

Subject:	Housing Management Performance Report Quarter 1 2015/16		
Date of Meeting:	23 September 2015		
Report of:	Acting 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 first quarter of the financial year 2015/16.







2. RECOMMENDATIONS:

2.1 That the Housing & New Homes Committee notes and comments on the report, which went to Area Panels in July and August 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 quartile performance (top 25%) during the year 2014/15 and benchmark against all participating upper tier local authorities with a stock size of 10,000 dwellings or more. These local authorities are as follows:

- Aberdeenshire Council
- Bristol City Council
- City of Edinburgh Council
- Dudley MBC
- East Riding of Yorkshire Council
- Fife Council
- Hull City Council
- LB of Barking and Dagenham
- LB of Camden
- LB of Croydon
- LB of Ealing
- LB of Hammersmith and Fulham
- LB of Havering
- LB of Hillingdon
- LB of Islington
- LB of Southwark
- LB of Wandsworth
- North Lanarkshire Council
- North Tyneside Council
- Renfrewshire Council
- Sheffield City Council
- South Lanarkshire Council
- Southampton City Council
- Stoke on Trent City Council
- Swindon BC
- West Dunbartonshire Council

4.0 Rent collection and current arrears

The indicators below are year-to-date, and their targets are for the end of the year, rather than for each quarter. Therefore, no traffic lights or trend arrows will be applied until the quarter four 2015/16 report.

Performance Indicator		Q1 2015/16	Target 2015/16	Housemark benchmark (top quartile)	RIEN benchmark* (average)
1	Rent collected as proportion of rent due for the year (projected rate for the 2015/16 financial year)	98.57% (£51.18m of £51.93m)	98.40%	-	97.54%
2	Tenants with seven or more weeks rent arrears	3.15% (362 of 11,505)	4.07%	-	5.48%
3	Tenants in arrears served a Notice of Seeking Possession (NoSP)	6.07% (166 of 2,734)	24.82%	-	28.95%
4	Tenants evicted because of rent arrears	0.02% (2 of 11,505)	0.29%	0.15%	0.41%
5	Rent loss due to empty dwellings	1.12% (£581k of £51.68m)	1.3%	1.07%	-
6	Former tenant arrears collected	10.96% (£67k of £612k)	34.25%	-	14.43%
7	Rechargeable debt collected	1.73% (£3.8k of £222k)	19.78%	-	-

*Rent Income Excellent Network benchmarking of 45 local authorities for 2014/15. Although the published analysis does not break down by quartile, it does include an average figure for all respondents.

4.0.1 Rent collected as proportion of rent due for the year by area







Rent collection area		Q1 2015/16
1	North (includes Seniors Housing)	99.16% (£14.61m of £14.74m)
2	West	98.93% (£10.40m of £10.51m)
3	Central	98.56% (£9.28m of £9.41m)
4	East	97.85% (£16.89m of £17.26m)
5	All areas	98.57% (£51.18m of £51.93m)

4.0.2 Tenants in arrears by amount

Amount of arrears		Q1 2015/16
1	No arrears	76.2% (8,771)
2	£0.01 to £49.99	6.0% (690)
3	£50 to £99.99	4.1% (474)
4	£100 to £499.99	10.4% (1,195)
5	£500 to £999.99	2.2% (252)
6	£1000 or more	1.1% (123)
7	Total tenants	100% (11,505)

4.0.3 A table presenting information relating to the impact of the removal of the spare bedroom subsidy for under occupying households is attached as appendix 1.

4.1 Customer services and complaints

Performance indicator		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter	Housemark benchmark
1	Calls to Housing Customer Services answered	80% (11,307 of 14,203)	84%			89% (median, 2014/15)*
2	Stage 1 complaints upheld	31% (9 of 29)	36% or under			33% (upper quartile, 2013/14)
3	Stage 2 complaints upheld	0% (0 of 4)	6% or under			-

*The median figure is used for a fairer comparison, as the Housemark definition allows organisations to exclude calls abandoned in under 5 seconds, which we are not currently able to do using our telephony software.

4.1.1 As of quarter one, two indicators are on target (green) and one is near (amber).

The indicator near target is:

- **Calls to Housing Customer Services answered:**










This was a challenging quarter for the Housing Customer Services Team, which started taking phone calls for both Seniors Housing and the Neighbourhoods Team (who are often out on site). The team has also been taking phone payments since February 2015. This increased demand has taken some adjusting to, as the team are working to meet it using the same level of staffing as before. Although 2,896 calls were abandoned, only 377 (3%) were abandoned by the customer after waiting for more than 30 seconds. Furthermore, the team have managed to answer an average of 182 calls per working day. In order to improve performance, the team are looking at how it manages calls that take longer than they perhaps could, and what information is given to ensure customers have less need to make repeated calls.

4.1.2 In addition to the indicators above, the Housing Customer Services Team carry out customer satisfaction surveys every six months. Key results from the March 2015 survey are:

- 90% of respondents were satisfied with the overall service from the Housing Customer Service Team.
- 94% of respondents said they found it easy to access the Housing Customer Services Team.

The results for September 2015 will be provided in the quarter two 2015/16 report.

4.2 Empty home turnaround time and mutual exchanges

Performance Indicator (re-let time indicators are in calendar days)		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter	Benchmark (top quartile)
1a	Average re-let time, excluding time spent in major works	28 (134 lets)	21			22 (LAHS*, 2013/14)
1b	... as above for general needs properties	19 (103 lets)	18			-
1c	... as above for Seniors Housing properties	58 (31 lets)	45			-
2	Average re-let time, including time spent in works	53 (134 lets)	-	-		41 (Housemark, 2013/14)
3	Decisions on mutual exchange applications made within statutory timescale of 42 calendar days	100% (40 of 40)	100%			-

*Local Authority Housing Statistics, which are collected and published by central government.

4.2.1 As of quarter one, one indicator is on target (green), two are below target (red) and one is near target (amber). The indicators below target are:

- Average re-let time, excluding time spent in major works:**
 Although the target was missed, performance has slightly improved since the last quarter, from 31 days to 28 days. The average re-let time continues to be considerably higher for Seniors Housing properties (58 days) than for general needs properties (19 days). However, a lot of work has been done to bring back long-term (6 weeks or more) Seniors Housing empty properties back into use, with the number falling from 23 at the end of March to 17 at the end of July. As these numbers fall the turnaround time should start to significantly improve over the course of the financial year.



























The target times Housing set for re-lets are ambitious, as they reflect the highest levels of performance among other local authorities. Performance is back on target as of July, at 20 days (14 for general needs and 38 for Seniors Housing) and is on course to remain so for the rest of quarter two.













- Seniors Housing average re-let time:**
 Please see above commentary for 'Average re-let time excluding time spent in major works'.

The indicator near target is:

- General needs average re-let time:**
 Please see commentary on previous page for 'Average re-let time excluding time spent in major works'.

4.3 Property & Investment

Performance Indicator		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter	Housemark benchmark (top quartile)
1	Emergency repairs completed in time	99.87% (2,392 of 2,395)	99%			99.8% (2013/14)
2	Routine repairs completed in time	99.98% (6,373 of 6,374)	99%			99.9% (2013/14)
3	Average time to complete routine repairs (calendar days)	10 days	14 days			-
4	Appointments kept by contractor as proportion of appointments made	96.96% (6,888 of 7,104)	97%			98% (2014/15)
5	Tenant satisfaction with repairs (respondents during the quarter who were very satisfied or fairly satisfied)	98.25% (2,586 of 2,632)	96%			94% (2014/15)
6	Responsive repairs passing post-inspection	95.90% (1,100 of 1,147)	97%			-
7	Repairs completed at first visit	93.41% (8,191 of 8,769)	92%			91.6% (2014/15)
8	Cancelled repair jobs	3.52% (319 of 9,062)	Under 5%			-
9	Dwellings meeting Decent Homes Standard	99.88% (11,649 of 11,662)	100%			100% (2014/15)
10	Energy efficiency rating of homes (SAP 2009)	64.53	64.4			70.4 (2014/15)
11	Planned works passing post-inspection	100% (241 of 241)	97%			-
12	Stock with a gas supply with up-to-date gas certificates	100% (10,227 of 10,227)	100%			100% (2014/15)
13	Empty properties passing post-inspection	99.35% (154 of 155)	98%			-
Performance Indicator		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter	Housemark benchmark (top quartile)

14	Lifts – average time taken (hours) to respond	1h 36m	2 hours			-
15	Lifts restored to service within 24 hours	97.89% (139 of 142)	95%			-
16	Lifts – average time to restore service when not within 24 hours	19 days (56 days, 3 lifts)	7 days			-
17	Repairs Helpdesk - calls answered	98% (18,031 of 18,492)	90%			-
18	Repairs Helpdesk - calls answered within 20 seconds	84% (15,087 of 18,031)	75%			-
19	Repairs Helpdesk - longest wait time	6m 6s	5 mins			-

4.3.1 As of quarter one, 14 indicators are on target (green), four are near target (amber) and one is below target (red). The indicator below target is:

- Lifts – average time to restore service when not within 24 hours:**
 A lift at Goldstone House in Hove took 48 calendar days to restore to service, due to the difficulties of sourcing multiple components needed during repairs. The other lift in Goldstone House stops at every floor and was in service during the whole period. This was an exceptional case and, as only two other lifts took more than 24 hours to restore to service in quarter one, this single breakdown has skewed the result to 19 days, which is well outside the target of 7 days. This result should recover significantly as the year progresses.

The indicators near target are:

- Appointments kept by contractor:**
 The target of 95% from previous years was increased to 97%, and performance in quarter one very narrowly missed the new target by 0.04%.
- Responsive repairs passing post-inspection:**
 Of the 1,147 responsive repairs that were post-inspected during quarter one, 47 failed: 26 required further works to complete the repair; 15 failed due to poor quality work; three were overclaimed (meaning less work was done than was stated on the repair order); two were failed by the supervisor because the expectations of the tenant were not fully met, although the technical requirements were; and one was failed due to a trip hazard (uneven concrete slabs at the front of the property). The number of post-inspections has increased significantly this year, and all failures are recorded and discussed with operatives and sub-contractors at regular review meetings in order to continuously improve quality. The target of 95%

from previous years was increased to 97%, and performance in quarter one missed the new target by 1.1%.

- Dwellings meeting Decent Homes Standard:**
 As of 30 June 2015, 13 properties failed the Decent Homes Standard. Of these: five properties have works scheduled for July or August to bring them up to standard; three properties are awaiting works because residents have either not responded to letters or have missed appointments; two properties are being assessed for required works; two properties missed the deadline because the tenant had a change of mind (one tenant now wants a bathroom instead of a kitchen, and the other tenant would like a level access shower); and one because the tenant cancelled the works (and which has since been granted a waiver).
- Repairs Helpdesk - longest wait time:**
 The longest wait time exceeded the five minute target on three days in April, one day in May, and no days in June. The average daily longest wait time during the quarter was 2 minutes 40 seconds, which is the best ever result for the Repairs Helpdesk.

4.3.2 Asbestos and Legionella safety compliance inspections













An update of the data in the table below will be provided in the 2015/16 end year performance report.

Inspection type	Inspections carried out	Inspections which passed	Pass rate
Asbestos	566 (2014/15)	566 (2014/15)	100%
Legionella*	TBC (new KPI – due end 2015/16)	TBC (new KPI – due end 2015/16)	TBC

*The council's next Annual Statement of Compliance for the Control of Legionella is due in November 2015 and can be made available upon request.

4.4 Estates Service

Please note there are no comparable benchmark figures for the below indicators on Housemark.





Performance Indicator		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter
1	Cleaning quality inspection pass rate	99% (201 of 203)	98%		
2	Neighbourhood Response Team quality inspection pass rate (minor repairs and bulk waste)	100% (133 of 133)	99%		
3	Cleaning tasks completed	98% (13,222 of 13,543)	98%		
4	Bulk waste removed within 7 working days	97% (702 of 723)	98%		
5	Light replacements/repairs completed within 3 working days	99% (297 of 300)	99%		
6	Mobile warden jobs completed within 3 working days*	96% (1,230 of 1,277)	96%		
7	Incidents of drug paraphernalia collected and reported to the Police	48	-	-	-

*Includes 5 internal graffiti removal jobs, all of which were completed within 3 working days.

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

- Bulk waste removed within 7 working days**
 Although the target was missed, performance has improved significantly since the previous quarter (from 91% to 97%). Performance had fallen in past months because the Neighbourhood Response Team had taken on a lot more jobs for tenants – such as paid for bulk collection/disposal – but these have now been restricted to less busy days and performance came back on target in May and remained on target in June.

4.5 Anti-social behaviour (ASB)

Performance Indicator		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter	Housemark benchmark*
1	Victim satisfaction with closed ASB cases (respondents who were very satisfied or fairly satisfied)	83% (5 of 6)	80%			90% (upper quartile, 2014/15)
2	ASB cases closed resulting in tenancy legal action (including eviction)	24% (5 of 21)	-	-	-	-
3	Tenants evicted due to ASB	0	-	-	-	-
4	Success rate of tenancy sustainment officer cases	97% (32 of 33)	95%			-

*The benchmarking data presented in this table covers 2014/15 but does not use our peer group. The data is sourced from 164 Housemark members who provided this data as part of a specialist ASB benchmarking exercise.

4.5.1 Reports of ASB incidents by type

ASB incident category		Q1 2015/16
1	Noise incidents	18% (97)
2	Harassment / threats incidents	22% (115)
3	Hate-related incidents	1% (5)
4	Vandalism incidents	6% (34)
5	Pets / animals incidents	10% (53)
6	Vehicles incidents	2% (11)
7	Drugs incidents	4% (20)
8	Alcohol related incidents	1% (8)
9	Domestic violence / abuse incidents	4% (23)
10	Other violence incidents	2% (13)
11	Rubbish incidents	9% (46)
12	Garden nuisance incidents	10% (54)
13	Communal areas / loitering incidents	9% (46)
14	Prostitution / Sex incidents	0% (1)
15	Other criminal behaviour incidents	2% (10)
16	Total ASB incidents	100% (536)

N.B. The method for collating ASB incident statistics has been revised to use the Housemark categories and their definitions, so that they can be provided with data. This excludes specific types of incidents that were reported in this section last year (bulk waste/fly-tipping and drugs paraphernalia dealt with only by the Estates Service team, which are now included in the Estates Service section of this report).

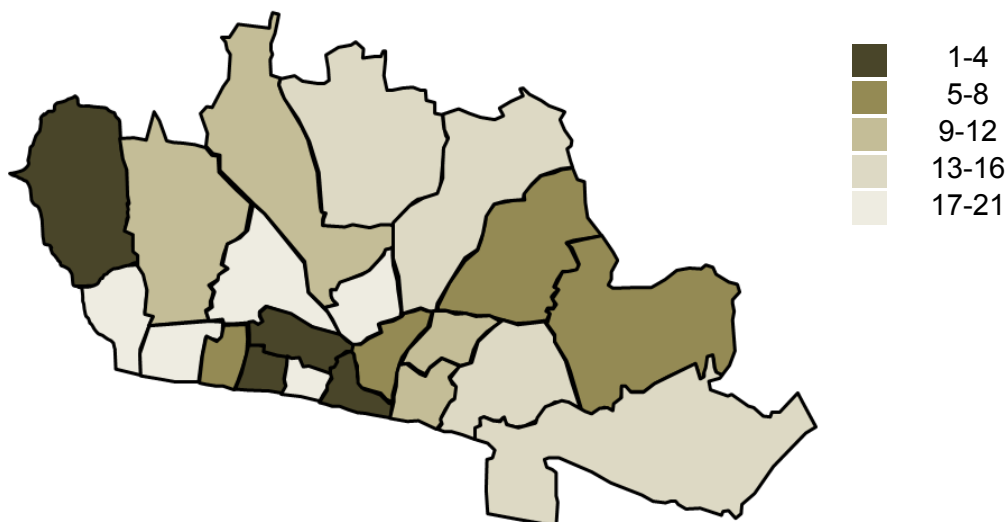
4.5.2 Reports of ASB incidents by ward during the quarter

Ward	Q1 2015/16 incidents	Incidents per 1,000 properties*
Brunswick & Adelaide	0	0
Central Hove	6	67
East Brighton	80	32
Goldsmid	24	51
Hangleton & Knoll	60	35
Hanover & Elm Grove	21	38
Hollingdean & Stanmer	48	31
Hove Park	0	0
Moulsecoomb & Bevendean	69	42
North Portslade	31	62
Patcham	20	34
Preston Park	2	16
Queen's Park	77	37
Regency	2	67
Rottingdean Coastal	1	34
South Portslade	11	26
St. Peter's & North Laine	24	46
Westbourne	6	41
Wish	10	20
Withdean	2	35
Woodingdean	25	51
Total	519	37

N.B. As a new methodology is being used, it is not yet possible to show trends since the previous quarter, but this information will be included in the quarter two 2015/16 report.

*Following a query at Area Panel, please note that this column provides the data shown on the map on the following page.

4.5.3 Map of reports of ASB incidents per 1,000 properties by ward (rank)



The map above shows the ranking of wards by their level of ASB relative to the size of their council housing stock. For, example, the darkest shade represents the four wards with the highest rates of ASB during the quarter (ranking them 1 to 4) and the lightest shade represents the five wards with the lowest rates of ASB (ranking them from 17 to 21).

4.6 Tenancy Fraud

Performance Indicator		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter
1	Tenancy fraud cases investigated and closed	30	-	-	↑
2	Properties taken back due to tenancy fraud	8	-	-	↑

4.7 Seniors Housing

Performance Indicator		Q1 2015/16	Target 2015/16	Status against target	Trend since last quarter
1	Individual wellbeing calls made to residents	29,406	-	-	-
2	Residents living in schemes offering regular social activities	97% (845 of 869)	95%	G	↑
3	Residents living in schemes offering regular exercise classes	63% (548 of 869)	61%	G	↑
4	Schemes hosting events in collaboration with external organisations	91% (21 of 23)	91%	G	↔

5. COMMUNITY ENGAGEMENT AND CONSULTATION:

5.1 The performance measures in this report demonstrate whether Housing 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 July and August 2015 and the issues raised are as follows:

- At the East Area panel it was suggested that telephone answering performance by the Housing Customer Services Team may be affected by more calls being made later in the day. Officers responded that there may be prospect to adjust rotas to meet this demand.
- At the East Area Panel it was raised that there are currently no reports on Asbestos or Legionnaires' disease, which had been provided in the past. An update due to a rise of reports of Legionnaires' disease was requested, and it was agreed that a separate update would be provided regarding stock condition etc. and the Fire Health and Safety Board will look at feedback on Asbestos and Legionella. Following the meeting, it was requested that information about asbestos and Legionnaires' disease should be included in the Performance report itself, and therefore has been included in this final version of the report.
- At the Central Area Panel there were issues raised around estate inspections, namely that residents want to be contacted before an inspection and to meet the inspector; that estate inspection reports do not seem to get fully actioned; and that inspections seem to be missed or rushed and the associations believed they should allow more time. These comments were noted by the Head of Tenancy Services, who said she would look into them and report back upon investigation to panel attendees.
- At the West Area Panel it was pointed out that the map of ASB incidents by ward appears to show the incorrect data from the table ('Reports of ASB incidents by ward during the quarter' on the previous page). The report has been amended to clarify which column the map is displaying, which is the column with data for the number of ASB incidents per 1,000 properties, rather than the one with just the total number. The reason for doing so is to show the intensity of ASB, including in wards with a comparatively small council housing stock, as otherwise it would appear that the larger the stock in a ward, the more likely that residents generally are to experience ASB, which is not the case.
- At the West Area Panel it was asked whether the amount of rechargeable debt collected, and the total amount due, could be included in the report. This is usually provided in the report but the data was not available at the time it went to Area Panel, but has since been included.
- At the North Area panel there were some questions and considerable discussion on rent arrears. This regarded the impact of the removal of the spare bedroom subsidy; the closure of cash desks; the process of dealing with residents in rent arrears; and the potential impact of Universal Credit and how the council is planning for the changes.

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 The area of performance with the most significant financial impact is the ability to collect rents from tenants. For the first quarter 2015/16, the collection rate has increased by 0.18% compared to the year 2014/15 and is currently above the target set for the year which is good news. This continues to be closely monitored as the effects of welfare reform unfold so that appropriate action can be taken to minimise arrears. The level of rent arrears has a direct effect on how much is set aside for bad debts and therefore a direct impact on the resources available to spend on the management and maintenance of tenants' properties. The HRA 2015/16 budget for the contribution to the bad debt provision is monitored throughout the year and is currently forecast to break-even.

Finance Officer Consulted: Monica Brooks

Date: 27/8/15

6.2 Legal Implications:

There are no significant legal implications arising from this report.

Lawyer Consulted: Liz Woodley

Date: 25/08/15

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 ('dwellings meeting Decent Homes Standard' and 'energy efficiency rating of homes') are among those used to measure success against the Corporate Plan principle of increasing equality.

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*	April 2015	May 2015	June 2015
1	Number of under occupying households affected by the charge	949	728	735	734
2	Percentage of under occupying households in arrears (numbers)	29% (277)	51% (372)	50% (365)	51% (374)
3	Percentage of all current tenants in arrears (numbers)	24% (2,791)	24% (2,794)	24% (2,721)	24% (2,734)
4	Average arrears per under occupying household in arrears	£303	£258	£263	£256
5	Total arrears of under occupying households	£84k	£96k	£96k	£96k
6	Percentage increase in arrears of under occupying households since 1 April 2013 (variance since baseline)	0% (£0k)	14% (£12k)	14% (£12k)	14% (£12k)
7	Percentage increase in arrears of all current tenants since 1 April 2013 (variance since baseline)	0% (£0k)	28% (£181k)	20% (£129)	18% (£117k)
8	Under occupier arrears as a percentage of total arrears	13%	12%	13%	13%
9	Cumulative number of under occupying households moved via mutual exchange since baseline	0	57	58	60
10	Cumulative number of under occupying households moved via a transfer since baseline	0	101	101	102

*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 63 general needs and Seniors Housing properties that have, as of 30 June 2015, been empty for 6 weeks or more:

- 20 are ready to let (11 of which are Seniors Housing dwellings)
- 11 require or are undergoing major repairs/refurbishment
- 32 to be leased to Seaside Homes – next batch expected Sept 2015.

General needs and Seniors Housing long term empty properties (6 weeks or more)		
Calendar days empty as at 30/06/15	Ward	Status
45	East Brighton	Ready to let – 2 bedroom flat
45	East Brighton	Ready to let following major repairs – 2 bed flat
45	East Brighton	To be leased to Seaside Homes
59	East Brighton	Ready to let – 2 bedroom flat
66	East Brighton	Ready to let – 2 bedroom flat
87	East Brighton	Ready to let – studio sheltered flat
94	East Brighton	To be leased to Seaside Homes
136	East Brighton	To be leased to Seaside Homes
136	East Brighton	To be leased to Seaside Homes
157	East Brighton	To be leased to Seaside Homes
185	East Brighton	To be leased to Seaside Homes
185	East Brighton	To be leased to Seaside Homes
206	East Brighton	To be leased to Seaside Homes
220	East Brighton	To be leased to Seaside Homes
297	East Brighton	To be leased to Seaside Homes
325	East Brighton	To be leased to Seaside Homes
332	East Brighton	To be leased to Seaside Homes
367	East Brighton	To be leased to Seaside Homes
402	East Brighton	To be leased to Seaside Homes

General needs and Seniors Housing long term empty properties (6 weeks or more)		
Calendar days empty as at 30/06/15	Ward	Status
891	East Brighton	This 1 bed bungalow has been undergoing extensive major works, including to the adjoining property. Although the expected works were completed, unexpected further works have also arisen, including to the drainage. Works are currently at the pricing stage as the scope of works has been agreed with Mears.
87	Goldsmid	To be leased to Seaside Homes
122	Goldsmid	Ready to let – studio flat
73	Hangleton and Knoll	To be leased to Seaside Homes
500	Hangleton and Knoll	With BHCC for extension and refurbishment (est. completion end of August 2015) – 3 bed house.
45	Hanover and Elm Grove	To be leased to Seaside Homes
171	Hanover and Elm Grove	Requires major works – studio sheltered flat
276	Hanover and Elm Grove	Requires major works – studio sheltered flat
290	Hanover and Elm Grove	Requires major works – studio sheltered flat
388	Hanover and Elm Grove	Requires major works – studio sheltered flat
402	Hanover and Elm Grove	Requires major works – studio sheltered flat
45	Hollingdean and Stanmer	Ready to let – studio flat
45	Hollingdean and Stanmer	To be leased to Seaside Homes
66	Hollingdean and Stanmer	To be leased to Seaside Homes
304	Hollingdean and Stanmer	To be leased to Seaside Homes
45	Moulsecoomb and Bevendean	With BHCC for refurbishment – 3 bed house
66	Moulsecoomb and Bevendean	With BHCC for refurbishment – 3 bed house
136	Moulsecoomb and Bevendean	Ready to let – studio sheltered flat
150	Moulsecoomb and Bevendean	Ready to let – studio sheltered flat
633	Moulsecoomb and Bevendean	Ready to let – studio sheltered flat
80	North Portslade	Ready to let – studio sheltered flat
234	North Portslade	Ready to let – studio sheltered flat

General needs and Seniors Housing long term empty properties (6 weeks or more)		
Calendar days empty as at 30/06/15	Ward	Status
80	Patcham	Ready to let – studio sheltered flat
290	Patcham	Ready to let – studio sheltered flat
45	Queen's Park	To be leased to Seaside Homes
52	Queen's Park	Ready to let – 2 bedroom flat
66	Queen's Park	To be leased to Seaside Homes
66	Queen's Park	To be leased to Seaside Homes
73	Queen's Park	Ready to let – studio sheltered flat
87	Queen's Park	To be leased to Seaside Homes
115	Queen's Park	To be leased to Seaside Homes
136	Queen's Park	To be leased to Seaside Homes
213	Queen's Park	To be leased to Seaside Homes
227	Queen's Park	To be leased to Seaside Homes
248	Queen's Park	To be leased to Seaside Homes
304	Queen's Park	To be leased to Seaside Homes
381	Queen's Park	To be leased to Seaside Homes
66	South Portslade	With BHCC for refurbishment – 3 bed house
143	South Portslade	Requires major works – studio sheltered flat
45	Wish	Ready to let – 1 bedroom flat
52	Wish	To be leased to Seaside Homes
100	Wish	Ready to let – 1 bed sheltered flat
255	Wish	Ready to let – 1 bed sheltered flat
178	Woodingdean	Ready to let following major repairs – 3 bed house
Total of 63 dwellings		

