

Resident Questions for Housing Area Panel

Department	Housing
Date question raised	23/06/2022
Date of Area Panel	16/08/2022
Area in city	East
Star rating applied by residents	3 star – city wide issue
Deadline for officer response	25/07/2022
Name of officer responding	Grant Ritchie
Officer job title	Head of Housing Repairs & Maintenance
Title of Question:	Empty council properties
Issue:	Empty properties are left empty for too long when they could be used to house people on the waiting list.
Background:	<ul style="list-style-type: none"> • A Council property at 1 Robert Lodge has been empty since November 2021. • Residents have observed that Council properties in Brighton and Hove are sitting empty for a long time. While some of these properties may genuinely require major repairs, some only require minor repairs, which could be undertaken once someone has moved in. • In the meantime, there is a long waiting list of people waiting to be housed.
Action requested by residents:	<p>Residents would like to know:</p> <ol style="list-style-type: none"> 1) How many Council-managed properties are currently empty in the East area? 2) How many of these empty properties only require minor repairs?
Officer Response:	Grant Ritchie
Officer contact details:	grant.ritchie@brighton-hove.gov.uk
Response:	The length of time properties are empty has reduced significantly since the pandemic and continues to reduce and the number of lets has increased to pre pandemic levels.

We do not record number of properties by area but the total number of HRA properties undergoing repairs across the city as of Friday 15th July is 79.

Out of these 42 are confirmed as requiring major works. Although some of the works required in the properties are not defined as “major” we are still required to complete these prior to the property being let, to ensure the property meets the Councils Lettable standard and to ensure the property has no significant HHSRS (Housing Health and Safety Rating System) risks.

The repair works were completed in 1 Robert Lodge in January 2022 and as of 15th July 2022 the property has been advertised 5 times each time there has either been no eligible bidders or no bidders when advertised. The Rehousing team now (as of Friday 15th July) have a shortlist of applicants from Homemove and are looking to book a viewing.

Specific Action:

Action

No Further Action

Timeline:

Start date:

N/A

End date:

N/A