

Estate Development Budget

2019 / 2020 EDB guidelines

These guidelines will help you through the process of applying for funding from the Estate Development Budget (EDB). If you would like any further advice or help then please contact the Resident Involvement Team on 01273 294651.

What is the Estate Development Budget?

The Estate Development Budget is a tenant choice budget that funds the community projects and improvements residents believe are important for their local area. Each idea is considered by a panel of residents and the projects agreed can really make a positive difference to a neighbourhood. Up to three agreed main bids and five quick bids can be submitted each year.

What can the Estate Development Budget fund?

An Estate Development Budget (EDB) bid can be placed by resident associations or groups of tenants that have an idea for a community project that result in one of the following:

- an improvement to a council housing owned building or community facility
- an improvement that can't be done as a repair or major works
- an improvement that does not have on-going maintenance costs
- an improvement to council housing owned land or local environment
- an improvement that benefits the community and the quality of life of tenants

How can I submit a bid?

It is important to involve as many tenants and leaseholders as possible in the EDB process, as the bids must reflect residents' priorities for their area.

If you already have an idea:

- Contact your resident association and discuss your idea with them as they may be able to submit a bid on your behalf.
- If you don't have an association, discuss your idea with the residents that will be directly affected by the bid.
- If residents agree with the bid then submit an EDB form with evidence of your consultation to the Resident Involvement Team.

If you are a residents association or group of tenants then:

- Ask local residents what they'd like to see improved to develop some ideas.
- Check that the residents directly affected by the ideas support them.
- Agree with residents what projects should be submitted.
- If you are placing more than one bid then decide the priority of each project so that your most important ones are considered first at the Area Panels.

- Return the completed bid forms to the Resident Involvement Team with evidence of your consultation and decision making.

All the bids must reflect residents' priorities and have support from the people that will be directly or indirectly affected by the project.

Do leaseholders have to contribute towards the cost of work?

The cost of Estate Development Budget work is passed on to leaseholders in their service charge in the same way as any other work. However:

- leaseholders contribute only to costs incurred at their building
- leaseholders will only incur costs if their lease allows for the charge
- the law says that the costs must be reasonably incurred

This means that works to keep the building in repair such as flooring, painting or improvements like exterior lighting are normally passed on, but works to improve community facilities or the local environment are not. For more information contact the Leasehold Team on 01273 293074, as they can give general advice on leaseholder charges before a bid is placed.

Does an area need to have a resident association to place a bid?

No, a bid can also be placed by a group of residents that do not belong to a recognised resident association. Also, local associations are encouraged to assist those areas nearest them without an association by sponsoring their bid throughout the process. The bid must still meet all the criteria stated above and will follow the agreed voting process at an Area Housing Management Panel.

When do the forms need to be returned?

EDB forms should be returned to RIT@brighton-hove.gov.uk or the Resident Involvement Team, Housing, Brighton & Hove City Council, Housing Centre, Unit 1, Fairway Trading Estate, Eastergate Road, Brighton, BN2 4QE

Draft EDB main bid forms should be submitted by the end of August. This allows checks to be carried out to ensure the bid meets the criteria, Mears time to price the bids and any further consultation needed to be carried out. The completed forms with consultation then need to be submitted by 16 November 2018. To be voted on by the appropriate Area Panels in April 2019.

What will happen next?

Once a bid is submitted the Resident Involvement Team will check that the bid meets the EDB guidelines.

The Resident Involvement Team will arrange for the EDB bids to be viewed by the resident representatives that will be deciding on them. This will be done by a video or slide show at the Area Housing Management Panel in April 2019. At this meeting, resident association representatives will vote on the bids and if agreed, the EDB team will work with you to deliver the project during 2019/20.

EDB Quick Bids

The EDB now includes the EDB Quick Bids, which is a pot of money allocated by a panel of residents to fund smaller projects that cost up to £750. These bids are voted on once a month, except during August and December. The EDB Panel meets on the last

Wednesday of each month, except in August and December. The bid forms should be submitted by the previous Wednesday to allow for any checks that are needed to be carried out. Otherwise the Quick Bid will be re-submitted the following month