

BRIGHTON & HOVE CITY COUNCIL
HOUSING & NEW HOMES COMMITTEE
4.00pm 14 NOVEMBER 2018
COUNCIL CHAMBER, HOVE TOWN HALL

DECISION LIST

Part One

40 SUPPORT NEEDS OF PEOPLE IN KENDAL COURT

Contact Officer: Jerry Aldous *Tel:* 01273 296949
Ward Affected: All Wards

- (1) That the Committee notes the contents of the report.
- (2) That the independent survey report, along with any interim recommendations to improve support for people living in Kendal Court, is provided for consideration of the January meeting of Housing and New Homes Committee.
- (3) That the report to January meeting of Housing and New Homes Committee explores options (including any cost implications) for the provision of travel cards, to enable residents living in emergency accommodation out of the city to more easily connect with services, friends and family.

41 NEW HOMES FOR NEIGHBOURHOODS: BUCKLEY CLOSE

Contact Officer: Sam Smith *Tel:* 01273 291383
Ward Affected: Hangleton & Knoll

- (1) That the Housing & New Homes Committee approves:
 - i. The proposed scheme of twelve new council homes at Buckley Close, Hove under the New Homes for Neighbourhoods programme and notes that an HRA budget variation of £2.930m for this scheme will be proposed for approval by Policy, Resources & Growth Committee as part of the month 7 Budget Monitoring Report;
 - ii. The demolition of the existing garages at Buckley Close;

- iii. The scheme rent levels at 37.5% of Living Wage, in line with the New Homes Rent Policy;
 - iv. Construction through the council's Strategic Construction partnership with Morgan Sindall;
- (2) That the Housing and New Homes Committee recommend to Policy, Resources & Growth Committee to:
- v. Appropriate the Buckley Close former garages site (Buckley Close, Hangleton, Hove BN3 8EU) for planning purposes and delegate authority to the Executive Director of Environment, Economy and Culture to appropriate for housing once the development is complete.

42 NEW HOMES FOR NEIGHBOURHOODS - SCHEME APPROVAL VICTORIA ROAD

Contact Officer: Jo Thompson
Ward Affected: South Portslade

Tel: 01273 291466

- (1) That the options contained on page 12 of the Stage 2 (Light) Feasibility Study in Appendix 2 of this report be noted;
- (2) That Option 3 in the report be agreed and the following be approved:
 - (i) The proposed scheme of 45 new council homes at the site comprising the former Housing Office, Portslade Bowls Club and bowling greens (see Appendix 1), under the New Homes for Neighbourhoods programme;
 - (ii) The provision of a new Joint Sports Pavilion for Portslade Bowls Club, which includes football facilities for users of Victoria Recreation Ground, to facilitate the release of the development site;
 - (iii) The scheme rent levels with one bedroom properties set at 37.5% living wage rent and all other properties at 80% of market rent levels capped at LHA rates in line with the New Homes Rent Policy;
 - (iv) Construction through the council's City Build Construction Partnership with Morgan Sindall.
- (3) That the Policy, Resources & Growth Committee be recommended to:
 - (v) Approve the site within the redline boundary (see Appendix 1) to be appropriated to the HRA from the General Fund for a capital receipt of £1.454m for planning purposes;
 - (vi) Delegate authority to the Executive Director of Environment, Economy and Culture to appropriate for housing purposes once the development is complete; and

- (vii) Approve a budget of £12.914m financed by HRA borrowing, right to buy receipts and Government Land Release funding to form part of the HRA capital programme for 2019/20 – 2021/22.

43 PROPOSAL FOR ENVIRONMENTAL IMPROVEMENT BUDGET - HOUSING REVENUE ACCOUNT

Contact Officer: Ododo Dafe *Tel:* 01273 293201
Ward Affected: All Wards

- (1) That Housing & New Homes Committee agree to receive a full report to the January 2019 committee recommending the sum within the HRA budget to be set aside for enhanced environmental improvements and items on which it will be spent.

44 HOUSING SUPPLY UPDATE

Contact Officer: Diane Hughes, Martin Reid *Tel:* 01273 293159, *Tel:* 01273 293321
Ward Affected: All Wards

That the Housing & New Homes Committee:

- (1) Notes the work programme to date to increase the supply of affordable housing in the city and proposals to increase cross council resources to support expansion of the programme to realise the council's ambitions to increase housing supply.
- (2) Agrees (subject to government guidance) for the council to utilise HRA borrowing flexibilities to deliver future New Homes for Neighbourhoods Schemes.
- (3) Notes that as a result of current forecast underspend in the HRA, the month 7 Budget Monitoring report to Policy Resources & Growth Committee will propose that £1.5m will be used as a revenue contribution to the capital programme to support further housing delivery via the Home Purchase Scheme for 2019/20.

45 REVIEW OF SENIORS HOUSING

Contact Officer: Peter Huntbach, Martin Reid *Tel:* 01273 293248, *Tel:* 01273 293321
Ward Affected: All Wards

- (1) That the Committee agrees a review of the sheltered housing stock and service as detailed below, with a report of review recommendations back to a future Committee.