

Maximising existing housing stock



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City picture

- Increasing population – predicted to increase to 305,900 by 2026 (286,800 in 2016)
- High property prices (average property price 50% higher than the average in England And Wales June 2017)
- Growth in private rented sector and rising rents affecting affordability
- Shortage of affordable homes in the city - 14,000 on the Housing Register, 1,700 households in temporary accommodation
- BHCC council stock – 11,500 tenants and 3,000 leasehold properties. Long history of resident engagement.

Our assets – delivering new homes

Strong track record of improving housing supply through using assets, borrowing and collaboration to enable housing investment. Strong engagement with communities on new developments.

Delivering new homes through:

- The council's New Homes for Neighbourhoods Programme – New build programme committed to providing at least 500 new homes on council owned land and undertaking estate regeneration to improve neighbourhoods– 136 units delivered to date
- Living Wage Joint Venture with Hyde Housing. £118m joint venture to deliver 1,000 lower cost homes for rent and sale to lower income working households in the city – First three sites identified to deliver over 500 of these units

New Build- Lynchet Close (6 houses 6x4 bed)



Our assets – delivering new homes (2)

- Increasing development of our own settled temporary accommodation in the city – reducing costs
- Hidden Homes programme – refurbishing and converting under used or unused spaces within our existing council stock into new homes
- Purchase of former council homes and affordable housing provision on S106 sites through our Home Purchase Policy
- Investment of £464K from the Community Housing Fund to support a community led housing programme in the city to deliver new homes
- Working across the Greater Brighton area to look at opportunities to accelerate housing delivery across the region.

Hidden Homes Programme- St James House



Challenges & Opportunities – housing supply

- Large scale estate regeneration – offers an opportunity to build at scale but presents challenges
- Funding – Government announcement to raise the borrowing cap. Opportunity to bid providing the chance to accelerate the council's new build programme
- Government consultation on use of receipts from RTB sales and rents for social housing from 2020-21 – more options and certainty for local authorities.
- Social Housing Green Paper – five core themes including ensuring homes are safe and decent and expanding supply and homeownership.

Improving Housing Quality

The HRA Asset Management Strategy spells out our commitment to *‘Invest in homes and neighbourhoods to provide safe, good quality housing and support services’*

It aligns directly with the city’s Housing Strategy.

A number of strategic challenges in meeting priorities, including:

- Welfare and housing policy reforms, e.g. 1 % rent reductions
- Demographic changes
- Our borrowing cap (for new supply)
- An increased focus on compliance
- Post Grenfell – implications for social landlords

Tyfoam Removal Programme



Landlord responsibilities and housing quality

Services we must provide are seen as an opportunity to continually review how we can both improve community safety and quality.

- Lift replacements
- Communal lighting
- Achieved 100% gas safe certification across homes by working closely with both residents and contractors over several years.
- Grenfell response – working in partnership with East Sussex Fire & Rescue Service.

Continually listening to our communities is key

We prioritise the inclusion of residents and communities in everything we do. Residents are involved during procurement of key contracts, right through to the scrutiny of performance alongside us.

High number of leaseholders is a challenge in Brighton & Hove. By re-engaging and further including leaseholders in consultation forums, this is being improved. Examples:

- We now engage with leaseholders much earlier where major works are proposed
- Lift investment programme was prioritised by residents around 5 years ago. Provided greater reliability and cut repair costs
- During consultation on the asset strategy, residents told us that cyclical repairs and decorations, particularly in common ways, were an area they wanted prioritised. Funding and communication on these projects were improved as a result.

Energy Use and Carbon Reductions

Energy costs have been an ongoing area of concern for residents for several years, and this dovetails with our commitment to reduce carbon emissions from our stock.

- Almost all boilers are now high efficiency condensing type with modern controls
- Building fabric energy efficiency improvements incorporated into all capital projects (e.g re-roofing, windows & rewires)
- Installed over 300 Solar PV arrays on homes
- Improvements now mean SAP rating of properties now 66.7
- New Energy Strategy recently agreed to set out a framework for next steps. Further PV a challenge due to feed-in tariff ending

Solar PV Installation



Improving Quality - Future Goals

- Development of proposals for the future delivery of responsive repairs, empty properties, planning maintenance and major capital projects. Opportunity to do things differently – April 2020
- Future procurement and investment programmes aim to reflect our resident and community priorities:
 - To continue to balance investment in existing homes with creating new supply and ensuring the HRA remains financially secure
 - Further enhance and improve the ways we listen to and involve communities
 - Further review our standards in partnership, for example kitchen and bathroom specifications, and further improve resident choice
 - Increased use of technology to assist with service improvements and improve information available to residents
 - Support residents to continue to reduce energy use, look at energy storage as medium-term goal.

Thank you for listening. Any
questions?