

HOME GROUP LIMITED

Report to Copeland Borough Council Strategic Housing Panel Thursday, 14 January 2010

CURRENT PERFORMANCE MANAGING EMPTY HOMES

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1.0 Purpose

- 1.1 The purpose of this report is to update Members on the current performance of managing empty homes in the Copeland Borough Council area.

2.0 Current Performance

- 2.1 Home has 5,407 rented properties within the boundaries of Copeland Borough Council. There is a reduction in the stock number of 2 properties since the report presented in November 2009 due to 2 properties being sold.
- 2.2 The table below shows the turnover for Home properties within Copeland Borough Council boundaries for the period 1 April 2009 to 31 December 2009.

Number of Properties	Tenancies ended 01/04/09 – 31/12/09	% tenancies ended as a percentage of the number of properties	Number of properties let in period 01/04/09 – 31/12/09
5,407	385	7.12%	325

- 2.3 Home continues to hold some properties for demolition when vacated therefore there is a discrepancy between the tenancies ended and new tenancies created. Properties are still being held for demolition in the key regeneration areas of Woodhouse, Cleator Moor, Distington and Millom and also properties within the sheltered housing units at Greenvale Court, Frizington.
- 2.4 Estates with the greatest number of properties becoming empty (turnover) are similar to those reported in the last paper. They remain as Woodhouse (49 out of 432 tenancies), Mirehouse West (26 out of 452), Orgill (19 out of 217), Cleator Moor (67 out of 750) and Distington (27 out of 252)
- 2.5 Estates with the lowest turnover remain much the same as those reported in the last paper; Corkickle, Red Lonning, Thornhill, Kells and Greenbank.

- 2.6 The table below shows the number of voids and the time taken to let for the period 01 April 2009 to 31 December 2009.

Number of Home Group properties	Number of Voids		Lettable voids as a percentage of Home Group properties	Time taken to let @ 30 October 09
	Long term voids	Lettable voids@ 2 November 09		
5,407	213	109	2.02%	90.0 days

- 2.7 Time taken to let a property has reduced from 95 days to 90 days recently, however progress still needs to be made to further reduce this timescale significantly. Work is in progress to introduce options to assist with this: such as works on occupation and voids blitz weeks which were outlined in the last paper. The voids blitz week outlined in the November paper was due to take place week commencing 23rd November 2009 and this did not happen due to the flooding problems.
- 2.8 North West Management Team consider void performance as a key priority and as a result has initiated a recovery plan which will have a specific Project Manager to consider options to improve our performance. Proposals for change will be tested over the next few months with a planned implementation of changed working practices from April 2010.

3.0 Major Works Voids

- 3.1 Included in the long term void numbers above are a number of properties which were subject to Property Option Appraisals which concluded that the properties should be renovated and brought back into use as rented accommodation:
- 7 houses on Greenbank.
 - 11 bedsits in Whitehaven Town Centre which are being converted into flats.
 - 1 house on Mirehouse previously marketed for sale.

4.0 Recommendation

- 4.1 The Panel is asked to note this report.

ADDRESS	TOWN	REASON
31 KILNSIDE	DISTINGTON	Demolition
15 Greenvale Court	Frizington	Property Option
31 Greenvale Court	Frizington	Property Option
18 Greenvale Court	Frizington	Property Option
153 Meadow Road	Mirehouse West	Flood Monitoring
151 Meadow Road	Mirehouse West	Flood Monitoring
21 GRAMMERSCROFT	MILLOM	Property Option
1 Lapstone House	Millom	Sale
68 GRAMMERSCROFT	MILLOM	Property Option
7 Greenvale Court	Frizington	Property Option
4 Lapstone House	Millom	Sale
209 Meadow Road	Mirehouse West	Flood Monitoring
30 Greenvale Court	Frizington	Property Option
16 EHEN PLACE	CLEATOR MOOR	Demolition
23 Lorton Close	Mirehouse West	Flood Monitoring
73 GRAMMERSCROFT	MILLOM	Property Option
41 Calder Avenue	Corkickle	SALE
23 Ehen Court	Egremont	Demolition
26 GRAMMERSCROFT	MILLOM	Property Option
7 PEREGRINE CLOSE	MORESBY PARKS	Sale
10 Milton Road	Orgill	Sale
77 GRAMMERSCROFT	MILLOM	Property Option
13 EHEN PLACE	CLEATOR MOOR	Demolition
20 Ehen Court	Egremont	Demolition
83 GRAMMERSCROFT	MILLOM	Property Option
1 Greenvale Court	Frizington	Property Option
79 GRAMMERSCROFT	MILLOM	Property Option
6 EHEN PLACE	CLEATOR MOOR	Demolition
3 Ehen Court	Egremont	Demolition
42 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
6 Windermere Road	Woodhouse	Demolition
9 EHEN PLACE	CLEATOR MOOR	Demolition
10 Ehen Court	Egremont	Demolition
47 Fell View Avenue	Woodhouse	Demolition
44 Fell View Avenue	Woodhouse	Demolition
12 EHEN PLACE	CLEATOR MOOR	Demolition
10 DENT SQUARE	CLEATOR MOOR	Demolition
8 EHEN PLACE	CLEATOR MOOR	Demolition
24 Fell View Avenue	Woodhouse	Demolition
77 Windermere Road	Woodhouse	Demolition
96 Windermere Road	Woodhouse	Demolition
97 Windermere Road	Woodhouse	Demolition
20 ORCHARD PLACE	CLEATOR MOOR	Demolition
14 Greenvale Court	Frizington	Property Option
18 Ehen Court	Egremont	Demolition
2 Greenvale Court	Frizington	Property Option
14 EHEN PLACE	CLEATOR MOOR	Demolition
18 ORCHARD PLACE	CLEATOR MOOR	Demolition
2 Walkmill Court	Red Lonning	Demolition
4 Ehen Court	Egremont	Demolition
5 EHEN PLACE	CLEATOR MOOR	Demolition
21 Ehen Court	Egremont	Demolition
43 Fell View Avenue	Woodhouse	Demolition
16 GILGARRAN VIEW	DISTINGTON	Demolition
Warden Flat	Walkmill Court	Demolition

28 ORCHARD PLACE	CLEATOR MOOR	Demolition
11 Ehen Court	Egremont	Demolition
5 GILGARRAN VIEW	DISTINGTON	Demolition
4 GILGARRAN VIEW	DISTINGTON	Demolition
23 Greenvale Court	Frizington	Property Option
11 EHEN PLACE	CLEATOR MOOR	Demolition
13 ORCHARD PLACE	CLEATOR MOOR	Demolition
14 Walkmill Court	Red Lonning	Demolition
61 Windermere Road	Woodhouse	Demolition
84 Windermere Road	Woodhouse	Demolition
80 Windermere Road	Woodhouse	Demolition
11 ORCHARD PLACE	CLEATOR MOOR	Demolition
93 Windermere Road	Woodhouse	Demolition
19 Ehen Court	Egremont	Demolition
21 Fell View Avenue	Woodhouse	Demolition
12 Greenvale Court	Frizington	Property Option
63 Fell View Avenue	Woodhouse	Demolition
64 Fell View Avenue	Woodhouse	Demolition
81 Windermere Road	Woodhouse	Demolition
28 Fell View Avenue	Woodhouse	Demolition
1 DENT SQUARE	CLEATOR MOOR	Demolition
26 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
34 Fell View Avenue	Woodhouse	Demolition
4 GRAMMERSCROFT	MILLOM	Property Option
29 ORCHARD PLACE	CLEATOR MOOR	Demolition
3 Walkmill Court	Red Lonning	Demolition
10 GILGARRAN VIEW	DISTINGTON	Demolition
5 Lapstone House	Millom	Sale
12 Ehen Court	Egremont	Demolition
76 Windermere Road	Woodhouse	Demolition
3 Lapstone House	Millom	Sale
16 Ehen Court	Egremont	Demolition
91 Windermere Road	Woodhouse	Demolition
39 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
19 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
55 Fell View Avenue	Woodhouse	Demolition
2 DENT SQUARE	CLEATOR MOOR	Demolition
38 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
39 Fell View Avenue	Woodhouse	Demolition
12 ORCHARD PLACE	CLEATOR MOOR	Demolition
19 ORCHARD PLACE	CLEATOR MOOR	Demolition
6 Greenvale Court	Frizington	Property Option
36 Fell View Avenue	Woodhouse	Demolition
79 Windermere Road	Woodhouse	Demolition
38 Fell View Avenue	Woodhouse	Demolition
9 Ehen Court	Egremont	Demolition
65 Windermere Road	Woodhouse	Demolition
15 Ehen Court	Egremont	Demolition
27 ORCHARD PLACE	CLEATOR MOOR	Demolition
9 DENT SQUARE	CLEATOR MOOR	Demolition
7 Ehen Court	Egremont	Demolition
5 Ehen Court	Egremont	Demolition
5 ORCHARD PLACE	CLEATOR MOOR	Demolition
6 Ehen Court	Egremont	Demolition
20 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
3 ORCHARD PLACE	CLEATOR MOOR	Demolition

17 Fell View Avenue	Woodhouse	Demolition
21 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
5 DENT SQUARE	CLEATOR MOOR	Demolition
37 Fell View Avenue	Woodhouse	Demolition
13 GRAMMERSCROFT	MILLOM	Property Option
26 Fell View Avenue	Woodhouse	Demolition
40 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
8 Ehen Court	Egremont	Demolition
25 Fell View Avenue	Woodhouse	Demolition
52 Windermere Road	Woodhouse	Demolition
22 Fell View Avenue	Woodhouse	Demolition
1 Ehen Court	Egremont	Demolition
29 Greenvale Court	Frizington	Property Option
61 Woodhouse Road	Woodhouse	Demolition
Wardens Flat Greenvale Court	Greenvale Court	Property Option
34 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
7 Walkmill Court	Red Lonning	Demolition
83 Windermere Road	Woodhouse	Demolition
56 Windermere Road	Woodhouse	Demolition
36 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
15 GILGARRAN VIEW	DISTINGTON	Demolition
35 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition
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1 Walkmill Court	Red Lonning	Demolition
4 Walkmill Court	Red Lonning	Demolition
19 Walkmill Court	Red Lonning	Demolition
22 Walkmill Court	Red Lonning	Demolition
21 Walkmill Court	Red Lonning	Demolition

9 Walkmill Court	Red Lonning	Demolition
17 Walkmill Court	Red Lonning	Demolition
5 Walkmill Court	Red Lonning	Demolition
6 Walkmill Court	Red Lonning	Demolition
18 Walkmill Court	Red Lonning	Demolition
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6 DENT SQUARE	CLEATOR MOOR	Demolition
15 Walkmill Court	Red Lonning	Demolition
10 Walkmill Court	Red Lonning	Demolition
12 Walkmill Court	Red Lonning	Demolition
13 Walkmill Court	Red Lonning	Demolition
16 Walkmill Court	Red Lonning	Demolition
8 Walkmill Court	Red Lonning	Demolition
8 Lapstone House	Millom	Demolition
9 Lapstone House	Millom	Demolition
10 Lapstone House	Millom	Demolition
7 Lapstone House	Millom	Demolition
2 Lapstone House	Millom	Demolition
6 Lapstone House	Millom	Demolition
12 GILGARRAN VIEW	DISTINGTON	Demolition
2 ORCHARD PLACE	CLEATOR MOOR	Demolition
7 DENT SQUARE	CLEATOR MOOR	Demolition
4 ORCHARD PLACE	CLEATOR MOOR	Demolition
13 GILGARRAN VIEW	DISTINGTON	Demolition
13 HOWBANK ROAD	EGREMONT	Mire shaft collapse
14 HOWBANK ROAD	EGREMONT	Mire shaft collapse
27 KEIR HARDIE AVENUE	CLEATOR MOOR	Demolition