

New homes for neighbourhoods Update



December 2017

Brighton & Hove City Council's New Homes for Neighbourhoods programme is building much needed new council homes for rent on council owned land. We aim to deliver at least 500 new homes across Brighton, Hove and Portslade.

79 new build council homes have been completed under the programme since 2015, on eight empty or underused council 'infill' sites across the city. Another 57 new council homes will be completed by the end of January, 29 more in February and a further eight in early summer. Many more are in the pipeline and construction will start on further sites in 2018, including three small sites in the North Laine.

All new council homes are let to households on the Homemove housing register.

Brooke Mead – 45 extra care council flats in Albion Street



The Brooke Mead extra care scheme has now been handed over by the constructor and all the 45 one bedroom flats have been allocated. Furniture is being installed in the common parts and community facilities and new tenants will start to move in from January.

This scheme is designed to support people with low to moderate dementia to live independently for as long as possible. Each self contained flat has a double bedroom and wet room.



Care workers will be on site 24 hours a day seven days a week and a Scheme Manager Monday to Friday during working hours, as well as pendant alarms installed and promoted throughout the building.

Care and support will be provided as agreed in individuals' care plans, with the philosophy that "extra care should be part of the community, not a community apart".

Kite Place – 57 new council flats in Whitehawk



The New Year will also bring a brand new home to tenants moving into the 57 flats at Kite Place, Findon Road. The 43 flat West block is being handed over first, followed by the smaller East block.

Six flats are specially designed for wheelchair users and their families. The other one to three bedroom flats are built to the latest space standards and ‘accessible and adaptable’ standards and there are lifts to all floors. Tenants will benefit from economical and efficient heating and hot water from communal boilers and solar panels on the roof will generate electricity.

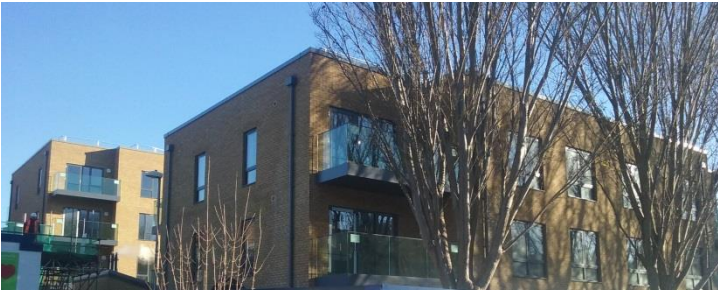


Hobby Place – 29 new council flats in Whitehawk

The two blocks of one to three bedroom council flats between Wellsbourne Health Centre and Whitehawk Academy are also getting close to completion and are expected to be handed over and let in February.

These new homes are also designed to the latest space and ‘accessible and adaptable’ standards, with lifts to all floors, three flats for wheelchair users and a communal plant room for heating and hot water.

Like Kite Place, this scheme is named after a bird of prey, which is a local theme in Whitehawk.



Salehurst Close – 8 new council homes in Hollingdean



The timber frames of six new four bedroom houses and two new two bedroom flats have gone up really quickly on this site in Lynchet Close, opposite Hollingdean Park and playground.

The buildings are fitted out with plenty of insulation and will be clad in bricks. Each home will have a garden and each house a parking space.



Visits to two of the schools neighbouring the site by Considerate Constructors characters Ivor and Honour Goodsite were very well received. The pupils learnt about health and safety on and around building sites and various jobs available in construction.

The new homes are expected to be advertised for bidding on Homemove next spring and be completed early next summer. The new development will be known as Salehurst Close, following a local street naming theme of abbeys.

How are the rents set for the new homes?

The rents for the new homes are set by the council's Housing and New Homes Committee when they approve each scheme for development.

This rental income covers most of the cost of building the new homes, repaying the council's borrowing to help fund development costs. Although higher than rents for older council homes, rents for the new homes are all within Housing Benefit limits.

Tenants of new homes also benefit from low running costs, as the homes are all built to high energy and water efficiency standards, as well as being newly finished and decorated, with good quality new flooring.

For more information on New Homes for Neighbourhoods

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