

# New homes for neighbourhoods Update



July 2016

Brighton & Hove City Council's New Homes for Neighbourhoods programme is now at full throttle, building much needed new council homes on council owned land. We work with local resident associations and ward councillors to improve council estates and neighbourhoods, while making best use of council housing land and buildings to help meet the city's housing needs. We are aiming to build at least 500 new homes across Brighton, Hove and Portslade.

125 new council homes are currently on site, 13 of which will be completed and let this summer at three former garage and car parking sites. That will bring the total to 24 much needed new homes for affordable homes for rent completed since summer 2015. We've applied for planning consent for another 41 homes at two sites, and ten other schemes are in the pipeline. All new homes are being let through Homemove.

## Robert Lodge South and North - 15 new flats in Whitehawk



Nine one bedroom flats in the new Robert Lodge South block were completed within budget in just over a year and let in March. Robert Lodge residents old and new celebrated the opening, with the Chair of Housing & New Homes, councillors from all parties, staff and partners in the council's strategic construction partnership that built the scheme, including council in-house architects and Westridge Construction Ltd.

A survey of the tenants after three months in their new home demonstrated all are very satisfied with the overall quality of their new home and no-one is dissatisfied with any of the design, layout, decorations, cleanliness or equipment provided.

*"My home is perfect. The property was spotless and really well finished, the layout is excellent and I don't hear any of my neighbours."*



Six flats in a new Robert Lodge North block are now under construction and will be completed around the New Year. Meanwhile, after workshops with an artist, Robert Lodge residents have agreed the design of a new metal sculpture to be a work of public art for the communal gardens, under a planning requirement.

## **Darwell Court– 5 new homes in Kemp Town**

The five new flats on the former Ardingly Street car parking site will be completed and handed over in July.

Shortlisted applicants who bid through Homemove are viewing the flats with the Re-Housing Officer, so the new tenants should start moving in by the end of the month.

The block has a two bedroom ground floor wheelchair accessible flat, a two bedroom maisonette and three one bedroom flats, each with their own private balcony.



## **Aldwick Mews - 4 new family houses in Hangleton**

Prospective tenants will be viewing the four 3 bedroom houses at Aldwick Mews, on the former garage site at Hardwick Road in Hangleton in July, which are also close to completion.

One of the homes is designed especially for a household with a wheelchair user and the others to Lifetime Homes Standard.



## **8 more new family houses in Hangleton and Portslade**

Another 4 new family homes on two former garage sites at Flint Close, Portslade, will also be completed and let this summer. And the frames of the 4 new houses at the former garage site in Foredown Road, Portslade are now completed. They are expected to be completed around the New Year.

## **Brooke Mead – 45 extra care flats in Albion Hill**

A ‘topping out’ ceremony celebrated completion of the 5–6 storey concrete frame for the new extra care scheme at Brooke Mead in June. The 45 one bedroom flats and community facilities for residents with dementia will be ready by summer 2017.

Neighbouring residents can get involved in planning a new community garden next to the site at a September workshop. This scheme has created four new apprenticeships so far, with more to come as work progresses.



## Kite Place – 57 new flats in Whitehawk



Our largest development to date on the former Whitehawk library site is now well underway, with the concrete frame for 57 new council flats now under construction.



The colourful, eye catching hoardings - with artwork from local academy pupils, graffiti art by the local youth group and a local graffiti artist and images of the new scheme - has won national Considerate Constructors Hoarding Competition Runner-up for 2016. We expect the two new blocks to be completed in autumn 2017.

A graphic with a blue and purple background. It features three stylized house outlines in white and purple. The text 'New homes for neighbourhoods' is written in white. Below it, the text 'Behind these hoardings, we're building new council housing to increase the number of affordable homes in the city' is written in white. At the bottom right, the Brighton & Hove City Council logo is visible.

**New homes for neighbourhoods**

Behind these hoardings, we're building new council housing to increase the number of affordable homes in the city

Investing in **homes** for the future Brighton & Hove

Brighton & Hove City Council

## Wellsbourne site, Whitehawk – latest designs for 29 new flats



We have applied for planning consent for 29 new flats in two blocks on this empty site by the Whitehawk hub, school and health centre after another Planning for Real resident consultation event with Due East Neighbourhood Council in February.

## Selsfield Drive, Bates Estate - latest designs for 27 new flats



After close consultation with Bates Estate Residents Association and a drop in consultation event for Bates Estate and other local residents, a planning application is being prepared for 27 new flats on the site of the old Selsfield Drive housing office on Lewes Road.

### How do we make sure we achieve value for money?

We are testing out various ways to deliver new homes on council land for their value for money, efficiency and speed. Most of the programme is being developed through the council's strategic construction partnership of in-house architects, constructors and specialists including cost consultants. This market tested partnership develops homes quickly and economically, with the constructor, surveyors and sub-contractors all involved from an early stage to minimise design risks, get onto site more quickly and achieve efficiencies through economies of scale. The quantity surveyor checks and benchmarks costs and confirms that the project has achieved value for money.

To ensure that we achieve value for money over the lifetime of new homes, that we build to the high standards Housing requires and keep future maintenance costs low, we have developed a New Homes Design Specification. Residents from the Home Service Improvement Group were consulted on the specification and recently helped choose the preferred type of windows for new homes. We're also incorporating new tenants' feedback into the specification so we deliver the best homes that we can.

### RIBA Design Competition for small sites

Architects' winning designs for former garage sites at Hinton Close, Hollingdean and Natal Road off Lewes Road are now being worked up to detailed design, during which we will consult residents again.

More survey work is being carried out for the other two sites at Frederick Street and Rotherfield Crescent.



### For more information on New Homes for Neighbourhoods

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