



**Brighton & Hove
City Council**

POLICY & RESOURCES COMMITTEE ADDENDUM

4.30PM, THURSDAY, 22 JANUARY 2015

COUNCIL CHAMBER, HOVE TOWN HALL

ADDENDUM

ITEM	Page
115 PUBLIC INVOLVEMENT	1 - 2
To consider the following matters raised by members of the public:	
(b) Written Questions: to receive any questions submitted by the due date of 12 noon on the 15 January 2015;	
Stanmer Park BHECT Tenants – Mr Jason Knight	
122 NEW HOMES FOR NEIGHBOURHOODS - KENSINGTON STREET - FINAL SCHEME APPROVAL	3 - 4
Extract from the proceedings of the Housing Committee meeting held on 14 January 2015 (copy attached).	

WRITTEN QUESTIONS FROM MEMBERS OF THE PUBLIC

A period of not more than fifteen minutes shall be allowed for questions submitted by a member of the public who either lives or works in the area of the authority at each ordinary meeting of the Committee.

Every question shall be put and answered without discussion, but the person to whom a question has been put may decline to answer. The person who asked the question may ask one relevant supplementary question, which shall be put and answered without discussion.

The following written question has been received from a member of the public.

(a) Jason Knight

“Stanmer Park BHECT Tenants would like to request a formal response to our deputation to full council last May and an update on the review that was instigated as a result. We particularly wish to know why the stated deadline for reporting to P&R in November was not met, and respectfully request the current schedule. We also would like to register our serious concern at the lack of transparency and accountability, whereby our formal and collective requests for information both from the BHECT and the Council, and our specific requests to feed collectively into the process, are sidestepped or ignored.”

Reply from Councillor J. Kitcat, Leader of the Council

Subject: New Homes for Neighbourhoods – Kensington Street – Final Scheme Approval – Extract from the Proceedings of the Housing Committee held on 14 January 2015

Date of Meeting: 22 January 2015

Report of: Monitoring Officer

Contact Officer: Name: **Caroline DeMarco** Tel: **29-1063**
E-mail: **Caroline.demarco@brighton-hove.gov.uk**

Wards Affected: All

FOR GENERAL RELEASE

Action Required of the Policy & Resources Committee:

To receive the item referred from the Housing Committee for approval:

Recommendation:

That the Policy & Resources Committee be recommended to agree that the site is appropriated to the Housing Revenue Account for a capital receipt of up to £225,000 for the development of new housing.

HOUSING COMMITTEE

4.00pm 12 NOVEMBER 2014

COUNCIL CHAMBER, HOVE TOWN HALL

DRAFT MINUTES

Present: Councillor Randall (Chair) Councillor Phillips (Deputy Chair), Barnett, Daniel, Meadows, Kennedy, Mears, Peltzer Dunn (Opposition Spokesperson), Rufus and Wilson (Group Spokesperson)

PART ONE

60 NEW HOMES FOR NEIGHBOURHOODS – KENSINGTON STREET – FINAL SCHEME APPROVAL

- 60.1 The Committee considered the report of the Executive Director Environment, Development and Housing which informed Members that Housing Committee gave delegated authority in September 2012 to award a contract following completion of a procurement process for a delivery partner to take forward final feasibility design and development of new council homes to rent on four former garage and parking sites in

the city. The Guinness Partnership was selected to take four sites forward including the car parking site at Kensington Street, Brighton. The report was presented by the Project Manager, Estate Regeneration Team.

- 60.2 Councillor Mears commented that the units looked very small. The Housing Programme Manager replied that the scheme complied with national space standards.
- 60.3 Councillor Peltzer Dunn asked for clarification around the financial implications in Section 6 of the report. The Housing Programme Manager explained that the project commenced with an indicative budget. Full costs would not be known until a contractor was procured. The project was in budget.
- 60.4 Councillor Phillips stated that she was not comfortable with approving an 80% market rent. She asked if a working group could be established to consider alternative financial proposals to try to achieve a lower market rent level.
- 60.5 The Principal Accountant stressed that the proposals in the report were based on the rent model being set at 80% market rent capped at LHA rate.
- 60.6 Councillors Meadows and Wilson agreed that they did not want the scheme to be delayed.
- 60.7 Councillor Peltzer Dunn asked if the development would be endangered if 80% market rent was not agreed. The Executive Director Environment, Development and Housing replied that under those circumstances, the scheme would not be viable unless there was a subsidy.
- 60.8 The Housing Programme Manager emphasised that the report was recommending approval of the rent model set at 80% market rent capped at LHA rate. This was below the market rent level.
- 60.9 Councillor Phillips suggested that a working group could be established to consider new information for future schemes.
- 60.10 **RESOLVED –**
- (1) That Option One is agreed for the scheme as set out in Table 1.
 - (2) That the design be noted.
 - (3) That the rent model set at 80% market rent capped at LHA rate be approved.
 - (4) That the estimated levels of subsidy required from the HRA for the chosen rent model be approved and that delegated authority be given to the Executive Director of Environment, Development and Housing and the Executive Director of Finance and Resources in consultation with the Estate Regeneration Member Board to agree reasonable amendments to that subsidy if changes arise.
 - (5) That the Policy & Resources Committee be recommended to agree that the site is appropriated to the Housing Revenue Account for a capital receipt of up to £225,000 for the development of new housing.