

# Brighton & Hove City Council

## Council

## Agenda Item 77

**Subject:** Stop people being priced out of our City: Ban the sale of new homes as second homes. Notice of Motion from the Labour Group

**Date of meeting:** 3 February 2022

**Proposer:** Councillor Williams  
**Seconder:** Councillor Childs

**Ward(s) affected:** All

In order to stem the rise of second home ownership which is having a severely detrimental effect on housing supply and affordability, this Council:

1. Supports the implementation of a principal residency policy whereby new open-market housing planning permission will only be granted where there is a condition restricting occupancy as a Principal Residence – the purpose being to reduce the levels of second homes and enable increased primary residence and year-round community benefits;
2. Requests the Housing and Tourism, Equalities, Communities & Culture committees to call for a report to be submitted to meetings of each of the committees within the next six months to outline all possible policy steps that could be considered in order to implement this policy and model the impact of such an approach on both affordability and availability in the next five years;
3. Requests that this report will highlight:
  - The planning policy changes required;
  - Examples of Planning Authorities where such outcomes have been successfully achieved;
  - Any evidence gaps or reports required to meet standards of evidence;
  - A timetable for implementation for this Authority and potential mitigations required – such as a balancing policy for the development of holiday lettings.

### Supporting Information:

*Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends the majority of their time when not working away from home or living abroad.*

<https://www.ft.com/content/2128f460-67b0-445b-a684-bf87560a081d>

<https://www.theargus.co.uk/news/19378734.families-priced-brighton-hove>

<https://www.theargus.co.uk/news/19042360.rising-rent-costs-outpacing-wages-brighton-hove/>

<https://commonslibrary.parliament.uk/research-briefings/cdp-2022-0001/>

<https://www.theargus.co.uk/news/19211154.one-every-37-homes-brighton-hove-empty-figures-show/>

<https://www.airdna.co/vacation-rental-data/app/gb/south-east/brighton-and-hove/overview>