

Subject:	Housing Management Performance Report Quarter 3 2015/16		
Date of Meeting:	2 March 2016		
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 third quarter of the financial year 2015/16.







2. RECOMMENDATIONS:

- 2.1 That the Housing & New Homes Committee notes and comments upon the report.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 A very brief version of the report went to Area Panels in January 2016. The timing of those meetings meant that the full data was not yet ready. 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. In response to a request made at a previous meeting, comparable data has been provided for the same period during the previous year, along with corresponding trend arrows over that 12 month period.

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 benchmarking figures in this report have been updated with data from the Housemark 2014/15 core benchmarking analysis, which became available in January 2016. This is the primary source of benchmarking data throughout the report, and compares Housing data against upper tier local authorities with a stock size of 10,000 dwellings or more. The participating local authorities who meet these criteria are as follows:







Dudley MBC
East Riding of Yorkshire Council
Hull City Council
LB of Croydon
LB of Ealing
LB of Southwark
LB of Wandsworth
North Tyneside Council
Rotherham MDC
Sheffield City Council
Southampton City Council

Some indicators use benchmarking data from other sources (which are denoted in the tables they feature in):

- Four 'Rent collection and current arrears' indicators use data from the Rent Income Excellence Network (RIEN) because comparable Housemark data is not available for them. These figures compare Brighton & Hove against the other participating unitary authorities, (Southampton, Swindon, Darlington and Slough) for the 2014/15 financial year. The results are not published as quartiles, but as averages.
- The 'Average re-let time, excluding time spent in major works' indicator uses data from the 2014/15 Local Authority Housing Statistics (LAHS) and compares against the same local authorities as the Housemark figures. These statistics are collected and published by central government.

The Quarter 4 and end-2015/16 report will contain more detailed benchmarking information. It will also use a broader range of comparator groups as discussed at the Housing & New Homes Committee in January 2016.

4.0 Rent collection and current arrears

Performance indicator		Q3 2015/16	Target 2015/16	Status against target	Trend since last quarter	Benchmark*
1	Rent collected as proportion of rent due for the year (projected rate for Q4 2015/16 as at Q3)	98.62% (£51.36m of £52.09m)	98.40%			98.10% (RIEN average 2014/15)
2	Tenants with seven or more weeks rent arrears (snapshot at end of Q3)	2.94% (337 of 11,459)	Under 4.07%			3.96% (RIEN average 2014/15)
3	Tenants in arrears served a Notice of Seeking Possession (NOSP) (total NOSP served from Q1 to Q3 as % of tenants in arrears at end Q3)	19.08% (503 of 2,636)	Under 25%	End year target	End year target	41.77% (RIEN average 2014/15)
4	Tenants evicted because of rent arrears (total evictions from Q1 to Q3 as % of tenants at end Q3)	0.03% (4 of 11,459)	Under 0.29%	End year target	End year target	0.33% (Housemark top quartile 2014/15)
5	Rent loss due to empty dwellings (projected rate for Q4 2015/16 as at Q3)	0.89% (£461k of £51.80m)	Under 1.3%			1.08% (Housemark top quartile 2014/15)
6	Former tenant arrears collected (amount collected from Q1 to Q3 as % of total arrears at end Q3)	23.85% (£145k of £606k)	35%	End year target	End year target	18.29% (RIEN average 2014/15)
7	Rechargeable debt collected (amount collected from Q1 to Q3 as % of total debt at end Q3)	8.20% (£17.1k of £208k)	20%	End year target	End year target	-

*The RIEN results are not published as quartiles, but as averages.

Three indicators are on target (green) and four will have their targets applied at the end of the 2015/16 financial year.

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







Rent collection area		Q3 2015/16	Trend since last quarter	Q3 2014/15	Trend over past year
1	North (includes Seniors Housing)	99.04% (£14.65m of £14.80m)	↓	98.68% (£14.6m of £14.8m)	↑
2	West	99.01% (£10.45m of £10.55m)	↓	98.70% (£10.4m of £10.5m)	↑
3	Central	98.59% (£9.26m of £9.39m)	↓	98.29% (£9.5m of £9.7m)	↑
4	East	98.03% (£17.01m of £17.35m)	↑	97.21% (£16.6m of £17.1m)	↑
5	All areas	98.62% (£51.36m of £52.09m)	↓	98.13% (£51.2m of £52.1m)	↑

4.0.2 Tenants in arrears by amount

Amount of arrears		Q3 2015/16
1	No arrears	77% (8,823)
2	£0.01 to £49.99	6% (634)
3	£50 to £99.99	4% (437)
4	£100 to £499.99	10% (1,182)
5	£500 to £999.99	2% (256)
6	£1000 or more	1% (127)
7	Total tenants	100% (11,459)










4.0.3 A table presenting information relating to the impact of the Removal of the Spare Room Subsidy (RSRS) for under occupying households is attached as Appendix 1.

4.1 Customer services and complaints






Performance indicator		Q3 2015/16	Target 2015/16	Status against target	Trend since last quarter	Benchmark (Housemark top quartile 2014/15)
1a	Calls to Housing Customer Services Team (HCST) answered	We are unable to provide this data due to a technical issue, which has since been resolved, so data will be provided in the next report.				-
1b	... of which direct dial calls from external customers.	94% (7,470 of 7,919)	90%			97%
2	Stage 1 complaints upheld	20% (7 of 35)	36% or under			43%
3	Stage 2 complaints upheld	0% (0 of 5)	6% or under			-
4	Customer satisfaction (survey respondents who were very satisfied or fairly satisfied with HCST)	The HCST carries out customer satisfaction surveys every six months, so results from the March 2016 survey will be presented in the next report.				-
5	Ease of effort (survey respondents who found HCST very easy or fairly easy to contact)					-

NB It is not possible to present HCST performance using the same indicators as for the Repairs Helpdesk ('calls answered within 20 seconds' and 'longest wait time') because the team uses different telephony reporting software, which does not include these indicators. However, the software does report the average call waiting time, which was 54 seconds.

























4.2 Empty home turnaround time and mutual exchanges















Performance indicator (re-let time indicators are in calendar days)		Q3 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	16 (134)	21			23 (LAHS*, 2014/15)
1b	... as above for general needs properties	14 (112)	18			-
1c	... as above for Seniors Housing properties	29 (22)	38			-
2	Average re-let time, including time spent in major works	37 (134)	-	-		35 (Housemark, 2014/15)
3	Decisions on mutual exchange applications made within statutory timescale of 42 calendar days	100% (24 of 24)	100%			-

4.2.1 Comparison to the same period during the previous year

Performance indicator (re-let time indicators are in calendar days)		Q3 2014/15	Q3 2015/16	Trend since last year
1a	Average re-let time, excluding time spent in major works	22 (193)	16 (134)	
1b	... as above for general needs properties	18 (156)	14 (112)	
1c	... as above for Seniors Housing properties	39 (37)	29 (22)	
2	Average re-let time, including time spent in major works	64 (193)	37 (134)	
3	Decisions on mutual exchange applications made within statutory timescale of 42 calendar days	90% (38 of 42)	100% (24 of 24)	

4.3 Property & Investment

Performance indicator		Q3 2015/16	Target 2015/16	Status against target	Trend since last quarter	Benchmark (Housemark top quartile)
1	Emergency repairs completed in time	99.97% (2,875 of 2,876)	99%			-
2	Routine repairs completed in time	99.9% (5,175 of 5,178)	99%			-
3	Average time to complete routine repairs (calendar days)	13 days	14 days			-
4	Appointments kept by contractor as a proportion of appointments made	96.7% (7,567 of 7,824)	97%			98.1% (2014/15)
5	Tenant satisfaction with repairs (very satisfied or fairly satisfied)	98.1% (1,157 of 1,179)	96%			95.7% (2014/15)
6	Responsive repairs passing post-inspection	90% (1,522 of 1,692)	97%			-
7	Repairs completed at first visit	91.4% (7,361 of 8,054)	92%			94.3% (2014/15)
8	Cancelled repair jobs	6.3% (596 of 9,471)	Under 5%			-
9	Dwellings meeting Decent Homes Standard	100% (11,640 of 11,640)	100%			99.97% (2014/15)
10	Energy efficiency rating of homes (SAP 2009)	64.9	64.4			68 (2014/15)
11	Planned works passing post-inspection	100% (426 of 426)	97%			-
12	Stock with a gas supply with up-to-date gas certificates	100% (10,149 of 10,149)	100%			100% (2014/15)

Performance indicator		Q3 2015/16	Target 2015/16	Status against target	Trend since last quarter	Benchmark (Housemark top quartile)
13	Empty properties passing post-inspection	98.6% (138 of 140)	98%			-
14	Lifts – average time taken (hours) to respond	1h 46m	2 hours			-
15	Lifts restored to service within 24 hours	97.9% (140 of 143)	95%			-
16	Lifts – average time to restore service when not within 24 hours	7 days (23 days, 3 lifts)	7 days			-
17	Repairs Helpdesk - calls answered	98.1% (20,369 of 20,758)	90%			-
18	Repairs Helpdesk - calls answered within 20 seconds	88.5% (18,026 of 20,369)	75%			-
19	Repairs Helpdesk - longest wait time	4m 23s	5 mins			-

4.3.1 15 indicators are on target (green), three are near target (amber) and one is below target (red).

The indicator below target is:

Responsive repairs passing post-inspection

Of the 1,694 post-inspections carried out, 172 failed. The failure reasons were:

- 123 due to the cost of the work being over claimed by the contractor
- 24 due to poor quality work
- 24 due to extra works being required
- one due to the job not meeting tenant expectations even though it met technical requirements.

Mears have now established a new checking standard for the post inspections carried out by supervisors, and have recruited a Quality Assurance Manager to oversee post inspection checks and ensure the standard of repairs is continually improved. As a result, Mears have indicated that the numbers of inspections which fail will increase (by around 7-8%) in the short term while their workforce and sub-contractors are brought up to this higher standard.

The indicators near target are:

Appointments kept by contractor as proportion of appointments made

Performance has dropped to 0.3% below the target of 97%, and is expected to be back on target for the next quarter. Mears have undertaken an extensive review of processes for responsive repairs and a housekeeping exercise to ensure systems are being used effectively. This includes carrying out much more work through directly employed staff – eg roofing, ground works and drainage. This has had an impact on appointment booking and availability as the new staff start out in their roles. As a result performance has dropped slightly for this indicator and for the two others detailed below.

Repairs completed at first visit













Performance was 0.6% below the target of 92%. In line with the detail for the indicator above, Mears are now directly delivering more external trades that are generally not completed in one appointment – eg plastering, building and roofing. The target for this indicator will be reviewed for the 2016/17 financial year and will be informed by benchmarking data from Housemark.

Cancelled repair jobs

The proportion of cancelled repair jobs has increased to 1.3% above the under 5% target. This is mainly because the number of jobs issued to another contractor increased between quarters (from 32 to 70), as did the number of jobs that tenants requested to have cancelled (134 to 152). Cancellations will now be reviewed by operational managers within Mears, as part of the process reviews mentioned above.





4.4 Estates Service

Please note that Housemark do not provide comparable benchmarking data for the indicators in the following table.



Performance indicator		Q3 2015/16	Target 2015/16	Status against target	Trend since last quarter
1	Cleaning quality inspection pass rate	99% (143 of 144)	98%		
2	Neighbourhood Response Team quality inspection pass rate (minor repairs and bulk waste)	100% (146 of 146)	99%		
3	Cleaning tasks completed	99.9% (13,528 of 13,543)	98%		
4	Bulk waste removed within 7 working days	99.7% (742 of 744)	98%		
5	Light replacements/repairs completed within 3 working days	99% (389 of 393)	99%		
6	Mobile warden jobs completed within 3 working days*	98% (1,493 of 1,531)	96%		
7	Incidents of drug paraphernalia collected and reported to the Police	63	-	-	-

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

4.5 Anti-social behaviour (ASB)

Performance indicator		Q3 2015/16	Target 2015/16	Status against target	Trend since last quarter	Benchmark (Housemark top quartile)
1	Victim satisfaction with closed ASB cases during the year (survey respondents from Q1 to Q3 who were very satisfied or fairly satisfied)	88% (29 of 33)	80%			75% (2014/15)
2	ASB cases closed resulting in tenancy legal action (including eviction)	9% (6 of 69)	-	-	-	-
3	Tenants evicted due to ASB	0	-	-	-	-
4	Success rate of closed tenancy sustainment officer cases	96% (27 of 28)	95%			-

4.5.1 Comparison to the same period during the previous year

Performance indicator		Q3 2014/15	Q3 2015/16	Target 2015/16	Trend since last year
1	Victim satisfaction with closed ASB cases	65% (11 of 17)	88% (29 of 33)	80%	
2	ASB cases closed resulting in tenancy legal action (including eviction)	2% (2 of 106)	9% (6 of 69)	-	-
3	Tenants evicted due to ASB	2	0	-	-
4	Success rate of closed tenancy sustainment officer cases	100% (27 of 27)	96% (27 of 28)	95%	



4.5.2 Reports of ASB incidents by type

ASB incident category		Q3 2015/16
1	Noise incidents	22% (125)
2	Harassment / threats incidents	17% (96)
3	Hate-related incidents	1% (7)
4	Vandalism incidents	3% (16)
5	Pets / animals incidents	15% (86)
6	Vehicles incidents	5% (28)
7	Drugs incidents	7% (38)
8	Alcohol related incidents	1% (8)
9	Domestic violence / abuse incidents	3% (18)
10	Other violence incidents	1% (6)
11	Rubbish incidents	10% (57)
12	Garden nuisance incidents	5% (31)
13	Communal areas / loitering incidents	7% (40)
14	Prostitution / Sex incidents	0% (0)
15	Other criminal behaviour incidents	2% (14)
16	Total ASB incidents	100% (570)







4.5.3 Reports of ASB incidents by ward during the quarter

Ward	Q3 2015/16 incidents	Incidents per 1,000 properties	Change since last quarter
Brunswick and Adelaide	2	250	2
Central Hove	3	33	-5
East Brighton	77	31	-37
Goldsmid	13	28	-7
Hangleton and Knoll	62	36	-28
Hanover and Elm Grove	19	35	-24
Hollingdean and Stanmer	60	39	8
Hove Park	0	0	0
Moulsecoomb and Bevendean	64	39	-14
North Portslade	18	36	5
Patcham	34	58	10
Preston Park	4	32	-8
Queen's Park	121	57	-15
Regency	0	0	0
Rottingdean Coastal	3	103	1
South Portslade	30	70	11
St. Peter's and North Laine	24	46	-10
Westbourne	4	27	-9
Wish	7	14	-1
Withdean	3	53	2
Woodingdean	22	44	0
Total	570	41	-119

4.6 Tenancy Fraud

Performance indicator (all indicators are year to date)		Q3 2015/16	Target 2015/16	Status against target	Trend since last year
1	Properties taken back due to tenancy fraud	19	15		
2	Tenancy fraud cases investigated and closed	98	-	-	-
3	New tenancy fraud cases opened	119	-	-	-
4	Total open tenancy fraud cases	89	-	-	-

4.7 Seniors Housing

Performance indicator		Q3 2015/16	Target 2015/16	Status against target	Trend since last quarter
1	Individual wellbeing calls made to residents	28,093	-	-	-
2	Residents living in schemes offering regular social activities	97% (838 of 863)	95%		
3	Residents living in schemes offering regular exercise classes	69% (592 of 863)	61%		
4	Schemes hosting events in collaboration with external organisations	78% (18 of 23)	91%		

4.7.1 Two indicators are on target (green) and one is below target (red).

The indicator below target is:

Schemes hosting events in collaboration with external organisations

Five schemes did not host events in collaboration with external organisations during Quarter 3. One of them is Stonehurst Court, which is to be closed as part of the Seniors Housing scheme review, as approved by Housing & New Homes Committee in November 2015. Of the other four, three don't usually host such events and one will again during the spring and summer months.

5. COMMUNITY ENGAGEMENT AND CONSULTATION:

5.1 A summary version of this report was taken to the Area Panels in January and February 2016 where the following issues were raised:

- At the East Area Panel the main subject discussed was tenancy fraud, with one resident praising the Corporate Fraud team, another criticising the team for an unresolved complaint, and a request for more information as to the different aspects of tenancy fraud. These points were addressed during the meeting by the Head of Income, Involvement & Improvement.
- At the West Area Panel a resident commented that there would be a lot of problems with Housing Benefit being paid directly to the claimant (under Universal Credit). The Head of Income, Involvement & Improvement explained that: officers are advising people who are going to be affected by the change; staff have been given training by the DWP (Department of Work and Pensions); and some claimants would be exempt or have extra support and this would be decided by the DWP. Also, in response to an issue raised by a resident, the Head of Tenancy Services explained that the Corporate Fraud Team are currently working on improving their customer service as it was previously reported that residents aren't hearing back once they have reported possible fraud.
- At Central Area Panel no specific issues were raised about the summary report. However, the Head of Income, Involvement & Improvement agreed to circulate the report to the representatives once it was finalised and published online.
- At the North Area Panel a resident stated their opinion that even if 100% of calls to the Housing Customer Services were being answered, nothing was being acted upon. Another resident enquired as to what was being done to collect the £88k arrears of under occupying tenants. The Head of Tenancy Services provided, as an example, helping those who wish to downsize, among other measures to tackle arrears build up. In response to another resident's query about tenancy fraud cases, the Head of Tenancy Services explained that sometimes fraud is suspected but this turns out not to be the case once investigated. However, the fact that people are reporting it, along with more investment in chasing cases, are both positive.

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 third quarter 2015/16, the collection rate is still 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: Susie Allen

Date: 12/02/16

Legal Implications:

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

Lawyer Consulted: Liz Woodley

Date: 15/02/16

Equalities Implications:

- 6.3 There are no direct 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*	Oct 2015	Nov 2015	Dec 2015
1	Number of under occupying households affected by the Removal of the Spare Room Subsidy (RSRS)	949	721	722	720
2	Percentage of under occupying households in arrears (number in brackets below)	29% (277)	50% (360)	48% (348)	49% (353)
3	Percentage of all current tenants in arrears (number in brackets below)	24% (2,791)	25% (2,840)	25% (2,827)	23% (2,636)
4	Average arrears per under occupying household in arrears	£303	£261	£261	£250
5	Total arrears of under occupying households	£84k	£94k	£91k	£88k
6	Percentage increase in arrears of under occupying households since 1 April 2013 (amount in brackets below)	0% (£0k)	12% (£10k)	8% (£7k)	5% (£4k)
7	Percentage increase in arrears of all current tenants since 1 April 2013 (amount in brackets below)	0% (£0k)	18% (£117k)	21% (£136)	22% (£138k)
8	Under occupier arrears as a percentage of total arrears	13%	12%	12%	11%
9	Cumulative number of under occupying households moved via mutual exchange since baseline	0	68	68	70
10	Cumulative number of under occupying households moved via a transfer since baseline	0	115	117	118

*Baseline = before the RSRS was introduced in April 2013.

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

Appendix 2. Long term empty properties

Of the 54 general needs and Seniors Housing properties that have, as of 2 February 2016, been empty for six weeks or more:

- 8 are ready to let (one of which is Seniors Housing)
- 35 require or are undergoing major repairs/refurbishment (23 are Seniors Housing)
- 11 are to be leased to Seaside Homes (last batch was leased in September 2015).

General needs and Seniors Housing long term empty properties (6 weeks or more)		
Calendar days empty as at 02/02/2016	Ward	Status
52	East Brighton	To be leased to Seaside Homes - 2 bedroom flat
59	East Brighton	To be leased to Seaside Homes - 2 bedroom flat
59	East Brighton	To be leased to Seaside Homes - 2 bedroom flat
171	East Brighton	To be leased to Seaside Homes - 2 bedroom flat
73	Hangleton and Knoll	Ready to let following major repairs - 2 bedroom flat
108	Hangleton and Knoll	With BHCC for extension and refurbishment - 3 bedroom house
45	Hanover and Elm Grove	Ready to let following major repairs - 1 bedroom flat
45 to 619 (8 dwellings)	Hanover and Elm Grove	Eight studio dwellings which will not be let because they are part of a Seniors Housing scheme (Stonehurst Court) which is to be closed. This decision is part of the Seniors Housing scheme review, because the scheme cannot be made fit for purpose, and was approved by Housing & New Homes Committee in November 2015.
66	Hollingdean and Stanmer	To be leased to Seaside Homes - 2 bedroom house
87	Hollingdean and Stanmer	To be leased to Seaside Homes - 2 bedroom flat
87	Hollingdean and Stanmer	To be leased to Seaside Homes - 2 bedroom flat
186	Hollingdean and Stanmer	To be leased to Seaside Homes - 2 bedroom flat
186	Hollingdean and Stanmer	To be leased to Seaside Homes - 2 bedroom flat
59	Moulsecoomb and Bevendean	Ready to let following major repairs - 3 bedroom house
80	Moulsecoomb and Bevendean	With BHCC for extension and refurbishment - 3 bedroom house

General needs and Seniors Housing long term empty properties (6 weeks or more)		
Calendar days empty as at 02/02/2016	Ward	Status
101 to 850 (6 dwellings)	Moulsecoomb and Bevendean	Six studio dwellings within a Seniors Housing scheme which are to be converted into 1 bedroom flats (as studios are unpopular). This is being done as part of the Seniors Housing stock review, which Housing Committee accepted in principle in January 2015.
101	Moulsecoomb and Bevendean	With BHCC for extension and refurbishment - 3 bedroom house
129	Moulsecoomb and Bevendean	With BHCC for extension and refurbishment - 3 bedroom house
234	Moulsecoomb and Bevendean	With BHCC for refurbishment - 3 bedroom house. Works commencing Feb 2016.
241	Moulsecoomb and Bevendean	With BHCC for refurbishment - 3 bedroom house. Completion of works expected March 2016.
283	Moulsecoomb and Bevendean	With BHCC for refurbishment - 3 bedroom house. Works commencing Feb 2016.
45 to 451 (4 dwellings)	North Portslade	Four studio dwellings within a Seniors Housing scheme which are to be converted into 1 bedroom flats (as studios are unpopular). This is being done as part of the Seniors Housing stock review, which Housing Committee accepted in principle in January 2015.
52	Patcham	Ready to let following major repairs - 1 bedroom flat
157 to 507 (4 dwellings)	Patcham	Four studio dwellings within a Seniors Housing scheme which are to be converted into 1 bedroom flats (as studios are unpopular). This is being done as part of the Seniors Housing stock review, which Housing Committee accepted in principle in January 2015.
66	Queens Park	Ready to let - 1 bedroom flat
115	Queens Park	To be leased to Seaside Homes - 2 bedroom flat
66	South Portslade	One studio dwelling within a Seniors Housing scheme which will be converted into 1 bedroom flat (as studios are unpopular). This is being done as part of the Seniors Housing stock review, which Housing Committee accepted in principle in January 2015.
108	South Portslade	With BHCC for extension and refurbishment - 3 bedroom house
129	South Portslade	With BHCC for extension and refurbishment - 3 bedroom house
283	South Portslade	With BHCC for refurbishment - 3 bedroom house. Completion of works expected March 2016.
52	Westbourne	Ready to let - 1 bedroom flat
45	Wish	Ready to let - Seniors Housing studio dwelling

General needs and Seniors Housing long term empty properties (6 weeks or more)		
Calendar days empty as at 02/02/2016	Ward	Status
66	Wish	With BHCC for refurbishment - 3 bedroom house
269	Wish	With BHCC for refurbishment - 3 bedroom house. Completion of works expected March 2016.
80	Woodingdean	To be leased to Seaside Homes - 3 bedroom house
395	Woodingdean	Ready to let following major repairs - 3 bedroom house
Total of 54 dwellings		