

New homes for neighbourhoods Update



November 2016

Brighton & Hove City Council's New Homes for Neighbourhoods programme is building much needed new council homes on council owned land. We work with local resident associations, ward councillors, the council's in-house architects, Housing and other colleagues and partners to improve council estates and neighbourhoods, making best use of council housing land and buildings to deliver new, affordable rented homes that the city needs. We aim to build at least 500 new homes across Brighton, Hove and Portslade.

Two more schemes will be completed this December, bringing the total to 34 new council homes completed at seven sites since summer 2015. 102 more council homes are currently under construction, 29 are about to start on site and 12 more now have planning consent. Many more are in the pipeline.

All new homes are let through Homemove to people on the housing register.

The New Homes for Neighbourhoods programme has been shortlisted in the Housing Initiative category of the Local Government Chronicle Awards 2017.

Flint Close – 4 new family houses in Portslade

Four houses on two small former garage sites at Flint Close were completed and let in September.



Before: Flint Close garages



After: New family homes on the site

Robert Lodge North – 6 new flats in Whitehawk

The six one and two bedroom flats at Robert Lodge North will be completed at the start of December, less than nine months from the start of construction and two weeks ahead of schedule. Shortlisted prospective tenants will visit the new flats later in November and be in their new home by Christmas.



Pierre Close – 4 new three bedroom houses in Portslade

Also on track to complete in December are the four 3 bedroom houses on the boarded up former Foredown Road garage site.



Before: Boarded up garages



After: 4 new family houses on the site

Brooke Mead – 45 extra care flats in Albion Street



Bricklayers at work at Brooke Mead

We are working very closely with the council’s Adult Social Care and Seniors Housing services to plan how the flats will be let and care services provided.

Construction of these 45 one bedroom extra care flats is progressing so well they might also be completed ahead of schedule. This scheme is designed mainly for tenants with low to moderate dementia and to encourage independent living for as long as possible. With self-contained flats, carers based on site, a courtyard garden and community café, Brooke Mead will be ideal for older residents who need that extra help to continue living in their own home.



How the completed scheme will look

A show flat will be opening at Brooke Mead for prospective tenants and their relatives to visit. Information on visiting will be available from [Housing Customer Services](#) in the New Year.

The local residents’ workshop to work up proposals for the new community garden will take place at 6-8pm on 30th November at Thornsedale Community Rooms.

Kite Place – 57 new flats in Whitehawk

A New Homes for Neighbourhoods flag and a kite are flying high above Whitehawk Road, after a ‘topping out’ ceremony was held on 4th November to celebrate the completion of the concrete frame of the east and west blocks of Kite Place. We expect the 57 one, two and three bedroom flats with lifts and private balconies will be ready for letting in autumn 2017.



‘Topping out’ on the roof of Kite Place

Westridge Construction, of the council’s strategic construction partnership which is building this and many other schemes in the programme, held a local employment event at the Whitehawk Library on 9th November to interest local residents in opportunities for apprenticeships and jobs in construction. The council’s Local Employment Scheme and TrAC Shared Apprentices Scheme were also represented.



How the completed scheme will look

Wellsbourne –29 new flats in Whitehawk

The empty site between the Wellsbourne Health Centre, Whitehawk Academy and Hub is being prepared for construction to start on 29 new 1, 2 and 3 bedroom flats. The homes may be ready to let by the end of next year. We are liaising closely with neighbouring users to minimise parking congestion while gas and sewer pipes are diverted and during the construction.



Kensington Street – 12 new homes in the North Laine

Plans for 12 flats and houses on three small council owned sites in Kensington Street were approved by Planning Committee on 9th November. One flat will be specially designed for wheelchair users.

Their colourful design complements the unique character of this part of central Brighton. We expect work to start on site in the spring.



Modular pilot



Empty garages at Buckley Close

Land and funding are in short supply, many potential sites are small and very challenging, but every new home is precious. So we are also exploring developing affordable rented homes on some garage sites using modular homes. These would be built in a factory and delivered on the back of a lorry, but still be designed to last as long as traditionally built homes.

New Homes for Neighbourhoods new council homes already completed and let at November 2016

Scheme address	Date of completion	Number of new homes	Type of new homes
Preston Road, Brighton	July 2015	2	2 x 3 bedroom Mobility 1 wheelchair accessible bungalows
Robert Lodge South, Whitehawk Road, Brighton	March 2016	9	9 x 1 bedroom flats with lift: a Mobility1 wheelchair accessible flat; 2 x Mobility 2 flats with level access shower; 6 x Mobility 3 flats
Darwell Court, Cavendish Street, Brighton	July 2016	5	A 2 bedroom wheelchair accessible Mobility 1 flat, a 2 bedroom maisonette and 3 x 1 bedroom flats
Aldwick Mews, Hangleton, Hove	August 2016	4	4 x 3 bedroom houses including 1 wheelchair accessible Mobility 1 house
Flint Close, Portslade	September 2016	4	2 x 3 bedroom houses and 2 x 2 bedroom houses

For more information on New Homes for Neighbourhoods

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