

New homes for neighbourhoods Update



March 2017

Brighton & Hove City Council's New Homes for Neighbourhoods programme is building much needed new council homes on council owned land.

We work with our local tenant and resident associations, councillors, the council's in-house architects, Housing and other colleagues and partners to improve council estates and neighbourhoods, making best use of council housing land and buildings to deliver new, affordable rented homes that the city needs. We aim to build at least 500 new homes across Brighton, Hove and Portslade.

We have completed 34 new council homes at seven sites since July 2015. Five of those are fully wheelchair accessible, the rest are built to Lifetime Homes Standard. 131 more council homes are currently under construction, another 12 will start on site later this spring, and many more are in the pipeline.

All new council homes are let through Homemove to people on the housing register.

The New Homes for Neighbourhoods programme has been shortlisted in the Housing Initiative category of the Local Government Chronicle Awards 2017.

Robert Lodge North – 6 new council flats in Whitehawk

Councillors, Robert Lodge Resident Association, staff, constructors and new tenants celebrated the opening of six one and two bedroom flats at Robert Lodge North in December. The scheme was completed within budget and nearly two weeks ahead of schedule.

The development of two new blocks of 15 flats at Robert Lodge brought benefits to existing tenants and residents, too. We worked closely with the resident association to greatly improve communal gardens, install secure mobility scooter and cycle stores and put an end to nearby pavement parking. The construction also provided opportunities for apprentices in various trades.



Pierre Close – 4 new family council houses in Portslade



In December new council tenants also moved into the four newly completed three bedroom houses with gardens built on the former council housing garage site in Foredown Road, Portslade. Before the development, the boarded up garages had attracted anti-social behaviour.

Before: Boarded up garages



Kite Place – 57 new council flats in Whitehawk



West block under construction

At Kite Place, the 57 one, two and three bedroom flats with lifts and private balconies are on track to be ready for letting this autumn.



East block under construction



How Kite Place will look when completed

Westridge Construction also won a Considerate Constructors award for community involvement here.

Hobby Place – 29 new council flats in Whitehawk



Work underway at Hobby Place

The frame of 29 new one to three bedroom council flats is now going up next to Whitehawk Academy. Completion is due next January. We will hold another pupils' art competition and youth graffiti project for site hoardings here. Westridge have a trainee on site and helped train seven local young people for their Health & Safety certification in February.

Brooke Mead – 45 extra care council flats in Albion Street



Brooke Mead extra care scheme show flat



How the completed scheme will look

Prospective tenants referred by Housing and Adult Social Care staff can visit a show flat at this extra care scheme, which is designed mainly for tenants with low to moderate dementia and to encourage independent living for as long as possible. With self-contained flats, carers based on site, a courtyard garden and community café, Brooke Mead will be ideal for older residents who need that extra help to continue living in their own home. The scheme is expected to open in July.

Albion Hill Community Association will see the outcome of their community garden design workshop on 9 March. Willmott Partnership Homes also recently won a Considerate Constructors award for this scheme.

Kensington Street – 12 new council homes in the North Laine

The three small, cleared sites in Kensington Street that now have planning consent for 12 flats and houses are being made ready for construction to start later this spring, with site testing now underway. The sites' graffiti has been professionally photographed and will feature in an exhibition in Jubilee Library in June, before moving to the Keep.



Lynchet Close – new large council houses in Hollingdean

In February we consulted local residents and stakeholders on plans for six new four bedroom council houses and two new two bedroom flats on underused open space in Hollingdean.



Housing & New Homes Committee will be asked to approve the scheme on 15 March, before a planning application is made. We will continue to keep Hollingdean Residents Association and local ward councillors updated as the scheme progresses.

Plumpton Road – 2 new family homes in Queens Park



In January, Housing & New Homes and Policy, Resources & Growth Committees agreed to lease a small, overgrown former garage site to a self-build housing co-operative to build two family homes for rent. The site has very long, narrow access and self build seems the only viable way to bring the site into use for affordable rented homes.

Modular pilots – new ways to build affordable rented homes

Land and funding for new homes are in short supply, sites are often small and very challenging, but many more affordable rented homes are needed. So we are also working with development partners to deliver affordable rented homes on former or underused garage sites using modular homes. These would be built in a factory and delivered by lorry, but be designed to last as long as traditionally built homes.



Proposals for four new modular homes on two small underused council housing garage sites at Patchdean, Patcham were presented to residents and local ward councillors at a consultation event in February. The council would let and manage the new homes if this pilot gets approval.



Designs for more modular homes are being worked up for the site of 51 empty council garages in Buckley Close, Hangleton which are no longer safe to use. A drop in consultation event will be held in April for local residents to see the plans and give us their comments.



Modular Y:Cube homes for single young people may be built on this partly cleared council housing garage site next to the Housing Centre in Moulsecoomb. The Homes & Communities Agency has allocated funding for this scheme. We will arrange a consultation event in the Housing Centre for local residents and businesses when the plans are ready for their feedback.

For more information on New Homes for Neighbourhoods

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