

~~purchase price)~~

- Whether ongoing maintenance costs are considered to be excessive (~~or greater than average stock levels~~)
- There is a specific housing need for the type of property that is being offered, as established by the Housing Register
- Whether a purchase of a property would free up land or enable access to a site suitable for development of affordable housing
- Savings to the council through reduced need for temporary accommodation or specialist accommodation
- **~~The impact of a subsidy in addition to the rental income on the viability of the purchase (to a maximum of £10,000) The impact of net subsidy provided to the overall programme~~**

8 Other opportunities

8.1 Alongside the purchase of homes, other opportunities may become available to purchase properties or land for housing including securing affordable housing units as part of new housing developments in the city (S106 sites). The viability of each potential purchase would need to be completed taking account of:

- The purchase price and nature of the property/land
 - The cost of any conversion and refurbishment work to bring it into use
 - The viability of the purchase against rent levels as set out in the council's rent policy
 - Grant funding opportunities to support delivery of new housing
 - Planning considerations
 - There is a specific housing need for the type of property that is being offered, as established by the Housing Register
 - The property/land is situated amongst existing Brighton & Hove City Council housing stock
- 8.2 The viability of each potential S106 site would need to be completed taking account of:
- The number of units and purchase price proposed
 - Management viability e.g. would the units need to be in a separate block

- Financial viability of the property
- The viability of the purchase against rent levels as set out in the council's rent policy
- Timing of the purchase. An early discussion with developers would be essential, particularly if we propose to take forward affordable rented only units
- Planning considerations as we would only be seeking affordable rented properties at present
- There is a specific housing need for the type of property that is being offered, as established by the Housing Register

8.2 The viability of each potential S106 site would need to be completed taking account of:

- The number of units and purchase price proposed
- Management viability e.g. would the units need to be in a separate block
- Financial viability of the property
- The viability of the purchase against rent levels as set out in the council's rent policy
- Timing of the purchase. An early discussion with developers would be essential, particularly if we propose to take forward affordable rented only units
- Planning considerations as we would only be seeking affordable rented properties at present
- There is a specific housing need for the type of property that is being offered, as established by the Housing Register

- (3) For Committee to receive a report in a year's time on the updated version of Appendix 1, with such a report to include estimates of the subsidy modelled for 27.5% living wage rents as well as an assessment of the estimated saving to the council as a whole, should the property assessed be let as temporary accommodation.

24 NEW HOME FOR NEIGHBOURHOODS - ROTHERFIELD CRESCENT

Contact Officer: Jo Thompson
Ward Affected: Patcham

Tel: 01273 291466

- (1) That the Housing & New Homes Committee note the options and associated risks presented in paras 4.1-4.2. of the report.
- (2) That the Housing & New Homes Committee agrees Option 1 as amended and approves:
 - i. The proposed scheme of four new council homes at Rotherfield Crescent, Brighton under the New Homes for Neighbourhoods programme;
 - ii The procurement of a development partner and professional services for the delivery of the project and give delegated authority to the Executive Director, Environment, Economy and Culture in consultation with the Executive Director, Finance and Resources to award the contract following completion of the procurement process;
 - iii The scheme rent levels at 37.5% of Living Wage **rents for 3 bed properties and 27.5% living wage rents for the 2 bed property**, in line with the New Homes Rent Policy;
- (3) That the Housing and New Homes Committee recommend to Policy, Resources & Growth Committee to:
 - iv Appropriate the Rotherfield Crescent former garages site for planning purposes and delegate authority to the Executive Director of Environment, Economy and Culture to appropriate for housing once the development is complete.

25 OPERATIONAL REVIEW OF ALLOCATIONS PLAN

Contact Officer: James Crane
Ward Affected: All Wards

Tel: 01273 293316

That the Housing & New Homes Committee:

- (1) Notes the performance monitoring report at appendix one of the report
- (2) Agrees that the percentage of properties advertised under the Allocations Plan remains as follows:
 - Homeless 40%
 - Transfers 30%
 - Homeseekers 20%
 - Council's Interest (Social Services) 10%
- (3) Agrees to the following minor amendments to the Allocations Policy as set out

- (i) Band C Sheltered no other housing need – update to restrict this band reason to bids only on sheltered accommodation and not general needs.
- (ii) Point of clarification – award of extra bedroom as contained in appendix two paras 3.3 to 3.7
- (iii) 3 bedroom properties with a dining room – increase minimum number of occupants to maximise occupancy level to large properties
- (iv) Decrease total household income in policy to
 - One bed £22,000
 - Two bed £32,000
 - Three bed and above £36,000
- (v) Increase savings cap to four months average rent
 - One bed £5,000
 - Two bed £7,000
 - Three bed and above £8,200
- (vi) Increase savings cap for sheltered applicants only to £16,000
- (vii) Waive savings cap on extra care applications. Waiver cases can only be offered accommodation if there are no other non-waiver case waiting for extra care
- (viii) Remove sheltered Panel from the sheltered assessment process
- (ix) Introduce new Band A – sheltered applicant with need to move under the allocations policy within the same scheme
- (x) Affordability of accommodation due to the welfare benefit cap – Ability to by-pass applicant who is not able to afford accommodation.
- (xi) Removal of over 50s requirement in seven blocks of flats.
(not over 55 for sheltered)
- (xii) Amend Band D Applicants, required to be on the Housing Register of the purpose of obtaining shared ownership. These applicants may only be assessed for the above purpose and will not receive an allocation of social housing or be nominated to a Housing Association, to include the following. Different financial caps may be applied for applications for shared ownership than those used for social /housing applications. All applications for this band will remain suspended whilst in this Band.
- (xiii) Change the method of increasing the income and savings from the Consumer Prices Index to the increase in average rents in the city allowing applicants 50% of income for the purpose of rent.

- (xiv) That the Committee receive a report, in two years' time, setting out the performance against the allocations plan, for the period January 2017-March 2020.

26 HOUSING FIRE HEALTH & SAFETY UPDATE

Contact Officer: Martin Reid

Tel: 01273 293321

Ward Affected: All Wards

- (1) That Housing & New Homes Committee agree our proposed approach in response to the latest Government advice on fire doors as outlined in paragraphs 3.13 & 3.14 of this report.
- (2) That Housing & New Homes Committee agree resident consultation on the adoption of a hybrid sprinkler scheme be offered to our residents at St James's House and Essex Place as outlined in paragraph 3.21 and commencement of consultation with residents of additional blocks as outlined in paragraph 3.23.
- (3) That Housing & New Homes Committee note our ongoing joint work with ESFRS and actions following the Grenfell Tower tragedy.

27 DISABLED FACILITIES GRANT (DFG) HOUSING POLICY UPDATE 2018

Contact Officer: Sarah Potter

Tel: 01273 293168

Ward Affected: All Wards

- (1) That Committee notes the work done under the policy to date, the outturn to date and difference it has made to people's lives from the customer feedback received.
- (2) That Committee approves a variation to the *hospital discharge grant* eligibility to include any older person or disabled person being discharged from intermediate care (such as Craven Vale & Knowle House)
- (3) That Committee approves the proposal to fund a dedicated Community Link Specialist within the Link Back Service to co-ordinate a small pool of early intervention volunteers to deliver the hospital discharge grant assisted support.
- (4) That Committee approves a variation to the *dispensing with the means test* from dispensing with the means test altogether for works costing up to £5,000, to making a contribution of up to £5,000 toward the cost of works where the disabled person has an assessed contribution to pay.
- (5) That Committee approves an increase to the maximum amount of assistance available under the *warm, safe homes assistance* from £5,000 to £7,500.

- (6) That a report be submitted to the Committee in a year's time outlining how money had been spent.

28 YOUTH SERVICE UPDATE AND USE OF HOUSING REVENUE ACCOUNT FUNDING

Contact Officer: *Caroline Parker*
Ward Affected: *All Wards*

Tel: 01273 293587

(1) That the report be noted.

(2) That a progress report is considered by the Committee in June 2019.

29 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 1 2018/19

Contact Officer: *Ododo Dafe*
Ward Affected: *All Wards*

Tel: 01273 293201

(1) That the report along with the comments of the Committee be noted.