

New homes for neighbourhoods Update



January 2015

The New Homes for Neighbourhoods Programme is the council's programme for building much needed new homes on council housing and other council land, as well as the wider regeneration of council housing estates in Brighton & Hove.

Building work is starting on 29 new council homes at five sites across the city over the next couple of months. All will be let at affordable rents within Housing Benefit limits through the council's Homemove register. Another 200+ other new council homes are in the pipeline.

The Estate Regeneration Team is working with residents and local ward councillors to improve their neighbourhoods and to make best use of council housing land and buildings to help meet the city's housing needs.

Former Manor Place housing office – 15 new affordable rent flats at Robert Lodge

The former housing office at Manor Place has been demolished and we have planning consent for 15 one and two bedroom flats, including a fully wheelchair accessible flat, in two blocks to fit in with Robert Lodge. Work is expected to start in February and the first block to be finished in early 2016.



The Estate Regeneration Team has worked closely with the Robert Lodge Resident Association right from the start and revised the design to meet concerns raised by local residents. Robert Lodge residents are involved in designing new landscaping in the communal garden and will also have the opportunity to rent new stores for mobility scooters.

Preston Road – 2 new wheelchair accessible family bungalows for affordable rent

Former temporary accommodation prefabs will be sustainably rebuilt as two new three bedroom fully wheelchair accessible bungalows with private gardens. Completion is expected this summer.

12 new family houses at affordable rents on three former garage sites

Having consulted with local residents, Hangleton Residents Association and the council's West Area Housing Management Panel, construction is expected to start in March/April on three former council housing garage sites and complete early 2016.

Four three bedroom houses have planning consent at both Foredown Road, Portslade and Hardwick Road, Hangleton, which includes a wheelchair accessible home.

Meanwhile two pairs of two and three bedroom family homes will be built on two former and underused garage sites at Flint Close, Portslade.

The Guinness Trust is the council's development agent for these three schemes but the homes will be owned, managed and let by the council.



New 3 bed houses at Foredown Rd former garage site



Two of four semi-detached new houses at Flint Close

Ardingly Street car parking site – 5 new affordable rent homes

The Estate Regeneration Team has submitted a planning application for five one and two bedroom council homes in Ardingly Street, Kemp Town, including a two bedroom wheelchair accessible flat. Housing Committee has agreed they will all be let at affordable rents.

We have involved the local resident association from the start of the project and carried out wider consultation with local residents and businesses.



Former Selsfield Drive housing office

Initial designs for 20 flats with balconies, green terraces and food growing areas have been drawn up for the site of the Selsfield Drive housing office which closed last year.

Bates Estate Residents Association have welcomed their early involvement in the process and given constructive feedback on the plans. Full consultation with residents will start once further design work has been completed.

New homes for Whitehawk

The Estate Regeneration Team's proposals for a sustainable new gateway development of 57 flats on the former Whitehawk Library site and 28 more on the nearby Wellsbourne site have received the council's Policy and Resources Committee's as well as Housing Committee's in principle approval.

Initial designs are for a mix of affordable rent and for sale properties in order to produce a capital receipt for the land which is owed to the council's General Fund. This would also help local households onto the property ladder as well as providing rented homes for those on the housing register. Consultation with local residents is being planned with local ward councillors and the neighbourhood council to start in the spring.

Design Competition for small sites

As part of a small sites strategy agreed by Housing Committee, the Estate Regeneration Team are setting up a design competition with the Royal Institute of British Architects (RIBA) to look for innovative design solutions for trickier small sites.

Former or underused car parking sites on council housing land at Hinton Close, Rotherfield Crescent and Natal Road will be included, along with a small council owned commercial parking site in Frederick Street. We hope that the competition will deliver excellent designs for these sites while at the same time showcasing the talent of local architects.

Further possible sites for new homes

Many thanks to all residents, councillors and staff who have suggested over 100 sites that might be suitable for developing new homes so far. The Estate Regeneration Team log all suggestions, check who owns the sites and what potential issues there might be to develop them. We visit the sites with Housing and other colleagues and get initial pre-application planning advice for likely candidates.

The Housing Leadership Team then decides which council housing sites should be developed and passes them over to the Estate Regeneration Team to take forward.

We now have a pipeline of over 200 new homes for future development and welcome suggestions of further possible sites.

For more information

There's more information on the New Homes for Neighbourhoods council webpage at www.brighton-hove.gov.uk/nhfn, including regular updates on individual schemes and links to planning documents.

We also have a New Homes for Neighbourhoods frequently asked questions sheet, which has been circulated at previous Area Panel meetings and will be available at the meeting.

The Estate Regeneration Team also update and consult resident associations and local ward councillors directly about development of new homes in their area. We consult wider residents before putting in a planning application. We also work closely with our Housing and other colleagues.

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