

Changes to MHC Consultation - Feedback from Registered Providers

December 2017

Registered Providers were approached and requested the total number of properties that they have in Fylde, average re-let time and areas or types of properties they struggled letting. Responses were received from Great Places, Places for People, ForViva and Progress Housing.

1. Great Places

137 units in Fylde. Small turnover of 5 units per annum, which equates to less than 4%. Average re-let time 44 days (6 weeks).

Struggle to allocate flats in Houses of Multiple Occupancy of which they have several such schemes including 451 and 435 Clifton Drive where they have 2 bed flats which are difficult to let due to bedroom tax issues. These flats are for residents over 18 year old therefore households with children cannot reside there.

2. Places for People

192 units within Fylde. Fylde stock is monitored with Wyre and Blackpool stock. Current re-let period for that area is 28.17 days (4 weeks). They report difficulties with letting first floor general needs properties.

3. ForViva

61 units within Fylde. Have only had 1 void since they began to work in the area 2 years ago and relet time was 12 days where the property was in VOID works.

4. Progress Housing

2519 units in Fylde. There have been 299 lettings since April 2017 with an average re-let time of 42.3 days (6 weeks). Void re-let times are provided in the table below.

	General Needs		Independent Living		COMBINED	
	NUMBER	AVERAGE TIME	NUMBER	AVERAGE TIME	NUMBER	AVERAGE TIME
Ansdell	8	23.9	3	39.7	11	28.2
Clifton	4	22.3			4	22.3
Freckleton	16	35.1	8	162.6	24	77.6
Greenhalgh	1	54.0			1	54.0
Hey Houses	18	20.8	16	44.4	34	31.9
Kirkham	27	44.4	18	56.8	45	49.4

Little Eccleston	2	20.0			2	20.0
Lytham	11	33.0	29	31.2	40	31.7
Newton	3	22.7			3	22.7
Salwick	1	32.0			1	32.0
St Annes	45	43.6	33	47.4	78	45.2
Staining	8	37.1			8	37.1
Warton	14	35.9			14	35.9
Weeton	4	17.0			4	17.0
Wesham	24	27.2	6	93.2	30	40.4
Grand Total	186	34.7	113	54.7	299	42.3