

Subject: Disposal by lease of ex garage site at Hinton Close,
Hollingdean, Brighton, BN1 7BS

Date of Meeting: 3 December 2020

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Wards Affected: All Wards

FOR GENERAL RELEASE

Action Required of Policy & Resources Committee:

To receive the recommendations of the Housing Committee for consideration.

Recommendation: That the disposal by lease of the area of land identified at Hinton Close to Bunker Housing Co-operative Limited for a 125 year period with the freehold retained by the council's Housing Revenue Account (HRA) be approved. Such disposal to be subject to achieving planning permission and signing a nominations agreement.

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

4.00pm 18 NOVEMBER 2020

VIRTUAL MEETING

MINUTES

Present: Councillor Gibson (Joint Chair), Hugh-Jones (Joint Chair), Phillips (Deputy Chair), Williams (Opposition Spokesperson), Mears (Group Spokesperson), Atkinson, Barnett, Fowler, Hill and Osborne.

PART ONE

116 DISPOSAL BY LEASE OF EX GARAGE SITE AT HINTON CLOSE, HOLLINGDEAN, BRIGHTON, BN1 7BS

- 116.1 The Empty Property Officer introduced the report which notes that the council are working with community-led housing partners to increase housing supply in the city and bringing reports to committee identifying suitable sites to work in partnership with Brighton & Hove Community Land Trust (BHCLT) for development is a key priority of the Housing Committee Work Plan 2019-23. The Council's Corporate Plan, 2020-23, includes a commitment to identifying 10 sites and to work with community housing providers to develop them.
- 116.2 Councillor Fowler was informed that the site was considered too small for viable development by the Council. It was noted that lessons had been learnt from Dunster Close and letters had been sent to neighbours. Bunker Housing Co-Op has started virtual consultations via Zoom. Any disruption to residents would be dealt with by condition under planning permission. It was noted that the Bunker Housing allocations plan aligned with the Council plan and a nominations agreement would be required. It would be looked into if the development was car free.
- 116.3 Councillor Hugh-Jones considered the development by Bunker Housing to be good and they supported community lead housing and it was noted that lessons had been learnt from Dunster Close.
- 116.4 Councillor Mears stated their support for the development of the small site by Bunker Housing.
- 116.5 Councillor Gibson considered the development to be a good use of the small quirky site and the would be no right-to-buy and the dwellings would remain a city asset in perpetuity.
- 116.6 Councillor Osborne supported the development of this complex site which is underused. The project would be a good use of the asset and would provide affordable and environmentally friendly homes. Community engagement would be good, and it was

noted that lessons had been learnt from Dunster Close. The Councillor supported the recommendations.

116.7 The Chair put the recommendations to the vote, and they were agreed by Councillors Gibson, Philips, Mears, Atkinson, Barnett and Fowler. (Councillors Hugh-Jones, Hill, Osborne and Williams did not vote as they are members of the Brighton and Hove Land Trust).

116.8 **RESOLVED:**

- (1) That the Policy & Resources Committee be recommended to approve the disposal by lease of the area of land identified at Hinton Close to Bunker Housing Co-operative Limited for a 125 year period with the freehold retained by the council's Housing Revenue Account (HRA). Such disposal to be subject to achieving planning permission and signing a nominations agreement.
- (2) That the Executive Director, Housing, Neighbourhoods & Communities be granted delegated authority to take all necessary steps to implement the decision at (1) above and report details and progress to the Housing Supply Member Board and Housing Committee including progress against the proposed delivery timetable provided by Bunker.

