



**Brighton & Hove
City Council**

HOUSING COMMITTEE ADDENDUM

4.00PM, WEDNESDAY, 25 SEPTEMBER 2013

COUNCIL CHAMBER, HOVE TOWN HALL

ADDENDUM

ITEM

Page

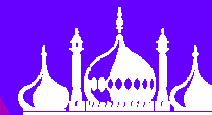
25. GARAGE SITES

1 - 16

New Homes for Neighbourhoods

Estate Regeneration Programme Update

Nick Hibberd, Head of City Regeneration
25 September 2013



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City Council**

New Homes for Neighbourhoods

- Estate Regeneration Programme to:
 - build much needed new homes on council housing land
 - work with ward councillors and local residents to improve neighbourhoods
 - make best use of council housing assets
 - build sustainable housing and communities
 - meet City Plan target of 500 new homes on HRA land by 2030



Phases of programme

- Phase 1 – taking forward development of former garage and parking sites approved by Housing Committee September 2012
- Phase 2 – infill development of vacant land and buildings
- Phase 3 – wider estate regeneration



Phase 1 garage sites update

- Little interest from soft market testing of 2 OJEU compliant frameworks
- Project seen as too small, complex and carrying too much risk
- But local Registered Providers showed interest in developing some sites as council's agent
- Council would retain ownership and management of homes



Phase 1 garage sites update cont.

- RPs submitted bids for ITT issued 9 July
- Appoint development agent early October
- 27 units minimum in 2015 for 4 sites with additional plots at Flint Close and Kensington St
- Housing Committee to approve final schemes
- Alternative options being considered for very small and complex sites



Disused garage site before demolition



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What might be built



Phase 2 infill sites update

- Initiated in March 2013 as planned
- Started with review of potential additional new homes identified in estate masterplan
- CBRE identified 123 units as being within planning policy and developable within 1-3 years
- Around 121 of those now considered potentially developable and either completed or being progressed



Estate masterplan review

- CBRE identified 110 units to be within planning policy and developable in 3-7 years
- And 120 homes developable in 7+ years
- Some being taken forward in Phases 2 and 3
- But some issues identified which could make development very challenging, including ownership, planning constraints, need to relocate main sewers and substations



Phase 2 infill sites update cont.

- 53 other potential infill sites suggested by members, officers and residents
- All logged and extensively checked
- Emerging very provisional pipeline of maybe 40 sites and around 150 units in Phase 2
- But generally small sites and around half large enough for just 1-2 homes



How might we increase numbers?

- Develop more garage and car parking sites
- Build more small units to help tenants downsize (61% on Homemove now need 1 bed)
- Develop non-HRA council land
- Acquire small strips of adjoining land to enable development of HRA sites
- Split large gardens when a tenancy ends to build new homes



Initial design and viability studies

- All potential units subject to stakeholder engagement, viability modelling and planning consent
- Contract procured for initial design and modelling of options for Housing Committee to reach decisions
- Progress on Manor Place Housing Office and rear land at Preston Road + 2 General Fund sites

Empty Housing Office at Manor Place



What might be built?



Councillor and resident involvement

- Team are consulting and updating local ward councillors
- Early discussions with tenant and resident associations and keeping them updated
- We will involve and consult local residents and provide opportunities for them to get involved in final design of new housing on estates



Phase 3 – wider estate regeneration

- New experienced project manager starting November
- Will take forward existing viability studies on redeveloping existing housing and new opportunities
- Potential for many new homes to help achieve the City Plan target of 500 additional new homes on HRA land by 2030

