

New Homes for Neighbourhoods

Estate Regeneration Programme

What is the New Homes for Neighbourhoods programme?

It's about working with local residents and ward councillors to improve their neighbourhood and build new homes on land owned by Brighton & Hove City Council.

Why does the council want to build new homes?

There are now around 22,000 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 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.

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 do not have big sites 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 will involve and consult local residents and provide opportunities for them to have a say in the design of new homes.

We welcome any suggestions of council sites we could include in the New Homes for Neighbourhoods programme. We work closely with local tenant and resident associations and won't start any development without proper consultation with wider local residents first.

How can the council pay for new homes?

We can use some receipts from sales when other council tenants exercise their right to buy their council home. We can use some of the savings we make by running council housing more efficiently to help build new homes, now that the council housing budget no longer has to make payments to the government every year. The council can also borrow money at low interest rates, using rents from new properties to pay back the loans. In addition, we have some grant funding from central government.

Some developments could include a few properties for sale to help pay to build new homes for rent. For example, homes for Help to Buy shared ownership to help residents buy their first home by part-buying and part-renting. Having a mix of housing types can also help to build sustainable communities.

Who will move into the new homes?

New council homes for rent are advertised and let through Homemove, in the same way as other council properties. New homes for shared ownership would be advertised through Help to Buy. Council and other social housing tenants who wish to buy a property through Help to Buy are given top priority.

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

Most of the new homes will be 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 current council rents, affordable rents are lower than private sector rents and would still be within Housing Benefit limits for eligible households.

As well as being newly built and decorated, all new homes will be very energy efficient, so tenants would save money on their heating 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 will be easily accessible and adaptable to meet residents' changing needs and some are designed especially for wheelchair users.

We are building new homes to high standards to help minimise residents' fuel 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 will be ready in 2015, with more being completed in the following years. There are lots of stages to developing new housing and it takes a long time from finding a possible site to completing a home on it.

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,
Room 506 Kings House, Grand Avenue, Hove, BN3 2SR