

Asset Management - **Information last updated: 13 August 2026.**

STAIRs information, Items 3.1 to 3.4

Our Housing Stock Profile

As part of the Social Tenant Access to Information Requirements (STAIRs), we publish information about the housing stock we own and manage. This is intended to give tenants greater access to information about their landlord and the homes and services we provide.

Our property records, as at 13 August 2026, contain **852 records** across East and West Sussex. These records include individual homes and rooms as well as communal areas, offices and some whole-property records, so the total number of records should not be read as the number of individual homes or residents.

Ownership and leasing

Of the 852 property records:

- **511 (60%) are owned**
- **341 (40%) are leased**

Types of accommodation

Our stock includes a range of accommodation, with the largest categories being:

- **258 one-bedroom flats**
- **244 hostel rooms**
- **160 studios**
- **52 two-bedroom flats**
- **15 two-bedroom houses**
- **11 three-bedroom flats**

The records also include Houses in Multiple Occupation (HMOs), larger homes and other accommodation types.

In addition, the property register contains **48 communal-area records** and **12 office records**. These are included within the overall property-record total but are not individual residential units.

Where our stock is located

Our largest concentration of property records is in **Brighton**, with 510 records. We also have significant provision in:

- **St Leonards-on-Sea – 91 records**
- **Hove – 74 records**
- **Burgess Hill – 50 records**
- **Eastbourne – 41 records**
- **Hastings – 40 records**
- **East Grinstead – 23 records**
- **Haywards Heath – 19 records**

We also have a small number of records in Peacehaven and Polegate.

Housing and service areas

Our largest recorded housing and service groups include:

- **Brighton Community Housing – 266 records**
- **Hastings Community Housing – 92 records**
- **PRS Brighton – 91 records**
- **Mid Sussex Supported – 69 records**
- **Phase One – 53 records**
- **PRS Eastbourne – 40 records**
- **Hastings Young People Service – 38 records**

Our wider portfolio also includes accommodation associated with services such as Recovery, Move On, Route One and Accommodation for Work.

Understanding these figures

These figures are taken from our property register and describe the composition of our recorded stock. They are not a measure of current occupancy.

Some records represent individual flats, studios or hostel rooms, while others represent communal areas, offices or whole properties such as HMOs. For this reason, figures from different accommodation categories should not be added together and described as a total number of homes or bedspaces.

The property register does not, on its own, provide information about current vacancies, resident numbers, tenancy status or occupancy levels.

Stock Condition Surveys

We currently hold up-to-date stock condition surveys for **63% of our properties** and have a clear, structured programme in place to complete the remaining surveys across our portfolio.

Survey activity is being increased to accelerate progress, with performance monitored closely to ensure we continue to improve coverage. Our aim is to achieve a comprehensive and up-to-date stock condition survey position across the full portfolio within the next 12 months.

This programme will give us an increasingly detailed understanding of the condition of our homes, helping us to plan investment effectively, prioritise maintenance and improvement works, and support the long-term quality and safety of the homes we provide.

Transfers.

Within the next 12 months BHT Sussex may transfer or sell a 5 bed and 6 bed HMO, a block of 7 self-contained flats and potentially take over the management of a portfolio of self-contained flats of more than 100 units, all based in Brighton.

For the previous financial year BHT Sussex collated and reported the following Acuity Benchmarking data for Apr 25 to Mar 26.

PI Code	Performance Indicator	Answer
SOL080	Units in pipeline Units in pipeline	0.0
RSH204	New supply delivered (Social housing units)	14.0
RSH205	New supply delivered (non-social housing units)	0.0
RP01	Percentage of homes that fail to meet the Decent Homes Standard	2.2%

Repairs and Maintenance

The following table is a summary of our responsive repairs and maintenance service for 2025/26. Our aim is to complete emergency repairs within 24 hours urgent repairs within 7 working days and routine repairs within 28 working days, where access is made available.

Grand Total			Completed Within Target		Completed Outside Target	
Response	Repairs	Response	Qty	%	Qty	%
1. Emergency	408	24 Hrs	379	92.9%	29	7.1%
2. Urgent	1,354	7 days	1,261	93.1%	93	6.9%
3. Routine	840	28 days	789	93.9%	51	6.1%
Total	2,602		2,429	93.4%	109	6.6%

Net zero and sustainability plans

Our approach to environmental sustainability, energy efficiency and reducing carbon emissions is set out in our [Environmental Statement](#).

Energy efficiency improvements to our homes

We are working towards achieving an Energy Performance Certificate (EPC) rating of C or above for our tenanted homes by 2030, wherever this is technically and practically achievable. Some properties may be subject to applicable exemptions because of technical, planning or other property-specific constraints.

A programme is underway to renew outstanding EPCs, with more than 100 assessments scheduled for completion by the end of the 2026/27 financial year. These assessments will strengthen our understanding of the energy performance of our homes and help us target future investment effectively.

Residents can check the current EPC for their home using the government's [Find an energy certificate](#) service.

Retrofit work completed in 2024/25

Cashman Lodge, Brighton

We secured £60,000 in match funding through Wave 2.1 of the Social Housing Decarbonisation Fund. This supported energy-efficiency improvements to 12 flats, including cavity-wall insulation, solar panels with SolShare energy-sharing technology, and heating upgrades.

Retrofit work completed in 2025/26

Baird House, Hastings

Retrofit improvements at Baird House were fully funded through the Energy Company Obligation scheme, ECO4. The project included solar panels with SolShare technology and heating upgrades, helping every flat achieve an EPC rating of C or above.

Planned retrofit investment

We have been awarded £60,000 in match funding through the Warm Homes: Social Housing Fund. This funding is being considered for retrofit improvements to four flats at Albion Street, seven flats at College Road and one flat at Elm Grove.

At Blake Court in Brighton, the required resident information was not available in time to meet the ECO4 funding window. Our Asset Management team is actively exploring alternative funding opportunities for solar energy and heating improvements to 19 flats.

Across our wider housing portfolio, we continue to identify and pursue funding opportunities for heating, insulation and ventilation improvements. Investment will be prioritised according to property condition, energy performance and residents' needs, supporting warmer, more comfortable and energy-efficient homes.