

**NOTICE OF MOTION****GREEN GROUP****REPLACING TRULY AFFORDABLE RENTED HOUSING**

This Council requests:

(a) That the Chief Executive writes to Government calling for:

- 1) An end to the borrowing cap on HRA borrowing to enable new homes to be built through prudential borrowing; and
- 2) A commitment to allow councils to retain sufficient income from the sale of higher value homes to fund its replacement with a socially rented council house.

b) A press release is issued publicising these calls.

Proposed by: Councillor Gibson

Seconded by: Councillor Druitt

Supported by: Green Group of Councillors

**Supporting information:**

This council notes that in Brighton & Hove:

- 88,000 residents cannot afford to rent or buy without needing subsidy or spending a disproportionate amount of their income on housing (1)
- 15,000 households can only afford to pay social rents
- Between 1997/8 and Oct 2014, 1,342 social rented council homes were sold under the right to buy
- Currently around 80 homes a year cease to be available as socially rented housing due to sales under the right to buy
- Waiting lists social housing have grown to an estimated 25,000 people
- Many more homes will cease to be available if the council decides to sell vacant "higher value" council houses under the regulations of the Housing and Planning Act
- The Housing Revenue Account (HRA) is currently prevented from borrowing prudentially above its borrowing cap to invest in new homes

This council notes that nationally:

- The Government has stated that sold council houses should be replaced like for like yet for 41,755 sold under right to buy between April 2012- April 2016, there have been only 5,731 replacement Local Authority builds, starts or acquisitions (2)

(1) Assessment of affordable housing need BHCC (2012)

(2) DCLG Sept 2016

