

# FoI 7453 RESPONSE

## List of vacant property owned by Brighton & Hove City Council as at January 2017

Vacant Property	Client Department	Comments
Community Wardens Office, Swallow Court, Albourne Close, Brighton	Housing - commercial	To be converted into affordable BHCC residential accommodation under the 'Hidden Homes ' programme. Planning consent obtained for 3 flats. Start on site 2017/18.
Elwyn Jones Health Centre, Carden Avenue, Brighton	Housing - commercial	To be converted into affordable BHCC residential accommodation under the 'Hidden Homes ' programme. At Feasibility stage. Start on site 2017/18.
Garage store at 6 Leybourne Parade, Brighton	Housing - commercial	This garage is included in the demise of the shop tenancy, so not empty.
George Cooper House, 20-22 Oxford Street, Brighton (ex Housing Office)	Housing - commercial	To be converted into affordable BHCC residential accommodation (TA) under the 'Hidden Homes ' programme. Approved by H&NHC on 18.1.17. Start on site 2017/18.
Ground Floor Ellen House, Clarendon Road, Hove	Housing - commercial	Residents' community room.
Housing Office, Selsfield Drive, Brighton	Housing - commercial	This site is to be redeveloped by the Estate Regeneration Team. At Planning stage.
Offices & Premises adjacent to 107 Drove Crescent, Portslade	Housing - commercial	Former rent office. To be re-marketed as office or for community use.
Premises adjacent to 40 Davey Drive, Brighton	Housing - commercial	Former rent office. To be re-marketed as office or for community use.
Ex Public Convenience at Sackville Road, Hove	Housing - commercial	To be converted into affordable BHCC residential accommodation under the 'Hidden Homes ' programme. At Feasibility stage. Start on site 2017/18.
Shop at 43 Manor Hill, Brighton	Housing - commercial	To be converted into affordable BHCC residential accommodation under the 'Hidden Homes ' programme. At Feasibility stage. Start on site 2018/19.
Store adjacent to Garage 100 Stonery Close, Portslade	Housing - commercial	Former Police 'Box' and former caretaker's base. Potential future Hidden Homes project.
Store at Turton Close, Brighton	Housing - commercial	Former caretaker's store. Too small for conversion. Future use under consideration.
Megazone, King Alfred Leisure Centre, Kingsway, Hove	Leisure Services	Derelict building part of King Alfred redevelopment masterplan
251 & 253 Preston Road, Brighton (ex Children's Services offices)	Property & Design	Sale to RSL due to complete imminently
Kings House Offices, Grand Avenue, Hove	Property & Design	Marketed in commercially sensitive negotiations with preferred bidder, subject to planning.
Pepper Pot, Queens Park Road, Brighton	Property & Design	Negotiations ongoing to let for cycle hire
Public Convenience, adjacent St Marys Church, Upper Rock Gardens, Brighton	Property & Design	To be leased to adjacent church as part of Church financed redevelopment
Store at Upper Rock Gardens, Brighton	Property & Design	To be leased to adjacent church as part of Church financed redevelopment
Upper Roedale Barn, Ditchling Road, Brighton	Property & Design	To be sold to fund City Parks depot relocation from Stanmer
Victoria Road Offices, Portslade	Property & Design	Proposed housing redevelopment site
Unit 11 Lower Promenade, Madeira Drive, Brighton	Seafront	Being marketed for reletting
<p><b>Residential Housing Property</b></p> <p>Housing have an active and effective Empty Property Strategy working to bring privately owned empty residential property back into use with the key aims of increasing housing supply and improving neighbourhoods. The preferred aim of our Empty Property Strategy is to encourage owners to return their property to use themselves at minimal cost to the council. Most properties are returned this way, but the longer term, and/or more problematic properties can require additional incentive / disincentive and a range of actions are pursued up to and including legal action (ultimately compulsory purchase) as required. The Empty Property Team also assists with enquiries about empty commercial properties as required</p> <p>Our Empty Property Officers return more than 150 empty private sector residential properties to use each year, 156 in 2015/16 (806 properties returned to use in past five years). Our Strategy generates a significant return through the empty homes element of New Homes Bonus (NHB) equating to £200k from this work in the last year alone. This is in addition to related NHB from previous years also being paid to the Council giving income earned in excess of £2m since 2010.</p> <p>Most residential empty properties (around 90%) in the city are privately owned by either individuals (70%) or companies (20%).</p> <p>Any figure for the number of long term empty properties (officially defined as empty for six months) in the city can only ever be a 'snapshot' as the number will change daily - as some properties are returned to use and others become empty. The underlying number of empty residential properties in the city is on a reducing trend down from 908 in October 2009 to 601 in October 2016 a 34% reduction [info from councils New Homes Bonus returns]. This is due to highly organised cross department working. This represents a less than 0.5% of all residential property in the city [129,203 residential properties on council tax system on 31 Dec 2016].</p>		

