

## Brighton & Hove Seaside Community Homes

### A report for Housing Area Panels

1. The company is a charity set up by Brighton & Hove City Council, incorporated in March 2009 and registered as a charity on 4<sup>th</sup> January 2010, the company currently has acquired and refurbished 499 properties, which are now let to homeless single people or homeless families. As we have not reported to Area Panels for some time we take this opportunity to remind people what contribution Seaside makes to meeting housing need in the city.
2. We are sure that we are all aware of the housing challenges facing the city especially in terms of the high demand for housing, high house prices, high rents, the challenges of building new homes and a lack of genuinely affordable accommodation. There is also the challenge of providing temporary accommodation for those households owed a housing duty by the council.
3. Whilst Seaside cannot address all these problems, we have been able to make a small contribution by providing our homes **in Brighton & Hove** for people in temporary accommodation. This is important for those households as it means the least disruption to social networks, schools, health services and employment.
4. Seaside started trading in November 2011. Its initial purpose was to:
  - \* Raise **additional external investment** to improve council homes and meet the **Decent Homes** target
  - \* Provide **accommodation** for people in housing needs who are owed a **housing duty** by BHCC.
  - \* And to **refurbish** the leased stock
5. Since then we have achieved...
  - **499 empty council homes** brought back into use (all long-term empty council homes) – many previously a blight on local neighbourhoods attracting vandalism, anti-social behaviour and squatting.
  - **£28.5m** capital receipt invested in council housing.
  - This has enabled **100% Decent Homes standards** in Seaside & council housing
  - There has been no need for **council borrowing or subsidy**
  - All Seaside properties **are self-contained** and in Brighton & Hove
  - We have a company with **solid infrastructure and governance** – that has had good audit reports since we began trading.

6. The key to our success has been the **partnership approach** with BHCC, Mears and Santander.