

Housing Strategy 2014

City-wide Housing Strategy – Project Initiation Presentation

Housing Committee Brighton & Hove Connected March 2014



Martin Reid

Head of Housing Strategy, Development & Private Sector Housing

t: +44 (0)1273 293321

e: martin.reid@brighton-hove.gov.uk

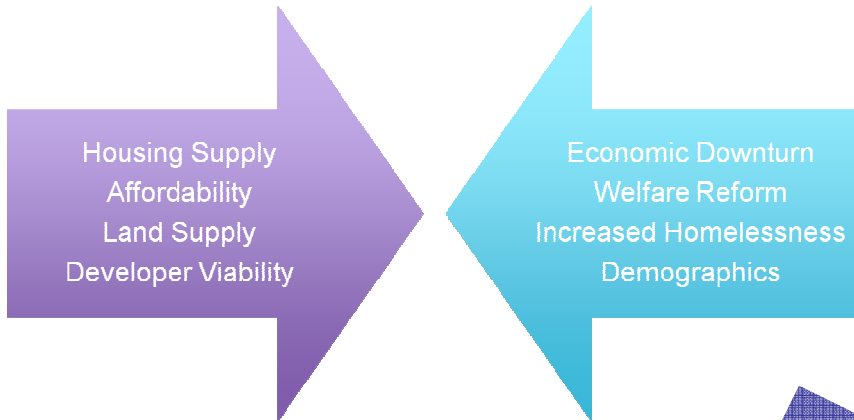


Brighton and Hove

- 273,000 people in 124,000 homes
- High property prices and low incomes
- Small social rented sector, large private rented sector
- Non-decent housing across all tenures, primarily affecting the vulnerable
- 25% of households in the city contain a member with a long term health problem or disability
- High levels of mental health, physical disability, drug use



Strategic Pressures



Housing Strategy 2009: our progress

Priority 1: Improving Housing Supply New Affordable Housing

- Since 2009/10 total of 389 homes completed
 - 198 affordable rent
 - 126x 1-bed
 - 58x 2-bed
 - 14x 3-bed
 - 191 shared ownership
 - 87x 1-bed
 - 92x 2-bed
 - 12x 3-bed
- 534 new homes expected to complete by end 14/15



Balchin Court

- 1st new council homes completed for a generation, providing 15 new homes
- 3 x 4-bedroom houses with gardens
- 7 x 2-bedroom flats - two that are fully wheelchair accessible
- 5 x 1 bed flats



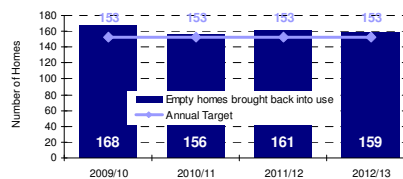
Brighton & Hove
City Council

Priority 1: Improving Housing Supply Empty Homes

- Since April 2001 a total of 1,769 privately owned long term empty homes were brought into use (644 since 2009)
- HCA funded joint empty property work with Lewes District Council



Brighton & Hove
Empty Homes Brought Back Into Use



Brighton & Hove
City Council

Priority 2: Improving Housing Quality The Private Sector

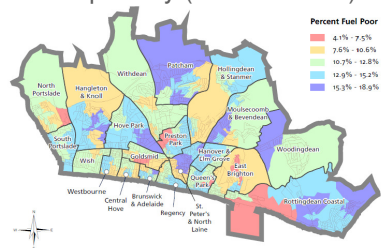
Private Sector Renewal

- Since 2009 just over £9m has been invested in the private sector enabling over 4,500 homes to be made decent or moved towards decency

Energy Efficiency

- Since 2009: 2,438 energy efficiency measures installed and 1,592 tones of CO₂ saved
- £122,000 funding secured to reduce fuel poverty and cold homes in the private sector
- £221,00 secured for 100 free Green Deal assessments

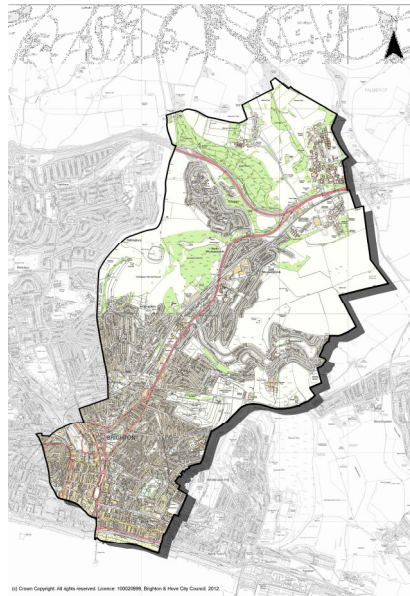
- Joint bid with Eastbourne Borough Council secured £411,000 for energy efficiency improvements to vulnerable householders in the private sector
- Energy cafés across the city offer advice and assistance to residents
- Reduction in number of homes in fuel poverty (2010 to 2011)



© Crown copyright and database rights 2011 Ordnance Survey 100035518

Priority 2: Improving Housing Quality Enforcement & Houses in Multiple Occupation Licensing

- 10 times the national average of HMOs
- November 2012 HMO licensing extended to include smaller HMOs
- As of 26 February 2014, 1857 valid additional licence applications received
- Further enforcement work ongoing



© Crown Copyright. All rights reserved. Licence: 100020888. Brighton & Hove City Council 2012

Priority 2: Improving Housing Quality Council Housing

- The 3rd year of the 10 year partnership between Mears and the council
- 98.9% of council stock now meets the Decent Homes Standard
- Since 2009 the improvements to council homes included:
 - 2,547 kitchens replaced
 - 1,326 bathrooms replaced
 - 1,066 new windows installed
 - 5,793 new doors installed
 - 1,849 homes rewired
 - 4,054 boilers replaced - improving the energy efficiency of homes and so cutting residents' heating costs
 - 1,100 installations for insulations – including solid wall, cavity wall, loft and floor insulations
 - nearly 100 new solar installations
- 2012/13 over 42,812 responsive repairs were completed; making an average of 117 repairs every calendar day
- 50 apprenticeships successfully completed with young apprentices finding work in their chosen profession

Priority 2: Improving Housing Quality Brighton & Hove Seaside Community Homes

- A not-for profit, independent, charitable company set up by the council in 2011
- Target to lease 499 properties to the charity and raise £28.5m in borrowing
- Bring homes up to decent home standard
- Bring long term empty council properties back into use
- Since November 2011
 - 351 homes transferred
 - £11.8 raised for stock improvements
 - 301 homes refurbished and back into use to house homeless households and others with a special priority



Priority 3: Improving Housing Support Adaptations

2010/11 to 2012/13 over 2,370 housing adaptations delivered to disabled people living in the City

Private Sector Housing

- £3.2m invested in private sector housing
- 465 Disabled Facility Grants delivered



Council Housing

- Just under £3m invested from the Housing Revenue Account
- Around 1,900 adaptations to council tenants' homes - over 1,040 minor adaptations and around 860 major adaptations
- Work closely with the Decent Homes Programme on bathroom and kitchen adaptations and special projects e.g. loft conversion

Priority 3: Improving Housing Support Supporting Independence

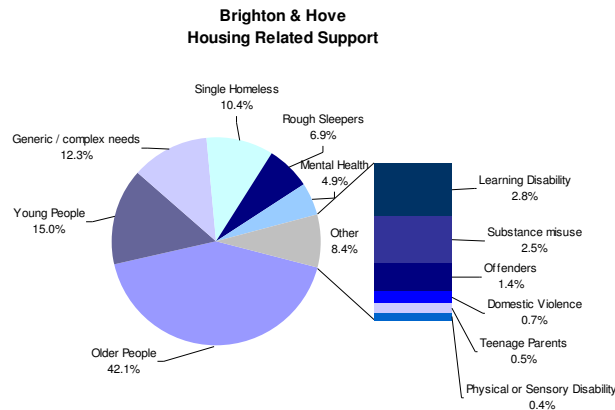
Beach House

- Part of the Westbourne development, which also provides 25x 2-bedroom flats for shared ownership
- Provides accommodation with support for people with a learning disability
- Recognised as the Best Social Housing development in the South East at the 2010 LABC Building Excellence Awards



Priority 3: Improving Housing Support Housing Related Support

£11m invested in services supporting around 5,000 vulnerable people to work towards or maintain independent living through the provision of long-term and short-term support

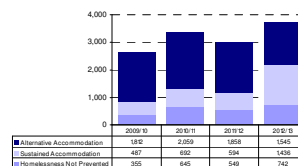


Priority 3: Improving Housing Support Preventing Homelessness

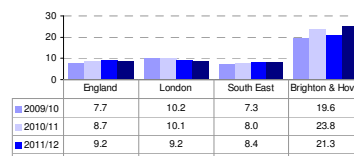
Since 2009/10

- 10,483 households had their homelessness prevented; averaging 2,711 per year
- 3,209 helped to remain in their current home
- 7,274 helped to find alternative accommodation
- BHCC has continued to be one of the top performing LAs in preventing homelessness

Brighton & Hove City Council
Prevention Casework Outcomes



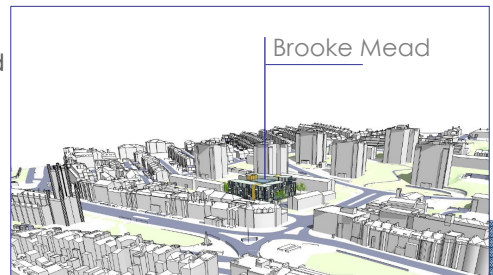
Homelessness Prevented & Relieved
(per 1,000 households)



Source: CLG Outcome of homelessness prevention and relief by Local Authority

Extra Care Housing

- With an expanding older population, Extra Care housing is considered critical as an alternative to residential care to maintain the quality of life of local people and reduce pressure on the public purse
- Budget Strategy to work with ASC, CS & Health to review further extra care & joint working options
- £8.3m capital scheme (HRA / ASC/HCA) approved to redevelop the former Brooke Mead sheltered housing scheme
 - The original scheme had 8 non self contained flats with shared facilities and was no longer fit for purpose
 - Planning Permission to develop Brooke Mead a new 45 home Extra Care housing scheme for older people and those with dementia



Our New Strategy

Developing Our New Strategy

- The current Housing Strategy is scheduled to expire in 2014
- Aim to have a final draft strategy ready for Housing Committee in November 2014
- Approval by Housing Committee, Strategic Housing Partnership, B&H Connected and Council sought by the end of 2014
- Timetable summary:
 - 2013/14 Q3 PID & Housing Strategy 2009 Review
 - Q4 Scoping & Drafting
 - 2014/15 Q1 Consultation
 - Q2 Consultation review & final drafting
 - Q3 Sign-off

The Project

- Project framework
- This project will deliver a new Housing Strategy which needs to incorporate:
 - Student Housing Strategy
 - Older People's Housing Strategy
 - LGBT People's Housing Strategy
 - BME People's Housing Strategy
- The strategy will also have specific sections focussing on:
 - families
 - those with a physical disability
 - other groups in need

