

New Homes for Neighbourhoods

Estate Regeneration Programme

What is the New Homes for Neighbourhoods programme?

It's Brighton & Hove City Council's programme of building much needed new homes, working with local residents and ward councillors to make best use of council owned land and improve their neighbourhood.

Why does the council want to build new homes?

There are now over 24,000 households on the Homemove register wanting to rent a council or housing association home in Brighton & Hove. Numbers on the register have been rising, while few council homes become empty.

We need more new, affordable rented homes for local residents and to help council tenants who now need to move to a bigger or smaller home, or to a home specially designed for wheelchair users or those with limited mobility.

The council already works closely with other social landlords to help them increase the supply of homes across the city. Under the New Homes for Neighbourhoods programme, we are building new homes on our own land.

Where are the New Homes for Neighbourhoods homes being built?

We are building new council homes at various sites across Brighton, Hove and Portslade. We don't have big pieces of unused council housing land available to build new estates, so we are developing 'infill' sites on council land, such as former offices and garage and car parking sites. The new development is helping to improve neighbourhoods for existing residents as well as providing much needed new homes.

We will also work with local communities to look at how we might regenerate council estates in the greatest need of investment, where there are opportunities to do so and to provide new homes. We involve and consult local residents and provide opportunities for them to have a say in the design of new homes.

We work closely with local tenant and resident associations and won't start any development without proper consultation with wider local residents first.

How is the council paying for the new homes?

We use some receipts from sales when other council tenants exercise their right to buy their council home, which otherwise would have to be returned to the government, to help pay to build new homes.

Rents for the new homes are set at or below the Local Housing Allowance levels of Housing Benefit. These are higher than rents on older council housing to help cover the costs of construction. We can also use some of the savings we make by running council housing more efficiently to help build new homes. In addition, some schemes have some grant funding from central government.

Who is moving into the new homes?

All new council homes are advertised and let through Homemove, in the same way as other council properties. Applicants need to register with Homemove to bid for them.

Are new homes more expensive to live in than other council housing?

New homes are being let at 'affordable rents', like some housing association properties now let through Homemove. These rents will help the council build many more new homes than would otherwise be possible. Although higher than other council rents, affordable rents are lower than private sector rents and are still within Housing Benefit limits for eligible households.

As well as being newly built and decorated, all new homes are very energy and water efficient, so tenants can save money on heating and water bills compared to most other homes.

What sort of new homes are being built?

We are building a range of housing types, from larger family houses to one bedroom flats. It depends on the site and the needs of each area. Homes are easily accessible and adaptable to meet residents' changing needs and at least 1 in 10 are designed especially for households with a wheelchair user.

We are building new homes to high standards to help minimise residents' fuel and water bills and carbon emissions. They aim to support people to live sustainable lifestyles and encourage sustainable neighbourhoods.

When will new homes be ready?

The first new homes in the programme were completed in 2015 and we have had a steady stream of homes completed since then. Other new council homes for rent are under construction and more will be completed over the next few years. You can keep track of progress on our webpage (see below), in Homing In magazine and by checking adverts for council properties to rent in Homemove.

How many new homes will be built?

That depends on finding suitable sites, on the amount of resident and local support for development, on funding being available and on meeting planning requirements. We are aiming to build at least 500 new homes.

How can I get 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.

You can contact the Estate Regeneration Team with any questions or suggestions by:

Email: estate.regeneration@brighton-hove.gov.uk

Phone: 01273 290591

Post: Estate Regeneration Team, Brighton & Hove City Council,
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