

Subject: Appropriation of 243 and 245 Preston Road Brighton to Housing Revenue Account – Extract from the proceedings of the Housing Committee Meeting held on the 13th June 2012.

Date of Meeting: 12 July 2012

Report of: Strategic Director; Resources

Contact Officer: Name: Lisa Johnson Tel: 29-1228
E-mail: lisa.johnson@brighton-hove.gov.uk

Wards Affected: All

HOUSING COMMITTEE

**4.00 pm 14 June 2012
COUNCIL CHAMBER, HOVE TOWN HALL**

MINUTES

Present: Councillor Wakefield (Chair); Councillor Barnett, Davey, Farrow, Jarrett, Mears, Peltzer Dunn (Opposition Spokesperson), Powell (Deputy Chair), Mitchell and Phillips.

Other Members present: Councillors Bennett, Brown and Mears.

PART ONE

9. APPROPRIATION OF 243 AND 245 PRESTON ROAD BRIGHTON TO THE HOUSING REVENUE ACCOUNT

- 9.1 Councillor Wakefield left the Chamber during consideration of the report and Councillor Powell took over as Chair.
- 9.2 The Committee considered a report of the Strategic Director Place which requested approval for the Policy & Resources Committee to appropriate the properties and land at 243 and 245 Preston Road from Policy & Resources to the Housing Revenue Account. The properties had been included in the Housing Revenue Account dwellings register but had never been formally transferred.
- 9.3 Councillor Davey asked for clarification on the number of dwellings at 243 and 245 Preston Road, and was advised there currently 15 units with shared facilities in the two properties and four bungalow units in their grounds. Planned refurbishment works would create 16 self contained units in the two main properties, but the bungalows might now

be beyond reasonable repair. It had been modelled for Seaside's business plan that after refurbishment works the Housing Revenue Account would lease the 16 converted units and two of the bungalow units to Seaside Homes.

9.4 Councillor Peltzer Dunn asked if access would be granted to the properties and was advised that both the properties and the land would be transferred to the Housing Revenue Account and individual units would then be leased to Brighton & Hove Seaside Community Homes. The Housing Revenue Account would retain the land at the rear of the properties, where it may be possible to develop some more council housing. Councillor Peltzer Dunn suggested that none of the bungalow units be leased to Seaside so the whole of the rear gardens could be redeveloped. Mr Hibberd, Head of Housing and Social Inclusion said that the Committee were being asked to recommend that Policy and Resources appropriate the whole site which would not preclude future developments.

9.5 **RESOLVED:** That the Housing Committee recommends:

- (1) That the Policy & Resources Committee agrees the appropriation of the 19 dwellings comprising 15 flats and four bungalow units and the land at 243 and 245 Preston Road, Brighton to the council's Housing Revenue Account; and
- (2) That the Policy & Resources Committee notes the earlier Cabinet and Council decisions to lease dwellings at these properties to Brighton & Hove Seaside Community Homes as part of the LDV project in September and October 2008.

Note: Councillor Wakefield left the meeting having declared a personal and prejudicial interest due to her role as a Board member of Brighton & Hove Seaside Community Homes Ltd.