletion – Tenants in arrears served a Notice of Seeking Possession	27.02%	4.55% (142 of 3,122)	26.79% (806 of 3,008)	4.36% (130 of 2,982)	-
5	Households evicted because of rent arrears	Less than 0.29%	0.00% (0 of 11,719)	0.04% (5 of 11,619)	0.03% (3 of 11,595)	0.2%
6	Rent loss due to empty dwellings	1.6%	1% (£497k of £49.7m)	1% (£495k of £49.7m)	1% (£529k of £51.0m)	1%
7	Former tenant arrears collected	18%	5.98% (£32k of £530k)	34.66% (£166k of £478k)	11.97% (£62k of £520k)	-
8	Rechargeable debt collected	11%	4.76% (£10k of £219k)	12.08% (£31k of £255k)	2.41% (£6k of £267k)	-

4.0.1 Tenants in arrears served a Notice of Seeking Possession

This indicator is suggested for deletion because it is a former statutory indicator which is no longer provided. The indicator was originally reported to the Department for Communities and Local Government to monitor the extent to which NoSPs were being served by local authorities as part of arrears recovery action.

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

Area		No target	Q1 2013/14	Year end 2013/14	Q1 2014/15
1	North (includes Sheltered housing)	N/A	99.10% (£14.3m of £14.4m)	98.87% (£14.2m of £14.4m)	98.88% (£14.6m of £14.8m)
2	West	N/A	98.64% (£10.1m of £10.2m)	98.57% (£10.1m of £10.3m)	98.57% (£10.4m of £10.5m)
3	Central	N/A	98.75% (£9.4m of £9.5m)	98.53% (£9.3m of £9.4m)	98.43% (£9.6m of £9.7m)
4	East	N/A	97.72% (£16.2m of £16.6m)	97.54% (£16.2m of £16.6m)	97.55% (£16.7m of £17.1m)
5	All areas	N/A	98.49% (£49.9m of £50.7m)	98.31% (£49.8m of £50.7m)	98.30% (£51.3m of £52.2m)

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	Q1 2013/14	Year end 2013/14	Q1 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	19	19	20			23
1a	... as above for general needs properties	-	16	16	15	-	-	-
1b	... as above for sheltered properties	-	32	34	45	-	-	-
2	Average re-let time in calendar days (including time spent in major works)	45	70	51	37			37
2a	... as above for general needs properties	-	80	54	35	-	-	-
2b	... as above for sheltered properties	-	35	38	49	-	-	-
3	Decisions on mutual exchange applications made within government target of 42 calendar days	90%	-	-	92% (48 of 52)			-





























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


- Average re-let time excluding time spent in major works:**
 An ambitious target of 18 days has been set in order to reduce our re-let time compared to last year, when it was 19 days. Although the re-let time was 15 days for 135 general needs dwellings, performance missed the target due to 27 sheltered dwellings which took an average 45 days, many of which were difficult to let.

This section includes a new indicator for mutual exchanges, with the target set at 42 days to inform applicants of the decision of their application. This target time includes time taken to complete necessary checks such as a gas, electric and property inspection and whether the tenant has any rent arrears. Also, if the exchange partner is not an existing tenant of Brighton & Hove City Council we will request a reference from their landlord.

4.1.2 A table presenting a summary of 54 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	Q1 2013/14	Year end 2013/14	Q1 2014/15	Status against target	Trend since last quarter	Benchmark
1	Emergency repairs completed in time	99%	99.61% (2,535 of 2,545)	99.77% (1,261 of 11,287)	99.57% (2,329 of 2,339)			99%
2	Routine repairs completed in time	98.5%	99.67% (7,792 of 7,818)	99.80% (28,276 of 28,332)	99.69% (6,439 of 6,459)			98%
3	Average time to complete routine repairs (calendar days)	15 days	14 days	14 days	15 days			-
4	Appointments kept by contractor	95%	92.89% (6,939 of 7,470)	95.47% (27,579 of 28,889)	98.12% (7,003 of 7,137)			99%
5	Tenant satisfaction with repairs (respondents during the quarter who were very satisfied or fairly satisfied)	96%	98.81% (1,655 of 1,675)	99.09% (5,525 of 5,576)	92.45% (441 of 477)			95%
6	Responsive repairs passing post-inspection	95%	94.51% (1,033 of 1,093)	94.08% (4,023 of 4,276)	99.17% (713 of 719)			-
7	Consider for deletion - Repairs completed right first time	95%	99.16% (10,276 of 10,363)	99.42% (39,390 of 39,619)	99.53% (8,757 of 8,798)			-
8	Repairs completed at first visit	85% (TBD)	-	-	94.73% (8,334 of 8,798)			95%
9	Cancelled repair jobs	Under 5%	2.92% (329 of 11,267)	3.26% (1,362 of 44,598)	4.22% (422 of 10,011)			-
10	Dwellings meeting Decent Homes Standard	100%	96.56% (11,490 of 11,899)	100% (11,827 of 11,827)	99.98% (11,786 of 11,788)			100%
11	Energy efficiency rating of homes (SAP 2009)	63.9	62.9	63.6	63.8			-
12	Planned works passing post-inspection	97%	97.42% (340 of 349)	99.15% (1,163 of 1,173)	99.67% (304 of 305)			-
13	Stock with a gas supply with up-to-date gas certificates	100%	99.97% (10,392 of 10,395)	99.91% (10,284 of 10,293)	99.76% (10,262 of 10,287)			100%
14	Empty properties passing post-inspection	98%	99.47% (186 of 187)	99.54% (655 of 658)	98.73% (155 of 157)			-

15	Lifts – average time taken (hours) to respond	2h 30m	3h 48m	2h 59m	1h 51m			-
16	Lifts restored to service within 24 hours	95%	93% (121 of 130)	96% (664 of 692)	94% (154 of 163)			-
17	Lifts – average time to restore service when not within 24 hours	7 days	8 days	9 days	4 days			-
18	Repairs Helpdesk - calls answered	90%	-	-	94% (17,287 of 18,334)			-
19	Repairs Helpdesk - calls answered within 20 seconds	75%	-	-	80% (13,863 of 17,287)			-
20	Repairs Helpdesk - longest wait time	5 mins	-	-	13.2 mins			-

4.2.1 As of quarter one, 14 indicators are on target, five are near target, and one is below target. The indicator below target is:

- **Tenant satisfaction with repairs**

The first quarter of the year has seen a drop in both the number of surveys completed and the satisfaction rate. This is partly because the partnership has stopped collecting satisfaction from handheld computers, as requested. In order to maintain a good sample rate satisfaction cards were introduced but few have been returned by customers.

The Partnership Group made up of residents, Mears managers and council officers have reviewed the customer satisfaction performance in detail and Mears have submitted a detailed improvement plan to ensure this area of the contract is back on target by the end of this year. The plan includes a return to contacting residents by telephone to collect customer satisfaction information, residents providing feedback online where they prefer, and interrogative questions being asked so in future we can learn and improve from the feedback.

The indicators near target are:

- **Percentage of homes that are decent**

Only two out of 11,788 dwellings were found to be non-decent and works are currently underway to bring them up to the Decent Homes Standard.

- **Stock with up-to-date gas certificates**

Of the 10,287 properties requiring a gas safety certificate, 25 did not have one at the end of June. All of these cases had been referred to Housing Customer

Services to progress through the legal process and, at the time of writing, all overdue certificates have now been issued.

- **Lifts restored to service within 24 hours of callout**

Nine lifts that went out of service during quarter one were not restored to service within 24 hours. All of these were restored to service within three days, apart from one lift at Warwick Mount which took 15 days, as it was necessary to order a replacement part.

- **Repairs Helpdesk - longest wait time**

Performance during quarter one has greatly improved and since the end of quarter one has consistently been less than 15 minutes for the longest call wait each month. Apart from two days in April, the longest wait has been below nine minutes. Monitoring during January 2014 to March 2014 showed longest wait times up to 30 minutes. Mears responded to this by recruiting four advisors and a second supervisor to the repairs helpdesk, which has increased the availability of call-takers and reduced customer wait times when the helpdesk experiences high call volumes.

4.2.2 Following a query at the previous Housing Committee, the reasons for the 464 repairs that were not completed at the first visit are as follows:

- 311 required multiple trades
- 111 required multiple visits
- 34 required additional materials
- 8 required scaffolding.















Of these, 319 repairs were completed in two visits, 131 were completed in three or four visits, and 14 were completed in five or more visits. Of the 14 repairs that took five or more visits to complete, all required multiple trades apart from one repair that required materials to be ordered three times to replace bedroom windows and prevent the ingress of water.

The following indicator is suggested for deletion:

- **Repairs completed right first time**

We have changed the performance indicator around 'right first time' to reflect the industry standard indicator which is repairs completed in one visit. This indicator gives us a more objective view of performance as the data is automatically generated from the number of visits required before a repair is completed. By contrast, the previous indicator required staff to make a judgement around exclusions and select the result from a drop down list. The new indicator also allows better analysis of the reasons for repairs taking more than one visit and therefore targeted improvement of the service. As this is a new indicator the target was initially set at 85%, based on guidance from Housemark, but as performance for the first quarter (94.73%) is well in excess of this a higher target of 95% is being considered. This would also reflect top quartile performance from our peer group for 2013/14.

4.3 Estates Service

Performance Indicator		Target 2014/15	Q1 2013/14	Year end 2013/14	Q1 2014/15	Status against target	Trend since last quarter
1	Cleaning quality inspection pass rate	98%	98% (165 of 168)	99% (723 of 729)	98% (195 of 198)		
2	Neighbourhood Response Team (minor repairs) quality inspection pass rate	99%	99% (152 of 154)	99% (821 of 823)	100% (127 of 127)		
3	Cleaning tasks completed	98%	97% (13,284 of 13,695)	98% (54,602 of 55,766)	99% (13,459 of 13,543)		
4	Bulk waste removed within 7 working days	98%	99% (752 of 759)	96% (2,793 of 2,899)	99% (707 of 717)		
5	Light replacements/repairs completed within 3 working days	99%	99% (502 of 506)	98% (2180 of 2216)	100% (1,004 of 1,008)		
6	Neighbourhood Response Team jobs completed within 3 working days	96%	96% (1,620 of 1,688)	96% (5,936 of 6,182)	96% (1,479 of 1,535)		
7	Graffiti removals completed within 3 working days	80%	70% (7 of 10)	86% (31 of 36)	100% (5 of 5)		

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

4.4 Anti-social behaviour (ASB)

Performance Indicator		Q1 2013/14	Year end 2013/14	Q1 2014/15	Bench- mark*
1	Cases closed without need for legal action	96% (99 of 103)	96% (477 of 495)	97% (73 of 75)	98%
2	Cases closed resulting in legal action	4% (4 of 103)	4% (18 of 495)	3% (2 of 75)	2%
3	Cases closed without eviction	98% (101 of 103)	98% (486 of 495)	99% (74 of 75)	99%
4	Cases closed resulting in eviction	2% (2 of 103)	2% (9 of 495)	1% (1 of 75)	1%
5	Customer satisfaction with high profile cases (percent very or fairly satisfied)	100% (6 of 6)	96% (26 of 27)	75% (3 of 4)	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	Q1 2013/14	Year end 2013/14	Q1 2014/15
Personal (eg verbal abuse, harassment, intimidation)	8% (75)	9% (354)	14% (130)
Nuisance (eg drugs/substance misuse, noise, pets/animal nuisance)	17% (165)	18% (698)	20% (177)
... of which drugs/substance misuse*	60	241	66
Environmental (eg fly-tipping and graffiti)	75% (708)	73% (2,878)	66% (594)
Total	100% (948)	100% (3,930)	100% (901)

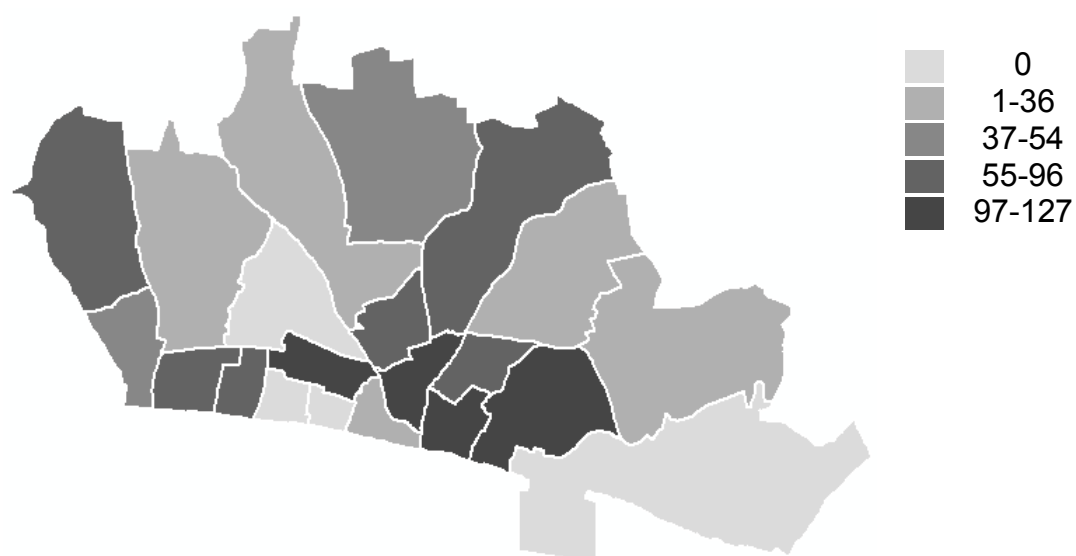
*This information is included following a query at Central Area Panel.

4.4.2 Reports of ASB incidents by ward

Ward	Q1 2014/15	...per 1,000 tenancies	Change since last quarter	No. tenancies*
Brunswick & Adelaide	0	0	0	4
Central Hove	0	0	-2	57
East Brighton	274	123	56	2,219
Goldsmid	37	112	15	330
Hangleton & Knoll	30	25	-10	1,198
Hanover & Elm Grove	40	81	-18	494
Hollingdean & Stanmer	98	77	17	1,271
Hove Park	0	0	-1	9
Moulsecoomb & Bevendean	38	24	-12	1,555
North Portslade	39	96	5	408
Patcham	24	45	7	538
Preston Park	5	79	2	63
Queen's Park	196	115	2	1,706
Regency	1	36	-1	28
Rottingdean Coastal	0	0	0	24
South Portslade	20	54	-10	370
St. Peter's & North Laine	48	127	8	378
Westbourne	11	95	8	116
Wish	29	84	-11	346
Withdean	1	23	1	43
Woodingdean	10	22	-14	461
Total	901	78	42	11,618

*General needs and sheltered tenancies as of 31 March 2014

Map of reports of ASB incidents per 1,000 tenancies by ward



4.5 **Tenancy Fraud**

The Tenancy Enforcement Team and the Corporate Fraud Team jointly investigated and closed 6 tenancy fraud cases, of which 2 resulted in eviction.

4.6 **Sheltered Housing**

The performance indicators reported on in this section during the 2013/14 financial year measured activities relating to the requirements of the Supporting People framework. As part of the Sheltered Housing Review we are no longer funded by Supporting People or working to that framework.

We have worked with sheltered residents to develop a new Service Offer for sheltered residents and as part of this we are developing a new performance compact. These measures will focus on improving health and well-being outcomes for our residents and will in future be reported in this section.

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 in September 2014, where it was noted and commented upon by Area Panel representatives. The report prompted discussion about the following subjects:

- Rent collection related to welfare reform
- Tenant satisfaction with repairs, and the way this information is gathered
- Increased numbers of cancelled repair jobs compared to last year and the reasons behind them
- Anti-social behaviour relating to drugs/substance misuse.

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. It is good news to see that the increase in arrears (£31K) for this quarter has slowed down compared to same time last year (£61k) although arrears continue to increase. Recent income collection indicators show that year on year arrears levels for current tenants have increased by more than 25%, which equates to approximately £184,000, allowing for inflationary increases in rents. 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, any reduction in rent collected has a direct impact on the resources available to spend on the management and maintenance of tenants' properties. Given the current economic climate and the on-going welfare reform changes, the situation is being closely monitored to ensure that any financial implications arising are highlighted in the monthly Targeted Budget Management (TBM) report for the HRA, which is reported quarterly to Policy and Finance Committee.

Finance Officer Consulted: Monica Brooks *Date: 04/09/14*

6.2 Legal Implications:

The new Mutual Exchange indicator reflects the provisions of section 92 of the Housing Act 1985. Generally a secure tenant may with a landlord's written consent assign his/her tenancy to another secure tenant. Consent may only be withheld on specified grounds set out in Schedule 3 to the Act. If a landlord does not invoke any of those grounds to refuse consent within 42 days, they cannot subsequently be relied upon.

Lawyer Consulted: Liz Woodley *Date: 20/10/14*

Equalities Implications:

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

Sustainability Implications:

- 6.4 Where appropriate, sustainability implications are included within the body of the report. The increase in the energy efficiency rating of homes reflects an improvement towards the council's sustainability commitments, among other objectives such as reducing fuel poverty and deprivation.

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 Jul 14	End Aug 14	End Sep 14
1	Number of under occupying households affected by the charge	949	731	742	734
2	Percentage of under occupying households in arrears (numbers)	29% (277)	47% (347)	54% (398)	54% (396)
3	Average arrears per under occupying household	£122	£108	£125	£118
4	Total arrears of under occupying households	£84k	£152k	£168k	£161k
5	Percentage increase in arrears of under occupying households since 1 April 2013 (amount of arrears)	0% (£84k)	29% (£108k)	48% (£125k)	41% (£118k)
6	Percentage increase in arrears of all current tenant arrears since 1 April 2013 (amount of arrears)	0% (£639k)	51% (£963k)	51% (£1m)	49% (£949k)
7	Under occupier arrears as a percentage of all arrears	13%	11%	12%	12%
8	Cumulative number of under occupying households moved via mutual exchange since baseline	0	47	49	51
9	Cumulative number of under occupying households moved via a transfer since baseline	0	85	89	90

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

N.B. This appendix has been updated since it went to Area Panels to include more recent figures. The arrears figures include both rents and service charges.

Appendix 2. Long term empty properties

Of the 48 general needs and sheltered properties that have been empty for 6 weeks or more:

- 21 are ready to let (10 of which are sheltered dwellings)
- 11 are undergoing major repairs/refurbishment
- 8 to be leased to Seaside Homes
- 6 small sheltered flats being converted into larger dwellings
- 1 exploring option to convert property into flats
- 1 already let, with a new tenancy commencing 20/10/14

Of the 6 temporary accommodation properties that have been empty for 6 weeks or more:

- 4 prefab bungalows to be redeveloped, as agreed at Housing Committee in November 2013.
- 2 adjacent studio flats for which discussions are underway with Pre-Planning team to merge into one flat.

General needs and sheltered long term empty properties (6 weeks or more)		
Calendar days empty as at 17/10/14	Ward	Status
111	Central Hove	Ready to let
2,099	Central Hove	Ready to let following major refurbishment to merge two small studio dwellings into one flat.
48	East Brighton	With Mears for major repairs
55	East Brighton	Ready to let following major repairs
69	East Brighton	To be leased to Seaside Homes - batch TBC
76	East Brighton	To be leased to Seaside Homes - batch TBC
90	East Brighton	Ready to let - sheltered studio flat
111	East Brighton	To be leased to Seaside Homes - batch TBC
146	East Brighton	To be leased to Seaside Homes - batch TBC
272	East Brighton	Ready to let - sheltered studio flat
398	East Brighton	To be leased to Seaside Homes - batch TBC
635	East Brighton	With Mears undergoing extensive major works, along with adjoining property, prior to letting
76	Goldsmid	Ready to let following major repairs
118	Goldsmid	Ready to let following major repairs

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

Calendar days empty as at 17/10/14	Ward	Status
1,164	Goldsmid	Ready to let following major refurbishment to merge two small studio dwellings into one flat.
244	Hangleton and Knoll	With BHCC for refurbishment
251	Hangleton and Knoll	With BHCC for refurbishment
293	Hangleton and Knoll	With BHCC for extension and refurbishment
48	Hanover and Elm Grove	With Mears for major repairs
132	Hanover and Elm Grove	Ready to let - sheltered studio flat
146	Hanover and Elm Grove	With Mears for major repairs
48	Hollingbury and Stanmer	To be leased to Seaside Homes - batch TBC
55	Hollingbury and Stanmer	Ready to let - sheltered studio flat
279	Hollingbury and Stanmer	Ready to let - sheltered studio flat
510	Hollingbury and Stanmer	Ready to let - sheltered studio flat
55	Moulsecoomb and Bevendean	Ready to let
76	Moulsecoomb and Bevendean	Let - new tenancy commencing 20/10/14
188	Moulsecoomb and Bevendean	Ready to let - sheltered studio flat
377	Moulsecoomb and Bevendean	Ready to let - sheltered studio flat
426	Moulsecoomb and Bevendean	With BHCC for extension and refurbishment
90	North Portslade	Ready to let following major repairs
265	North Portslade	With BHCC for refurbishment
111	Patcham	Ready to let
139	Patcham	Ready to let - sheltered one bed flat
48	Queen's Park	To be leased to Seaside Homes - batch TBC
125	Queen's Park	To be leased to Seaside Homes - batch TBC
153	Queen's Park	Ready to let following major repairs
244	Queen's Park	With BHCC for refurbishment

General needs and sheltered long term empty properties (6 weeks or more)		
Calendar days empty as at 17/10/14	Ward	Status
167	South Portslade	Ready to let - sheltered studio flat
279	South Portslade	With BHCC exploring option to convert property into flats, detailed discussions with planning underway.
97	St. Peter's and North Laine	Ready to let
69	Wish	Small sheltered flat due for conversion into larger dwelling along with adjacent flats
125	Wish	As above - same block
132	Wish	As above - same block
195	Wish	As above - same block
244	Wish	As above - same block
265	Wish	As above - same block
321	Woodingdean	With Mears for major repairs
Total of 48 dwellings		

Temporary accommodation long term empty properties (6 weeks or more)		
Calendar days empty as at 17/10/14	Ward	Status
1,164	Westbourne (2 properties containing 2 flats)	Discussions are underway with Pre-Planning team to merge two studio dwellings, which are adjacent, into one flat.
1,165	Withdean (4 prefab bungalows and surrounding land)	To be redeveloped, as agreed at Housing Committee in November 2013.
Total of 6 dwellings		