

Subject: Moulsecoomb Neighbourhood Hub & Housing Schemes – Extract from the proceedings of the Housing Committee meeting held on 29 April 2020

Date of Meeting: 30 April 2020

Report of: Executive Lead Officer for Strategy, Governance & Law

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Wards Affected: Moulsecoomb & Bevendean

FOR GENERAL RELEASE

Action Required of Policy & Resources Committee:

To receive the recommendations of the Housing Committee for consideration.

Recommendations:

- (1) That the appropriation of the following sites from existing purposes to Housing Act purposes:
 - Hillview Contact Centre, Hodshrove Lane
 - Moulsecoomb Hub North, Hodshrove Lane
 - Moulsecoomb Hub South, Hodshrove Lane
 - 67 Centre Youth Centre, Hodshrove Lane
 - Multi Use Games Areas, Hodshrove Lane
- (2) That the General Fund should receive the value of £7.32m in consideration for land appropriated as defined at recommendation (1) above from the Housing Revenue Account, subject to validation of this amount from an external valuation;
- (3) That authorisation of the retention of the net capital receipt to be used for reinvestment to support the development of a new Neighbourhood Hub and Sports Facilities on land adjacent to Moulsecoomb Community Leisure Centre, as well as the refurbishment of the Former Portslade Sixth Form site be agreed;
- (4) That the development of a new Neighbourhood Hub and Sports Facilities on land adjacent to Moulsecoomb Community Leisure Centre, subject to planning permission be agreed;
- (5) That the refurbishment of the former Portslade Sixth Form site into council offices, subject to planning permission and Secretary of State consent for change of use be agreed;
- (6) That it be agreed in principle to the development of housing on the appropriated

sites listed in recommendation (1) above, subject to planning permission and notes that the Housing Committee will be asked to approve schemes and give authority to procure capital works contracts at a later date;

- (7) That the appropriation of the Hillview Youth Centre and Multi Use Games Areas referred to at (1) above be approved and that it be noted the appropriation will take place when the Committee makes the decision to appropriate (assuming that the Committee approves the recommendation) and that the funds referred to at (2) above, will be transferred following that decision;
- (8) That the Executive Director Housing, Neighbourhoods & Communities and the Executive Director Economy, Environment & Culture be granted delegated authority to appropriate the Moulsecoomb Hub North and Moulsecoomb Hub South sites referred to at (1) above following the refurbishment of the Former Portslade Sixth Form site and transfer a proportion of the funds referred to at (2) above;
- (9) That the Executive Director Housing, Neighbourhoods & Communities and Executive Director Economy, Environment & Culture be granted delegated authority to appropriate the 67 Youth Centre site referred to at (1) above following the completion of the new Neighbourhood Hub and transfer a proportion of the funds referred to at (2) above;
- (10) That a budget for borrowing within the HRA Capital Investment Programme to finance the cost of the appropriation of the sites listed in recommendation (1) above be approved;
- (11) That the Executive Director of Environment, Economy & Culture be granted delegated authority to procure the required capital works and enter into contracts in respect of the new Neighbourhood Hub and Sports Facilities and the refurbishment of the former Portslade Sixth Form College site;
- (12) That a budget for inclusion into the Council's Capital Investment Programme for the Moulsecoomb Neighbourhood Hub works as detailed in paragraph 3.4.8 of the report be approved.

BRIGHTON & HOVE CITY COUNCIL**HOUSING COMMITTEE****4.00pm 29 APRIL 2020****VIRTUAL MEETING****MINUTES**

Present: Councillors Williams (Chair), Knight (Substitute), Gibson, Mears, Atkinson, Wares (Substitute), Fowler, Heley, Hugh-Jones and Osborne.

PART ONE**78 MOULSECOOMB NEIGHBOURHOOD HUB & HOUDING SCHEMES**

- 78.1 The Committee considered a joint report of the Executive Director for Economy, Environment & Culture and the Interim Executive Director for Housing, Neighbourhoods & Communities concerning the release of land for development in Moulsecoomb and Bevendean. The intention being to enable the delivery of approximately 232 new council homes.
- 78.2 The report was introduced by the Lead City Regeneration Programme Manager.
- 78.3 Councillor Gibson raised concerns regarding the need for more office space as it appears that there are empty offices across the city and was informed that the need for offices will need to be accessed when COVID-19 restrictions are amended. The need may increase if social distancing remains in the work place. The whole portfolio for the city will need to be reviewed.
- 78.4 Councillor Mears raised concerns relating to costs of the project. The housing elements of the scheme were supported. The spending of Housing Rent Account (HRA) was a concern and it was felt that the report lacked detail. Concerns were also raised as to what the community will actually get at the end of the project. The project was supported, but as a critical friend.
- 78.5 It was noted by the Lead City Regeneration Programme Manager that strong feedback had been received that the community services were needed.
- 78.6 Councillor Gibson commented that although things felt uncertain at the moment, this would not be long-term. Home working may increase and relieve the need for more office space perhaps. Clarity would be needed in the future as to office need. Concerns were expressed regarding the conversion of Portslade 6th Form College into council offices and the need for this.

- 78.7 Councillor Hugh-Jones commented that community engagement was good and noted the lack of retail space in the area.
- 78.8 Councillor Knight noted the consultation with the community was good and that supporting services such as shops and a supermarket were in already existing in Portslade. It was also noted that the Secretary of State needed to agree the scheme.
- 78.9 Councillor Wares expressed concerns if the committee agreed to the recommendations and the houses were not built. Councillor Wares was informed that the by Councillor Williams that the Administration promised to build at least 800 homes. It was noted by the Property Programme & Business Manager, that office requirements throughout the city would be kept under review and that 6th Form College at Portslade had a significant amount of time built in to access need. Councillor Wares noted that he calculated that ¼ billion pounds would be borrowed eventually. This was refuted by Councillor Gibson.
- 78.10 It was noted by Lead City Regeneration Programme Manager that the external validation was being sought with regard to depreciation of land and how this would affect the scheme costs. It was also noted that each housing scheme in the item would be brought to the Housing Committee allowing all factors of the costs to be reviewed.
- 78.11 The Chair then put the recommendations to the vote which were agreed unanimously.
- 78.12 The Chair noted that Councillors Mears, Wares and Hugh-Jones stated they had reservations but supported the recommendations.
- 78.13 **RESOLVED:** That the Policy & Resources Committee be recommended to approve the following:
- (1) That the appropriation of the following sites from existing purposes to Housing Act purposes:
 - Hillview Contact Centre, Hodshrove Lane
 - Moulsecoomb Hub North, Hodshrove Lane
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 - (3) That authorisation of the retention of the net capital receipt to be used for reinvestment to support the development of a new Neighbourhood Hub and Sports Facilities on land adjacent to Moulsecoomb Community Leisure Centre, as well as the refurbishment of the Former Portslade Sixth Form site be agreed;
 - (4) That the development of a new Neighbourhood Hub and Sports Facilities on land adjacent to Moulsecoomb Community Leisure Centre, subject to planning permission be agreed;

- (5) That the refurbishment of the former Portslade Sixth Form site into council offices, subject to planning permission and Secretary of State consent for change of use be agreed;
- (6) That it be agreed in principle to the development of housing on the appropriated sites listed in recommendation (1) above, subject to planning permission and notes that the Housing Committee will be asked to approve schemes and give authority to procure capital works contracts at a later date;
- (7) That the appropriation of the Hillview Youth Centre and Multi Use Games Areas referred to at (1) above be approved and that it be noted the appropriation will take place when the Committee makes the decision to appropriate (assuming that the Committee approves the recommendation) and that the funds referred to at (2) above, will be transferred following that decision;
- (8) That the Executive Director Housing, Neighbourhoods & Communities and the Executive Director Economy, Environment & Culture be granted delegated authority to appropriate the Moulsecoomb Hub North and Moulsecoomb Hub South sites referred to at (1) above following the refurbishment of the Former Portslade Sixth Form site and transfer a proportion of the funds referred to at (2) above;
- (9) That the Executive Director Housing, Neighbourhoods & Communities and Executive Director Economy, Environment & Culture be granted delegated authority to appropriate the 67 Youth Centre site referred to at (1) above following the completion of the new Neighbourhood Hub and transfer a proportion of the funds referred to at (2) above;
- (10) That a budget for borrowing within the HRA Capital Investment Programme to finance the cost of the appropriation of the sites listed in recommendation (1) above be approved;
- (11) That the Executive Director of Environment, Economy & Culture be granted delegated authority to procure the required capital works and enter into contracts in respect of the new Neighbourhood Hub and Sports Facilities and the refurbishment of the former Portslade Sixth Form College site;
- (12) That a budget for inclusion into the Council's Capital Investment Programme for the Moulsecoomb Neighbourhood Hub works as detailed in paragraph 3.4.8 of the report be approved.

