

PLACE OVERVIEW & SCRUTINY ADDENDUM

4.00PM, TUESDAY, 1 JULY 2025

HOVE TOWN HALL - COUNCIL CHAMBER

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

ADDENDUM

ITEM		Page
10	LARGE PANEL SYSTEMS PROGRAMME - OPTIONS APPRAISAL AND RECOMMENDATIONS	3 - 330

Brighton & Hove City Council

Place Overview & Scrutiny Committee

Agenda Item 10

Subject: Large Panel Systems Programme - Options appraisal and recommendations

Date of meeting: 1st July 2025

Report of: Chair of Place Overview & Scrutiny

Contact Officer: Name: Darren Levy, Interim Director of Housing
Regeneration

Email: darren.levy@brighton-hove.gov.uk

Ward(s) affected: Hollingdean & Fiveways; Kemptown; Whitehawk & Marina;

Key Decision: No

For general release

Note: Urgency

By reason of the special circumstances below, and in accordance with section 100B(4)(b) of the 1972 Act, the Chair of the meeting has been consulted and is of the opinion that this item should be considered at the meeting as a matter of urgency.

Note: Reasons for urgency

The special circumstances for non-compliance with Council Procedure Rule 3, Access to Information Procedure Rule 5 and Section 100B(4) of the Local Government Act 1972 (as amended), (items not considered unless the agenda is open to inspection at least five days in advance of the meeting) was to ensure that there was enough time to engage with and notify all affected residents about the situation before the paper is released into the public domain.

1. Purpose of the report and policy context

- 1.1 This report presents the Place Overview & Scrutiny committee with the forthcoming (July 2025) Cabinet report on options for the large panel system (LPS) blocks. The views and comments of Place O&S Committee members will be used to inform Cabinet's decision-making.
- 1.2 The Cabinet report exploring the best long-term solution for the buildings can be found in Appendix 1. Architect capacity studies can be found in Appendix 2 in relation to St James, Appendix 3 in relation to Dudeney Lodge and Nettleton Court and Appendix 4 in relation to North Whitehawk LPS blocks. Appendix 5 contains the council's structural surveyor's report.

2. Recommendations

- 2.1 That Place Overview & Scrutiny Committee notes the appraisal options report on LPS Blocks (Appendices 1 to 5) and makes comments or recommendations on these proposals to Cabinet if it so chooses.

3. Context and background information

- 3.1 Part of the council's housing stock consists of 8 large panel system (LPS) blocks originally constructed in the 1960s. Ridge, the structural surveyors employed by the council, have identified that these blocks will require significant investment to ensure their future safety.
- 3.2 The 8 council blocks are split across 3 distinct sites:
- Dudeney Lodge and Nettleton Court in Hollingdean
 - Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court in North Whitehawk ("North Whitehawk")
 - St James House in Kemptown
- 3.3 The structural surveys identified that in addition to maintenance issues, the 8 Large Panel System (LPS) blocks do not meet the current safety standards, in relation to their ability to resist a disproportionate collapse in the event of an explosion or large fire. Significant work and investment would be needed to bring them up to an appropriate standard for residents.
- 3.4 As detailed in the 'Large Panel System Blocks Programme Update' report presented to Cabinet on 27th March 2025, the council has implemented a range of safety measures to ensure the continued safety of residents in all 8 LPS blocks. These include a ban on all e-bikes and scooters in the buildings, the temporary closure of high risk areas and daily floor walks. Significant progress has been made on fire risk assessment actions, and the council continues to engage with key regulatory bodies, reviewing safety strategies regularly.
- 3.5 In March 2025 Cabinet agreed to the continued buyback of leasehold properties formerly purchased under right to buy across all 8 LPS blocks as buyers and existing leaseholders can no longer secure mortgages. There are now 43 leaseholders across the 8 blocks, of whom 25 have either enquired about a buyback, are in the process of evaluations or have moved through to conveyancing.
- 3.6 An options appraisal was initiated to explore the best long-term solution for the buildings. This was to assess three key options:

- Option 1: Strengthening – meaning works to address the structural integrity of the building
 - Option 2: Strengthening and refurbishment – meaning works to address the structural integrity of the building and address core elements of other work required to the building should strengthening work be undertaken
 - Option 3 Regeneration - involving the redevelopment of the site and including the demolition of existing buildings
- 3.7 A small external project team was procured to provide expert third party support with the options appraisal. Their detailed assessments of the potential of the three sites for each of the options are included in the appendices to this report.
- 3.8 The report to Cabinet recommends that Cabinet develops and consults on plans to regenerate each site (option 3) with tenants, leaseholders and other relevant stakeholders. It recommends that feasibility and design work is progressed together with the exploration of options for delivery that will create new homes on each site in keeping with the housing needs of the city.
- 3.9 It also recommends a wider masterplanning and visioning programme to be implemented across the wider Whitehawk estate, working with trusted partners, stakeholders and residents in the area to co-produce a long-term vision and masterplan for the estate.
- 3.10 The scale of the overarching programme of work across all the LPS sites and wider placemaking opportunities, should Cabinet approve in principle the preferred option to regenerate, will be substantial and likely to cost well excess of £500m overall.

4. Analysis and consideration of alternative options

- 4.1 Place Overview & Scrutiny Committee can make specific recommendations or comments to Cabinet if they wish and the draft minutes of the scrutiny meeting will be shared with Cabinet members in advance of Cabinet's consideration of the proposed options.

5. Community engagement and consultation

- 5.1 Following the home visits carried out in late 2024 to every household, the council has continued to engage and communicate with residents through 'drop in' events and regular newsletters. This has focused on raising awareness of the options appraisal process, gathering resident feedback, and understanding their concerns to inform ongoing support and engagement. Site-specific details of community engagement are outlined in the report.

6. Financial implications

- 6.1 The financial implications are included in the Cabinet report in appendix 1.

Name of finance officer consulted: Sophie Warburton Date consulted (dd/mm/yy): 24/06/2025

7. Legal implications

- 7.1 The legal implications in respect of the proposed recommendations to be made at Cabinet are included in the Cabinet report at appendix 1.

Name of lawyer consulted: Siobhan Fry Date consulted (24/06/25):

8. Equalities implications

- 8.1 Equality Impact Assessments have been carried out to help determine the impact that relocating Secure Tenants from the LPS blocks will have. 99% of residents living within LPS blocks have been visited, and the information on individual resident needs has been used to inform the assessment and the support that will be provided to residents.
- 8.2 Relocating social housing tenants from the blocks will increase the number of households on the council's housing register, which in turn may increase 'waiting times' for those already on the waiting list. Further equalities implications are included in the Cabinet report at Appendix 1.
- 8.3 Redevelopment also presents an opportunity to transform these areas into safer, more sustainable neighbourhoods with improved services, transport links, green spaces, and community cohesion.
- 8.4 Detailed equalities implications are included in the Cabinet report at Appendix 1.

9. Sustainability implications

- 9.1 There are environmental implications to consider when redeveloping the sites including the construction and demolition of old buildings and the building of new, sustainable homes. Demolishing buildings can release harmful materials and generate waste, while building new homes requires resources and contributes to emissions.
- 9.2 New buildings offer the opportunity to incorporate sustainable design, using eco-friendly materials, energy-efficient construction, and green infrastructure to reduce environmental impact. This can include features like water-saving systems, solar panels, green spaces, and rooftop gardens that support air quality and biodiversity. Prioritising energy-efficient homes reduces energy consumption, lowering carbon emissions and operational costs.

- 9.3 Detailed sustainability implications are included in the Cabinet report at Appendix 1.

10. Health and Wellbeing Implications:

- 10.1 The Council must ensure its ongoing support, assistance and engagement with people living in the buildings for whom this will be an unsettling period of time and whose homes will be directly implicated by any recommendations that are taken forward. Living in a building deemed unsafe can significantly impact residents' health and wellbeing, often increasing stress and anxiety. Relocating tenants to safer accommodation can mitigate these risks, offering peace of mind and enhancing mental wellbeing.
- 10.2 Leaseholders may face financial hardship from managing mortgage obligations, council buyback negotiations, legal fees, moving costs, and potential income loss—leading to stress and instability. Rising housing costs and limited availability may make it difficult to find a new home nearby. For those who viewed the property as their long-term home, the sudden disruption can significantly impact health and wellbeing.
- 10.3 However, relocation can also bring negative consequences. It may lead to a loss of control, causing feelings of instability and worry, especially when leaving long-term homes. The disruption of established social networks and trusted services can contribute to social isolation and emotional distress, particularly for vulnerable residents. Uncertainty about the new neighbourhood, such as differences in cost of living, cultural environment, or commute times, can increase stress. Financial concerns related to moving may also arise, although these impacts can be eased with practical and financial support, especially for those in need of extra assistance.
- 10.4 Detailed Health & Wellbeing implications are included in the Cabinet report at Appendix 1.

11. Conclusion

- 11.1 Place Overview & Scrutiny Committee is asked to consider the options appraisal and recommendations for the Large Panel Systems Programme and to make any recommendations or comments it chooses to Cabinet.

Supporting Documentation

1. Appendices

1. Business Case
2. St James House New Build document
3. Nettleton Court and Dudeney Lodge New Build Document
4. Whitehawk New Build Document

5. Ridge Summary Report – Strengthening, Strengthening and Refurbishment and New Build
6. B&M New Build Cost Estimate
7. B&M Strengthening and Refurbishment Cost Estimate
8. East Brighton Neighbourhood Action Plan

Brighton & Hove City Council

Cabinet Report Template

Before you complete this report template, read the [Report Writing Guide 2024](#)

Do not delete key sections of the report template.

Cabinet

Agenda Item

Subject: Large Panel System Blocks -
Options appraisal and Recommendations

Date of meeting: Thursday, 17 July 2025

Report of: Cabinet Member for Housing & New Homes

Lead Officer: Name: Corporate Director for Homes & Adult Social Care

Contact Officer: Name: Darren Levy

Email: darren.levy@brighton-hove.gov.uk

Ward(s) affected: Hollingdean & Fiveways; Kemptown; Whitehawk & Marina;

Key Decision: Yes

Reason(s) Key: Expenditure which is, or the making of savings which are, significant having regard to the expenditure of the City Council's budget, namely above £1,000,000 and is significant in terms of its effects on communities living or working in an area comprising two or more electoral divisions (wards).

For general release

1. Purpose of the report and policy context

- 1.1 This report outlines the options appraisal undertaken for 8 large panel system (LPS) blocks within the housing portfolio. The three options considered are strengthening works, strengthening with refurbishment or demolition of the existing building and redeveloping the sites into new homes.
- 1.2 This paper also outlines the proposed offer to people living within the LPS blocks, secure tenants, and people living in temporary accommodation provided by the council. The paper also outlines the offer to both resident and non-resident leaseholders as approved by Cabinet in March 2025. The report covers ongoing resident engagement and additional resources needed to deliver the programme.
- 1.3 This proposal accords with the Council Plan 2023 – 2027, specifically:

Outcome 2: A fair and inclusive city

Homes for everyone

1. Improve housing quality
2. Increase housing supply

2.0 Recommendations:

St James House

- 2.1 Cabinet agrees that in principle the preferred option for addressing the structural and strengthening issues identified in respect of St James House is the demolition and replacement of St James House with new homes in keeping with the housing needs of the city, and regeneration of the site.
- 2.2 Cabinet agrees for officers to progress with the delivery of the design and feasibility work for the development, inclusive of demolition, planning, through appointment of a multi-disciplinary team.
- 2.3 Cabinet agrees for officers to further explore options for the delivery mechanism of any regeneration scheme for St James House, including through Homes for Brighton & Hove LLP or direct council delivery.
- 2.4 Cabinet agrees to proceed to a consultation in respect of the preferred option with leaseholders, tenants and other relevant stakeholders.
- 2.5 Cabinet notes that, in the event the Cabinet now agrees that in principle demolition, replacement of homes, and regeneration of the site of the St James House is the preferred option, then, following consultation with the Homemove Manager, Housing may exercise discretion under the Allocations Policy to allocate Priority Band B to secure tenants of St James House seeking transfers to alternative council owned homes.
- 2.6 Cabinet agrees for officers to develop and consult upon a Rehousing Policy and Local Lettings Plan which would apply to the temporary and/or permanent rehousing of all Council tenants who are accommodated by the Council under a statutory duty and who are affected by the regeneration schemes of St James House and which incorporates the proposed tenant offer described in the report, including in relation to the priority of existing Council tenants of St James House for allocation to the new housing on the site, in keeping with the intention to offer right to return.
- 2.7 The Cabinet notes the support and offer to leaseholders outlined in the report and the intention to engage with leaseholders further regarding the development of proposals.
- 2.8 Cabinet agrees to a Housing Revenue Account capital budget of £3.013m to cover initial development work, resident support, and a rehousing programme in line with the anticipated 'tenant offer'.

Nettleton Court and Dudeney Lodge

- 2.9 Cabinet agrees that in principle the preferred option for addressing the structural and strengthening issues identified in respect of Nettleton Court and Dudeney Lodge is their demolition and replacement with new homes in keeping with the housing needs of the city, and regeneration of the site.
- 2.10 Cabinet agrees for officers to progress with the delivery of the design and feasibility work for the development of the site of Nettleton Court and Dudeney Lodge, inclusive of demolition, planning, through appointment of a multi-disciplinary team.
- 2.11 Cabinet agrees for officers to explore delivery options for the site, including through a 3rd party partner.
- 2.12 Cabinet agrees to proceed to a consultation in respect of the preferred option with leaseholders, tenants and other relevant stakeholders
- 2.13 Cabinet notes that, in the event the Cabinet now agrees that in principle the demolition and replacement of homes and regeneration of the site of Nettleton Court and Dudeney Lodge is the preferred option, following consultation with the Homemove Manager, Housing may exercise their discretion under the Allocations Policy to agree to allocate Priority Band B to secure tenants of Nettleton Court and Dudeney Lodge seeking transfers to alternative council owned homes.
- 2.14 Cabinet agrees for officers to develop and consult upon a Rehousing Policy and Local Lettings Plan which would apply to the temporary and/or permanent rehousing of all Council tenants who are accommodated by the Council under a statutory duty and who are affected by the regeneration schemes of Nettleton Court and Dudeney Lodge and which incorporates the proposed tenant offer described in the report, including in relation to the priority of existing Council tenants of Nettleton Court and Dudeney Lodge for allocation to the new housing on the site, in keeping with the intention to offer right to return.
- 2.15 Cabinet notes the support and offer to leaseholders outlined in the report and the intention to engage with leaseholders further regarding the development of proposals.
- 2.16 Cabinet agrees to a Housing Revenue Account capital budget of £2.488m to cover initial development work, resident support, tenant offer and future rehousing programme.

Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court (“North Whitehawk”)

- 2.17 Cabinet agrees in principle that the preferred option for addressing the structural and strengthening issues identified in respect of Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court is their

demolition and replacement with new homes in keeping with the housing needs of the city, and regeneration of the site.

- 2.18 Cabinet agrees to initiate a masterplanning and stakeholder visioning exercise for the wider Whitehawk area.
- 2.19 Cabinet agrees to proceed to a consultation in respect of the preferred option with leaseholders, tenants and other relevant stakeholders.
- 2.20 Cabinet agrees to a Housing Revenue Account capital budget of £1.988m to appoint a multi-disciplinary project team for the masterplan work, for the feasibility and design of North Whitehawk (phase 1), and to fund additional resident support and future rehousing programme.
- 2.21 Cabinet notes that, in the event that Cabinet now agrees that in principle the demolition and replacement of homes and regeneration of the site of the North Whitehawk blocks is the preferred option, following consultation with the Homemove Manager, Housing may exercise their discretion under the Allocations Policy to agree to allocate Priority Band B to secure tenants of Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court, seeking transfers to alternative council owned homes.
- 2.22 Cabinet agrees for officers to develop and consult on a Rehousing Policy and Local Lettings Plan which would apply to the temporary and/or permanent rehousing of all Council tenants who are accommodated by the Council under a statutory duty who are affected by the regeneration schemes for Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court, and which incorporates the proposed tenant offer described in the report, including in relation to the priority of existing Council tenants for allocation to the new housing on the site, in keeping with the intention to offer right to return.

3.0 Context and background information

- 3.1 As part of our responsibilities under the Building Safety Act 2022 and Social Housing (Regulation) Act 2023 we commissioned detailed structural surveys on buildings within our housing stock. Structural engineers at Ridge were instructed to carry out investigations into each of the blocks. The original LPS blocks were built in the mid-late 1960s and need significant investment.
- 3.2 The eight council blocks are split across 3 distinct sites and are:
 - Dudeney Lodge and Nettleton Court in Hollingdean
 - Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court in North Whitehawk
 - St James House in Kemptown
- 3.3 The structural surveys conducted by Ridge identified that the eight Large Panel System (LPS) blocks do not meet the current safety standards, in relation to their ability to resist a disproportionate collapse in the event of an explosion or large fire. The findings of the assessment in relation to the

blocks can be found in Appendix 5. Irrespective of the decision now made about the options for the future of the LPS blocks, it is clear that substantial investment and building works would be needed to bring the blocks to an appropriate standard for residents. These works are outlined in sections 6, 7, and 8 of the report.

- 3.4 As outlined in the 'Large Panel Systems Blocks Programme Update' report to Cabinet on 27th March 2025, the Council has already taken a number of steps, acting on the advice of independent consultants, to introduce additional safety measures to ensure all 8 blocks remain safe for residents to live in. These actions and measures will be ongoing and under continual review to ensure the ongoing safety of our residents.

These measures include:

- A temporary ban on e-bikes and e-scooters in all areas of the building
- Alternative e-bike and e-scooter storage with an electrical supply has been installed away from all 8 blocks.
- Monitored CCTV 16 hours a day with onsite security providing eight-hour security for the 8 LPS blocks to mitigate the risk of banned items being taken into the building.
- Chapel Street car park, under St James House remains closed.
- A temporary halt to all vehicles parking underneath the building remains in place for the foreseeable future at the North Whitehawk blocks.
- A temporary suspension of the use of the garages behind Nettleton Court and Dudeney Lodge remains in place for the foreseeable future.
- Temporary heating plant has been put in place for St James House to allow for the relocation of the communal heating supply from under the block in the car park.
- Removal of refuse / bin storage areas from under the blocks and regular clearance of bulk waste.
- Resources are now in place to provide 7 day a week, 9am to 5pm floor walks to support fire health & safety and to maintain clear common ways, including entrance and exit ways across all 8 blocks. Housing Estates Service staff are undertaking these floor walks during the week. SES Security at weekends.

In addition:

- 95% of remediation actions arising from LPS block Fire Risk Assessments are complete.
- We have validated that 98% of our homes have smoke alarms / detectors.
- We have completed communal electrical tests for all our high-rise blocks, including LPS blocks.
- We have completed installation of evacuation alarms in the 5 North Whitehawk LPS blocks. We are completing installation of evacuation alarms on Nettleton & Dudeney and are installing evacuation alarms at St James House.

- 3.5 We continue to provide updates to the Regulator of Social Housing, Building Safety Regulator and East Sussex Fire and Rescue Service. The evacuation

and fire safety strategy in relation to the blocks is kept under regular review. The council takes independent advice on all fire safety works and investment will continue where necessary to keep the blocks safe. A waking watch is currently in place for St James House, Nettleton Court and Dudeney Lodge and this will be monitored regularly.

- 3.6 An 'Individual Cabinet Member Non-Key Decision' was taken in December 2024 to allow for homes that have become empty to be used as temporary accommodation to house people to whom the council owes a housing duty. These properties are being sensitively let to households who are currently being accommodated in higher cost temporary accommodation. The number of temporary accommodation households at each site is outlined further in this report.
- 3.7 In March 2025 Cabinet agreed to the continued buyback of leasehold properties formerly bought under right to buy across all 8 LPS blocks. Following last year's survey report, buyers and existing leaseholders can no longer secure mortgages, limiting options for leaseholders to buy or sell their properties. This ongoing programme demonstrates the Council's commitment to treating leaseholders fairly and equally, providing leaseholders with genuine choice. There are now 43 leaseholders across the 8 blocks, of which 25 have either enquired about a buyback, are in the process of evaluations or have moved through to conveyancing. An update for each site is outlined later in the report.
- 3.8 We have continued to engage and communicate with residents across the 8 LPS blocks, following the home visits carried in late 2024 to every household and other engagement activity as outlined in the March 2025 Cabinet report.
- 3.9 A key focus of this activity has been to ensure awareness and understanding of the options appraisal process outlined at 3.11, to seek resident feedback on the options and crucially to understand resident concerns and needs, so that we can tailor ongoing support and engagement, as we move forward with plans for the blocks. The results and specific details of the community engagement activities held across the 3 sites are detailed further on in this report on a site-by-site basis.
- 3.10 The core focus of this report is on the technical options appraisals for the long-term solution for the buildings, however, the council has to ensure its ongoing support, assistance and engagement with people living in the buildings for whom this will be an unsettling period of time and whose homes will be directly implicated by any recommendations that are taken forward. The budgets requested for each of the sites include funding for additional engagement officers and housing officers who will be dedicated to directly supporting people who are currently living in the buildings.
- 3.11 As outlined in the March 25 Cabinet Report, an options appraisal was initiated to explore the best long-term solution for the buildings following the advice of the original structural engineers who surveyed the buildings. This was to assess three key options:

- Option 1: Strengthening – meaning works to address the structural integrity of the building
 - Option 2: Strengthening and refurbishment – meaning works to address the structural integrity of the building and address core elements of other work required to the building should strengthening work be undertaken
 - Option 3 Regeneration - involving the redevelopment of the site and including the demolition of existing buildings
- 3.12 The appraisal of the respective merits of these options and the respective business cases can be found in Appendix 1, which considers the options for each site. A small external project team was procured to provide expert third party support with the options appraisal. Their detailed assessments of the potential of the three sites for each of the options are included in the appendices; capacity studies and ‘art of the possible’ ideas for development and regeneration which have been produced by ECE Architects can be found in Appendix 2 in relation to St James, Appendix 3 in relation to Dudeney Lodge and Nettleton Court and Appendix 4 in relation to North Whitehawk LPS blocks, and Appendix 5, provided by Ridge, outlines the potential approach for strengthening as well as strengthening and refurbishment.
- 3.13 This report details early capacity studies addressing long-standing structural and regeneration challenges across the three housing estates. The recommended options - redevelopment at St James House and Hollingdean, and a masterplanning approach, inclusive of redevelopment, at Whitehawk reflect a preliminary response to complex problems. At this stage, approval is not sought for any specific scheme. Rather, approval is requested for the resources necessary to progress these initial options into workable solutions through detailed design, community engagement, financial modelling, and further feasibility work.
- 3.14 For the reasons given below, this paper recommends Cabinet take option 3, to regenerate each site forward as a preferred, in-principle decision, across all the sites and to progress with feasibility work and designs that will create new homes for our residents, together with exploring delivery vehicles that will enable financially viable schemes. It also recommends a wider masterplanning and visioning programme to be implemented across the Whitehawk estate, working with our procured partners, stakeholders and residents in the area to co-produce a long-term vision and masterplan for the estate.
- 3.15 For all 3 sites, we will subsequently be adopting a placemaking approach to delivery, incorporating wider opportunities in each area. Taking a placemaking approach will enable us to deliver in line with our key principles of increasing council housing in the city, ensuring placemaking plans that create diverse communities through mixed tenures and that the plans for the future are financially viable.

- 3.16 The scale of the overarching programme of work across all the LPS sites and wider placemaking opportunities, should Cabinet approve the options to regenerate, will be substantial and likely to well exceed £500m overall.
- 3.17 This report sets out a summary of the options for all three sites in Section 4 and section 5 of the report. More detailed summaries of the options can be found in section 6 (St James), section 7 (Nettleton and Dudeney) and section 8 (North Whitehawk) together with details of the specific approaches to engagement and consultation, including a proposed tenant offer.

4.0 Summary of Options 1 and 2 Strengthening and Refurbishment options for all sites

- 4.1 In planning for the future of the LPS blocks the council has considered three potential options. Options 1 & 2 envisage the retention of the current blocks as follows:
- Option 1 - completing the full strengthening works needed to each block to ensure structural integrity as well as short to longer term works to keep the buildings operational. This is the minimum required to each building and there is no option to do nothing.
 - Option - 2 completing the works as above in option 1 and refurbishing the building by addressing known repairs, replacing components at the end of their life and limited upgrading.
- 4.2 Key to understanding these two options is the limited guarantee of the strengthening works which is capped at twenty years before a full reinspection is required. This may mean additional works are required at year twenty, and the existing structural life of the blocks cannot be guaranteed beyond this.
- 4.3 The council commissioned a report from Ridge and Partners LLP “Ridge Report” which considers the findings in relation to the LPS blocks and reviews options for strengthening and refurbishing the blocks, the timescales for any related rehousing of residents in the buildings, and an understanding of the implications for the lifespan of the blocks against the investment required. The report can be found at Appendix 5.
- 4.4 The Ridge report outlines that residents would need to leave their homes for approximately eight weeks whilst work is carried out on their property. Additionally, residents will need to vacate their homes whilst the properties above and below them are having works carried out, totaling an estimate of twenty-four weeks vacant. Due to the noise and disruption, the works would cause all tenants to require rehousing, rehousing all residents in the building is recommended and a right to return would be offered post completion.
- 4.5 The appraisals relating to the strengthening and refurbishment works represent a baseline level of expenditure. It is recognised however, that in both cases additional significant capital works programmes are being

planned by the Housing Investment and Asset Management team in relation to fire safety and decent homes.

- 4.6 The baseline cost, as outlined within appendix 7, indicates that strengthening works on their own would cost £115,113,000 across the 8 blocks and would not address the extensive repairs or improvements also required to the building. Over the 20-year lifespan the works would cost £24.130m in additional borrowing and given the life expectancy of the works, the capital cost would need to be repaid over that 20-year period, making each of the projects unviable. Subsequently, the baseline refurbishment of the blocks in addition to the strengthening would cost an additional £51,148,000. The breakdown of these costs specific to each of the three sites are set out in sections 6, 7 and 8 of this report.
- 4.7 In addition to these starting figures there would be costs associated with leasehold flats throughout the block. Since the underlying strengthening works in the refurbished building would have a guaranteed lifespan of only 20 years, in either case leaseholders would not be able to secure a mortgage on their property or sell to a buyer who needed a mortgage in order to make the purchase. Recharging leaseholders for the cost of works is unrealistic in this context, so a programme of leaseholder buy-backs would be needed to facilitate the works programme for both the refurbishment and the strengthening-only options. The budget as approved at the March 25 Cabinet Meeting adds a further £18,800,000 to the cost of the programme.
- 4.8 This would therefore create a total spend of £166,261,000 and would be needed to be implemented within the next 5 years to address the structural issues with the blocks. The council's entire 5-year HRA capital budget, as approved at February 2025 Cabinet, totals c. £297,000,000, for its entire portfolio.
- 4.9 Council officers met with representatives from the Ministry of Housing and Local Government (MHCLG) to explore potential funding for remediation efforts. They were informed by officers at MHCLG that there is no current funding available for LPS-related challenges and this was unlikely to be reviewed as it was not considered a policy priority. The Cabinet Member for Housing and New Homes has written to the housing minister at MHCLG to see if this position can be revisited.

5.0 Summary of options for Regeneration of all sites

- 5.1 New build capacity studies have been carried out by ECE Architecture, and are included at Appendices 2, 3 and 4, to help us understand the capacity of each site, together with providing an early indication of possible opportunities and constraints. They include ideas of possible new build options, to provide an early indication of the capacity of the sites if redeveloped. This is known as RIBA stage 1, which is the earliest stage of development. If the principle of regeneration is approved by the cabinet as the preferred option for each site, specific proposals and designs would then be developed in partnership with the resident advisory group for the site.

This applies to all the new build options discussed in this report, and the capacity studies should not be considered as final proposals.

- 5.2 If regeneration of the sites is taken forward, there will be a medium-term impact on the Housing Revenue Account (HRA) Business Plan. When buildings become empty, they would then represent a net rental loss to the HRA. Any new build options would be considered on a stand-alone basis in terms of viability. This is considered within the financial implications and in considering the cost of remediation against the impact of rent loss.

6.0 Part 1: Options for the future of St James House

- 6.1 St James House is considered the priority for redevelopment and rehousing of existing residents. The existing building has major works required over and above the LPS strengthening requirements. These works include areas such as concrete repairs to the soffits of balconies and replacement of the full curtain wall to the south elevation staircases resulting in crash deck protection scaffold being installed. This crash deck remains in place today and St James House is in noticeably poorer condition than the other blocks referred to in this report.

- 6.2 The strengthening option for St James House includes the following works:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal vertical elements
- External steel frame fixed through to angles to provide additional strengthening to flank wall panels
- A full strip of internal floor and wall finishes including the bathroom, kitchen and fittings

- 6.3 The programme would be as follows:

- Week 1: Asbestos removal and removal of finishes
- Week 2-5: Strengthening works carried out
- Week 6-7: Replacement of kitchen and bathroom
- Week 8: Making good and redecorating

Each property within the building would need to be vacated for a period twenty-four weeks as flats above and below would need to be emptied at the same time whilst works are being carried out. The programme above allows for the suggested additional two weeks outlined in appendix 5 for kitchens and bathrooms to be replaced.

- 6.4 The costs for the strengthening work (option 1 in paragraph 3.11):

Strengthening	St James
Total Cost	33,191,000
Modelled lifespan (years)	20

NPV at end of lifespan	- 26,776,000
Year achieves surplus	Never

- 6.5 The refurbishment option (option 2 in paragraph 3.11) includes the works outlined at 6.2 and additional works to the wider block as follows:

St James House
Upgrade of existing heating system (potential Air Source Heat Pump)
Electrical rewire of the building
Full facade replacement on the building
Replacement of the curtain walling on staircases
Concrete repairs to balcony soffits
Access control to underground car park to prevent electric vehicle access
Asbestos remediation
Additional ventilation to prevent damp
Full windows and doors replacement
Upgrade drainage systems
Full roof covering replacement
Cold water system upgrade
Internal redecoration of communal areas

- 6.6 The cost for including this additional work is: £14,542,000 and the table is below:

Refurbishment	St James
Total Cost	47,733,000
Modelled lifespan (years)	20
NPV at end of lifespan	- 41,318,000
Year achieves surplus	Never

Therefore, the total costs including strengthening and refurbishment for St James House would be at least: £47,733,000 and is unviable. This cost would be for a building with a life cycle of twenty years as outlined in paragraph 4.2 and would be a basic standard of refurbishment. This proposal would not offer significantly enhanced living standards for residents when compared to a new development.

- 6.7 The works cost is based on initial advice from quantity surveyors, Bettridge and Millbridge attached at appendix 7 of this report. The council's on-costs vary from appendix 7 due to the inclusion of home loss payments, leaseholder buybacks, capitalised resources and interest payments.
- 6.8 It is highly likely that costs would increase if further survey work was undertaken and design detail worked up for the refurbishment option. There

are several potential areas where further repairs or replacement may be necessary. The list below outlines this but should not be considered exhaustive:

- Review of all mechanical and electrical services
- Further intrusive surveys to understand construction build-ups and junctions
- Acoustic upgrades
- Review of floor to ceiling heights
- Dependent on rehousing timescales further consideration will need to be given to installing a category 4 residential sprinkler system and replacement of the common ventilation system
- Replacement of the second staircase to the building

- 6.9 In the event that the council were to seek to replace St James House in a scheme of regeneration, the initial capacity study suggested the potential development of up to 97 new homes with a mixture of one, two and three beds with 10% meeting fully wheelchair accessible standards m4(3) and community space. There is also the potential for significant areas of public realm and landscaping to improve the environment for residents as currently all areas are tarmacked with no green outdoor space. This would be in line with planning requirements particularly requirements around bio-diversity net gain.

Key ideas for the vision of St James House are as follows:

- Creation of a new neighbourhood, defined by a locally distinctive aesthetic and providing new sustainable homes fit for future living
- Promotion of a high-quality environment and standard of living, which considers the needs of present and future generations
- Delivery of housing to meet local needs, including a mix of housing types and sizes, with potential for affordable housing

- 6.10 Although the initial capacity study suggests fewer homes directly on the site, the proposed mix provides more housing in terms of habitable rooms and comprises a more sustainable mix of property types including family homes. At present, there is an average wait of eight years on the housing register for three bed homes. In developing proposals for the St James House site, it has also highlighted wider placemaking opportunities to link up existing Council new build initiatives and other land holdings. The immediate wider place projects include Oakley House and Hereford Court Car park, which subject to further approvals including cabinet and planning, will deliver 76 additional units so in total would see the wider place-based programme delivering 173 new homes in the first instance.

- 6.11 If cabinet approves the recommendation in principle to the preferred option being redevelopment of the site, further survey and design work will be undertaken to test the site constraints even further.

- 6.12 The current financial options based on the capacity studies are:

Costs

Investment	Estimated construction cost	Estimated on costs	Total
	£'000	£'000	£'000
	35,861	13,417	£49,278

60-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 60 £'000
All social rent (grant level £135k per home)	10,875
All affordable rent (grant level £85k per home)	11,285
All private sale (no grant)	7,432
Mixed tenure (40% affordable and 60% private and no grant)	11,597

6.13 Financial viability remains challenging for the project, however, there are several delivery models the council can review to ensure viability. This includes delivery through Homes Brighton and Hove LLP, a joint venture with Hyde Housing, which has successfully delivered 344 homes across the city. Alternatively, the council has a strong track record of delivering council homes across a range of sites within the city including complex constrained sites like St James House. These options will need to be explored further with a full viability case and delivery model being presented to cabinet at a later date. It is important to note the recent Government announcement of £39 billion new affordable homes programme which could help unlock viability and is a significant investment in affordable housing.

Community engagement and consultation

6.14 Following open meetings carried out in 2024 with the Chief Executive of the Council and the subsequent personal visits carried out across all households outlined at 6.15, a comprehensive engagement programme has been carried over the course of 2025 to ensure awareness and understanding of the options appraisal process, to seek feedback and views, as well as to address any immediate concerns of individual queries people may have. Feedback has been collected through regular on-site 'drop in' sessions, door knocking and home visits, one-to-one consultations, and then through a Your Voice survey carried out between March-June 2025.

6.15 A summary of engagement activity is provided below:

- Survey participation: 38 responses (30.9% of households)
- Individual consultation sessions: 63 residents (51.2% of households)
- Door knocking and home visits conducted in two phases (March-April: 58 contacts, May-June: 47 contacts)

6.16 Key findings and themes that have emerged from the feedback:

- **Building Design Preferences** - St James House residents showed a preference for building new homes (45.5%) compared to comprehensive refurbishment (39.4%), with 12.1% preferring a mixed approach and 3% unsure. Based on secure tenant responses, this represents a narrow preference for replacement rather than refurbishment alone, with both options receiving some support.
- **Community Connections for Future Development** - Residents highly value community aspects and want these preserved in future housing:
"I love living here and feel part of a community"
"I have good friends nearby which makes living here better"
"Peaceful, spacious, parking, quiet, and clean. I love my home and I can't go anywhere else"
Residents want future development to maintain established community networks and friendships.
- **Essential Features highlighted for Future Housing:**
Energy efficient homes with lower bills (56% priority vs. 43.2% overall)
Good sound insulation for quieter homes
Good security features in the building
Having enough space inside homes
Private outdoor space (balcony or garden)
Better ventilation to reduce damp and mould
Having enough parking
- **Community Facilities Desired for the future:**
Community garden for growing together
Peaceful spots to relax
A warm, welcoming community room
Fun, safe children's play areas
Spaces for young people to gather
Outdoor exercise area
- **Resident Concerns**
 - "Fear that new homes might be too expensive for me"
 - "Concerned about disruption during building work"
 - "Hate moving out, I'd prefer to stay here"
 - "Worried about losing contact with neighbours and friends"

6.17 This rich feedback will help shape our future communication and engagement approach with residents and also enable us to target our support and assistance for people living in the block.

6.18 Should the Cabinet agree to the next steps as recommended at 2.4, then the council will carry out a further formal consultation exercise with residents in accordance with s105 of the Housing Act 1985, to seek views on the recommendations and implementation of the next phase of the programme. The results of the consultation will be formally reported back for consideration by cabinet in future cabinet reports.

Tenant and Leaseholder offer St James House

- 6.19 St James House is made up of 123 homes, occupied by 257 individuals. The homes are made up of 1 one bed, 121 two beds and 1 three bed, with a combination of secure tenants and leaseholders. At the time of the report, 94 are secure tenancies, 24 are leaseholders, one of these leasehold properties is used temporary accommodation by the council but leased and managed by Seaside Homes. Five are council owned temporary accommodation managed by the council.
- 6.20 We have visited 121 of 123 households in St James House. The visits have provided a thorough understanding of the level of need of these households, which will help inform a tailored approach to the tenant and leaseholder offer and engagement activity.

Secure Tenants

- 6.21 We understand the impact that a decision to regenerate St James House, if it is made, will have on residents, who will be losing their home and establishing a new one.
- 6.22 In this scenario, we would make the transition to a new home as smooth as possible. Tenants would be supported, and moves would be carried out in a planned way: sensitively, appropriately, and efficiently with as little disruption possible.
- 6.23 Whilst there is no legal requirement for the council to give secure tenants the option to return to the redeveloped site, we are committed to helping those that wish to remain in the area or return to the renewal estate to do so, wherever possible.
- 6.24 A local lettings policy could make provision that tenants moving from St James House would have the priority for new homes on the St James House site or adjacent sites within the place making programme, before other applicants. This would form part of a Local Lettings Plan (LLP) when the new homes are let. They would be offered another secure tenancy until the new build property is ready.

Financial Compensation and Support for Secure Tenants in St James House

- 6.25 Subject to Cabinet approval of the recommendations and to facilitate the potential redevelopment of the site, we would establish a dedicated team to work with secure tenants in St James House from January 2026. These tenants would be the first group of residents, across the eight LPS blocks, to receive tailored support to help facilitate their move. It is estimated rehousing secure tenants from St James House will take approximately two to three years from January 2026.
- 6.26 The support would be outlined within a Rehousing Policy written for the purpose of moving households impacted by the regeneration of all eight LPS blocks and consulted with residents within the respective blocks. The support within the policy would include each household having a single point of contact (SPOC), which will remain in place until the move is complete.

Additionally, the SPOC would provide practice advice and support, which made include:

- Understanding legal rights.
- Assisting with bidding for properties on Homemove.
- Filling out forms.
- Support with maintaining benefits, accessing discretionary funding.
- Linking into support services.
- Providing interpreters.
- Decluttering/downsizing
- Help with removals.
- Arranging utilities.
- Ensuring mobility and adaptation needs are met.
- Disconnection and reconnection of appliances.
- Help with packing and unpacking
- Registering with a GP/local health services
- Viewing properties.

- 6.27 The policy would also reference the use of Notices of Seeking Possession for the purpose of housing regeneration and development, if rehousing is not successful in all cases. Notices would be served up to 12 months prior to the Council requiring possession to commence redevelopment.
- 6.28 If agreed by the Cabinet and in consultation with the Homemove Manager, secure tenants will be banded Band B: Management Transfer, in line with the Council's Housing Allocations Policy.
- 6.29 This would enable secure tenants without an existing Housing Register application, the opportunity to find a new home whilst an LLP is developed and consulted on, which would apply to the temporary and/or permanent rehousing of all Council tenants who are affected by the regeneration schemes of the 8 LPS blocks.
- 6.30 LLPs set out how allocation of social homes will take place in a specific area, including how tenants move to or from that area. The council's Housing Allocations Policy allows for the adoption of LLPs and sets out specific steps that must be followed in developing one. This includes consulting with residents and tenants, which would be carried out alongside the consultation on the Rehousing Policy.
- 6.31 An LLP would allow for greater priority in rehousing secure tenants in St James House by allowing for direct offers of suitable alternative accommodation, reflecting the immediate need to rehouse tenants.
- 6.32 Suitable alternative accommodation refers to accommodation which provides the tenant with a home that meets their needs and has equivalent security of tenure and is similar regarding rent, size, situation as required under Schedule 2, Part III of the Housing Act 1988. Where a tenant is lacking any bedrooms in their current home, a larger property than they currently occupy would be offered.

- 6.33 Secure tenants opting to remain within Brighton & Hove City Council housing stock would retain their security of tenure. This process presents an opportunity for residents to move into housing better suited to their needs and preferences, addressing issues such as overcrowding and accessibility.
- 6.34 The Rehousing Policy would outline the payments secure tenants may be entitled to, which include:
- Home Loss Payments
 - Disturbance Payments
- 6.35 **A Home Loss Payment** is a statutory payment made to compensate tenants for having to permanently move out of their home. This mandatory lump sum payment is fixed by Section 30 of the Land Compensation Act 1973. Tenants become eligible for Home Loss payment following a formal decision to demolish, remove or dispose of their homes having been made by Cabinet.
- 6.36 This Home Loss payment is for an eligible tenant/tenants who has lived in their property as their principal home for at least 12 months prior to the date of agreement for the scheme and is required to move out of their home permanently as a result of the property being demolished, sold or the scheme remodeled to remove their property. In all circumstances the Home Loss payment is limited to one per household – joint tenants will therefore receive one payment between them.
- 6.37 Tenants who have any other housing related debt such as rent arrears, Council Tax arrears, Housing Benefit overpayment, court costs and rechargeable repairs would have these deducted directly from this lump sum payment.
- 6.38 **Disturbance Allowances** payments cover 'reasonable expenses' involved in moving. They can either be statutory or discretionary, depending on how long the tenant has lived at the property.
- 6.39 If the tenant has not lived in the property for twelve months they would not qualify for a Home Loss Payment. In this instance they would have statutory entitlement to a Disturbance Allowance.
- 6.40 If the secure tenant has lived in the property for over twelve months and qualifies for a Home Loss Payment, Disturbance Allowances are discretionary.
- 6.41 Discretionary payments are payments made over and above the legal obligations and can be used, for example, where a tenant does not qualify to receive a Home Loss payment as they have been resident for less than a year.

Leaseholders

- 6.42 An enhanced voluntary buy-back offer for leaseholders, resident or non-resident in relation to properties formerly bought under right to buy, in the eight LPS blocks was agreed at Cabinet 20 March 2025. Agenda Item 177. This offer was aligned with the Compulsory Purchase Order regime to facilitate any future council plans for redevelopment or refurbishment.
- 6.43 A new post has been created to provide a single point of contact for leaseholders from the LPS blocks for the buyback of their property. We have received home purchase applications from 12 leaseholders in St James House.
- 6.44 The current enhanced offer for leaseholders of properties formerly bought under RTB in the LPS blocks is set out below and differs for those that are resident (been living at the property for at least 12 months) or non-resident.

Resident Leaseholder	Non-Resident Leaseholder
At application	
Cost of independent valuation up to £500 plus VAT	Cost of independent valuation up to £500 plus VAT
At completion of sale of a council leasehold property	
Purchase of your property based on independent Open Market Valuation plus 10% uplift	Purchase of your property based on independent Open Market Valuation plus 7.5% uplift
Repayment of Right to Buy discount waived	Repayment of Right to Buy discount waived
Reasonable removal costs up to £1,500	
Mortgage redemption fees (if required/subject to evidence) up to a £10,000	
At completion of sale of onward purchase (within 1 year)	
Reasonable onward purchase legal fees up to £2,000	Reasonable onward purchase legal fees up to £2,000
Stamp Duty payments for onward purchase of a property of a similar value	Stamp Duty payments for onward purchase of a property of a similar value

- 6.45 If a decision is taken in principle to the preferred option of the regeneration of the site, the council will be contacting leaseholders individually, to review how this potentially impacts them in the future.

Private Sector Tenants

- 6.46 When home visits have been arranged for residents in St James House, this has included tenants of leaseholders renting privately. Private sector rented tenants are also included in wider block communication on future plans and in engagement activity.
- 6.47 If residents renting privately require assistance they would be signposted to the council's homelessness service for advice. Any duty to help with finding accommodation will be assessed in accordance with homelessness legislation and Government codes of guidance.

Temporary Accommodation Tenants

- 6.48 In November 2024 the council agreed to the recommendation to let empty properties in the LPS blocks as temporary accommodation as they become empty. Prior to this decision there were already homes let as temporary accommodation across all eight blocks. In St James House there are currently three homes let as temporary accommodation, this number will grow as secure tenants move and leaseholders sell their properties back to the council.
- 6.49 Continuing to use homes as Temporary Accommodation will ensure the continued occupancy and security of St James House whilst providing temporary accommodation for people waiting to be housed permanently. In the medium-term, it would also help mitigate some of the financial pressures of homelessness, by reducing the council's reliance on more costly 'spot purchase' accommodation. Rehousing temporary accommodation tenants from St James House will begin in approximately two years' time.
- 6.50 To support the effective management of properties converted to temporary accommodation whilst regeneration and redevelopment opportunities are progressed, additional resources will be allocated to the Council's homelessness services.
- 6.51 These resources will ensure the proper oversight of the increased temporary accommodation stock, facilitate appropriate allocation and letting of properties in line with the agreed lettings plan for LPS blocks. They would also work with these tenants to ensure a smooth transition, when they need to move-on from temporary accommodation into settled accommodation.
- 6.52 The process and rate of rehousing secure tenants and of leaseholder buybacks, and the subsequent backfilling with temporary accommodation households, will be subject to formal review by the Cabinet Member for Housing and New Homes together with the Corporate Director of Homes and Adult Social Care, on a 6 monthly basis. This would inform at what point the decision is made to begin resettling Temporary Accommodation households in order to have an empty block ready for redevelopment.

Seaside Homes Tenants

- 6.53 There is one home which is currently leased to Seaside Homes and used as temporary accommodation for a households for whom the council has accepted a homelessness duty.
- 6.54 In the event that of the decision being made to resettle Temporary Accommodation households, as per 6.52, the council retains a duty to ensure households currently within Seaside Homes properties, are adequately rehoused into alternative accommodation.
- 6.55 The council's contractual relationship with Seaside Homes in relation to this property is subject to a negotiation between those parties.

Analysis and consideration of alternative options

- 6.56 The strengthening works on their own, alongside fire safety works, are considered the very minimum the council should be doing to manage the building long-term. The condition of St James's House is poor overall and significant investment would be required to keep the building running. There is no option to do nothing given the structural integrity of the building and would inevitably result in all residents having to be rehoused and the building remaining empty.
- 6.57 The investment and development market are currently very subdued with developers having difficulty securing funding. The existing use value does not cover the investment costs to strengthen the building. The current new build capacity studies do not create a large return on investment and would need to be reviewed through a commercial lens such as 'build to rent' accommodation if developed for a commercial return through the private sector. This does not meet wider council aims of improving and increasing the number of council and affordable homes, so it has been discounted.

Equalities implications

- 6.58 An Equalities Impact Assessment (EIA) has been completed for St James House and this will be an evolving document as the project progresses. This assessment will help guide our approach when working with individual residents as we support them in moving to a new home and exploring their available options. Due to the relatively small number of residents involved, and in order to protect personal and identifying information, the full EIA will not be included with this report.
- 6.59 When compared with 2021 Census data, the age profile for council housing occupants is generally similar to citywide Brighton & Hove residents of all tenures. The term 'occupants' includes other household members such as partners and children. Council tenants themselves tend to be older than other occupants and citywide residents.
- 6.60 Older residents may face particular difficulties with relocation, disruption to established support networks. Some of the older Secure Tenants in St James House may want to move into one of the council's 24 Seniors Housing Schemes. We will offer to arrange visits to different schemes and

will include arranging transport. A higher proportion of seniors housing becomes available when compared to general needs housing stock. In 2023/24 we let 116 Seniors Housing flats, in 2024/25 we let 90 homes in seniors Schemes.

- 6.61 When it comes to the occupants of St James, there are comparatively higher proportions of people aged 40 to 59 (34%) and 60 and over (26%) with a notably lower proportion of people aged 18 to 39. The proportion of occupants aged under 18 was 15% which is fairly similar to all council housing occupants (16%) and citywide residents (17%). We will consider needs of children of Secure Tenant households to be close to schools to help reduce disruption and maintain educational continuity. Most occupants are of working age, which may also help inform preferences for location.
- 6.62 There is a relationship between age and mobility needs. When looking at all council tenants, 60% of those with mobility needs were aged 60 or over, compared to 32% of those with no mobility needs. When looking at Secure Tenants at St James House, 56% of those with any mobility needs were aged 60 or over.
- 6.63 29% of St James House occupants have at least one support need which would meet the definition of disability under the Equality Act 2010 which is higher than for all council housing occupants (22%) and citywide residents (19%). The 2021 Census figure is taken from a question which was designed to closely align with the same definition of disability.
- 6.64 Of the Secure Tenants at St James House, 23% have four weeks' or more worth of rent arrears and 22% are in receipt of Universal Credit. Financial support measures will be put in place, to ensure tenants can make informed financial decisions, as part of the support to move. We will provide tailored advice, offering guidance on managing compensation effectively, understanding rights, and accessing financial services.
- 6.65 There are currently 5 properties which are being used as Temporary Accommodation. Should cabinet approve the recommendations in this report and subject to future approval after consultation of the recommended Rehousing policy and Local Lettings Plan, the numbers of households in Temporary Accommodation will increase and the make-up of need and support requirements will change over the next 12-24 months. We will therefore carry out regular reviews of the EIAs for the building and households to ensure they remain updated for each type of tenure.
- 6.66 The council does not currently hold detailed household information for all leaseholders in St James House. The council will provide support and advice to both leaseholders and/or tenants of leaseholders and the EIA for this project will be updated and reviewed and will include information on all relevant stakeholders, affected by this project as it progresses and for consideration by Cabinet.

Conclusion St James House

- 6.67 The capacity study for St James House sets out a flexible redevelopment option with the potential to deliver new homes designed to modern standards with a minimum 60-year lifespan. Early capacity studies suggest that the site can accommodate a mixed-tenure development of 97 homes and associated community space. If developed as part of place making programme to enable other sites to progress as well, there is the potential to bring forward 173 new homes in the first instance, with further work to be done during the feasibility and design stage to see if this can be increased further.
- 6.68 While the current cost assumptions result in a subsidy requirement, the capacity study offers a realistic starting point for addressing structural failings and re-providing much-needed affordable homes. The council has a strong track record in delivering new council homes on a wide range of complex sites and unlock developments across the city. This is through both the in-house delivery programme known as “New Homes for Neighbourhoods” and the Homes for Brighton & Hove LLP joint venture with Hyde.
- 6.69 Further design, engagement, and funding negotiation will be essential to refine the proposal and improve viability. It is important to note that all expenditure related to developing the site and obtaining vacant possession totaling £3.013m outlined in recommendation 2.8 would be at-risk until a viable project is developed. Additionally, as outlined in the March 2025 cabinet paper there will be further “at-risk” costs related to leaseholder buy backs which are being undertaken on a case-by-case basis as well as ongoing discussions with Seaside Homes.
- 6.70 Currently, all options show a subsidy requirement and projects will be brought back to cabinet as required. All projects need to show a break-even position before progressing further.

7.0 Part 2: Options for the future of Nettleton Court and Dudeney Lodge

- 7.1 The strengthening option for Nettleton Court and Dudeney Lodge includes the following works:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels

It should be noted within appendix 5, it is possible that the kitchens and bathrooms may not need to be removed due to the less intrusive nature of the works subject to further inspection and survey work. However, it is strongly recommended that all kitchens and bathrooms are replaced as part of these works and this replacement is assumed in the programme below.

7.2 The programme would be as follows:

- Week 1: Asbestos removal and removal of finishes
- Week 2-5: Strengthening works carried out
- Week 6-7: Replacement of kitchen and bathroom
- Week 8: Making good and redecorating

Each property within the building would need to be vacated for a period of twenty-four weeks while works were carried out. Due to disturbance by noise and dust, the flat above and below the property would need to be vacant at the same time. The programme above allows for the suggested additional two weeks outlined in appendix 5 for kitchens and bathrooms to be replaced.

7.3 The costs for the strengthening work (option 1 in paragraph 3.10):

Strengthening	Hollingdean
Total Cost	23,808,000
Modelled lifespan (years)	20
NPV at end of lifespan	-16,437,000
Year achieves surplus	77

7.4 The refurbishment option (option 2 in paragraph 3.10) includes the works outlined at 7.1 and additional works to the wider block as follows:

Nettleton Court and Dudeney Lodge
Replacement of kitchen and bathrooms and floor coverings
Asbestos remediation
Additional ventilation to prevent damp
Windows and doors replacement
Upgrade drainage systems
Full roof covering replacement
Cold water system upgrade
Internal redecoration of communal areas

7.5 The cost for including this additional work is: £8,831,000 and the table is below:

Refurbishment	Nettleton Court and Dudeney Lodge
Total Cost	32,639,000
Modelled lifespan (years)	20
NPV at end of lifespan	-25,269,000

Year achieves surplus	Never
-----------------------	-------

Therefore, the total costs including strengthening and refurbishment for Nettleton Court and Dudeney Lodge are estimated at: £32,639,000. This cost would be for a building with a life cycle of twenty years as outlined in paragraph 4.2 and would be a basic standard of refurbishment. This proposal would not offer significantly enhance living standards for residents when compared to a new development

- 7.6 The works cost is based on initial advice from quantity surveyors, Bettridge and Millbridge attached at appendix 7 of this report. The council's on-costs vary from appendix 7 due to the inclusion of homeless payments, leaseholder buybacks, capitalised resources and interest payments.
- 7.7 It is highly likely that costs would increase if further survey work and design detail was undertaken for the refurbishment option. There are several potential areas where further repairs or replacement may be necessary. The list below outlines this but should not be considered exhaustive:
- Review of all mechanical and electrical services
 - Further intrusive surveys to understand construction build-ups and junctions
 - Acoustic upgrades
 - Review of floor to ceiling heights
 - Dependent on rehousing timescales further consideration will need to be given to installing a category 4 residential sprinkler system and replacement of the common ventilation system
 - Retrofitting of a second staircase to the block. It is not known if the existing structure could accommodate this extent of alteration.
- 7.8 The initial capacity study suggests at least 233 new homes with a mixture of one, two and three beds with 13% meeting fully wheelchair accessible standards m4(3) and community space, could be achieved on the site. There is also an opportunity to provide more recreational opportunities such as play spaces, food growing spaces and improvements to ecological habitats.

Key ideas for the vision at Nettleton Court and Dudeney Lodge are:

- Delivery of housing to meet local needs, including a mix of housing types and sizes, with potential for affordable housing.
 - Creation of multi-functional green infrastructure that is easily accessible to all and improved ecological habitats
 - Consider the positioning and height of new buildings to allow natural light and key views to remain. The existing buildings have considerable impact upon the visual impact of the city.
- 7.9 This option is considerably denser and would provide more homes than the existing blocks whilst also providing new housing that meets modern standards. The proposals also incorporate an educational facility currently owned by the council and an additional council-owned house. Reimagining

the public realm will offer improved living space and facilities for residents. In addition, there is an opportunity to review and potentially expand the site boundary by working with the Environmental Services team. This has not been explored in detail but would be considered part of the site's development.

7.10 The current financial options are on these proposals are:

Costs

Investment	Estimated construction cost	Estimated on costs	Total
	£'000	£'000	£'000
	82,850	16,008	98,858

60-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 60
	£'000
All social rent (grant level £135k per home)	10,716
All affordable rent (grant level £85k per home)	11,529
All private sale (no grant)	3,242
Mixed tenure (40% affordable and 60% private and no grant)	19,286

7.11 Again viability is challenging. The high-rise nature of the blocks and complexity following the introduction of the Building Safety Act 2022 will mean increased construction costs. Alternative delivery models to regenerate the site in-house should be explored to ensure viability and officers will work alongside a resident engagement group to develop designs. It is important to note the recent Government announcement of an additional £39 billion new affordable homes programme could help unlock viability and is a significant investment in affordable housing.

Community engagement and consultation

7.12 Following open meetings carried out in 2024 with the Chief Executive of the Council and the subsequent personal visits carried out across all households outlined at 6.14, a comprehensive engagement programme has been carried over the course of 2025 to ensure awareness and understanding of the options appraisal process, to seek feedback and views, as well as to address any immediate concerns of individual queries people may have.

Feedback has been collected through regular on-site 'drop in' sessions, door knocking and home visits, one-to-one consultations, and then through a Your Voice survey carried out between March-June 2025.

7.13 A summary of engagement activity is provided by block below:

7.14 Nettleton Court:

- Survey participation: 28 responses (32.2% of households)
- Individual consultation sessions: 11 residents
- Door knocking conducted in two phases (March-April: 23 contacts, May-June: 36 contacts)

7.15 Key findings and themes that have emerged from the feedback:

- **Building Design Preferences** - Nettleton Court residents showed a preference for comprehensive refurbishment (38.5%) compared to building new homes (26.9%), with 19.2% preferring a mixed approach and 15% unsure. Based on secure tenant responses, this indicates residents lean towards improving the current building, though with some support for new homes and some notable uncertainty.
- **Community Connections for Future Development** Residents value community aspects and want enhanced security:
Active community engagement
"The green spaces on the estate. Good telecommunications signals"
Focus on maintaining community whilst improving safety
- **Essential Features highlighted for Future Housing:**
Good security features in the building
Better waste management and recycling facilities
Clean and tidy bin areas
Good sound insulation for quieter homes
Energy efficient homes with lower bills
Having enough space inside homes
- **Community Facilities Desired for the future:**
Community spaces with better security
Outdoor exercise area
Community garden for growing together
Peaceful spots to relax
A warm, welcoming community room
- **Resident Concerns**
Stronger focus on security improvements
More concerns about drug-related anti-social behaviour
Emphasis on communal area maintenance
Ensuring proper building management in future development

7.16 Dudeney Lodge

- Survey participation: 31 responses (35.6% of households)
- Individual consultation sessions: 8 residents
- Door knocking conducted in two phases (March-April: 23 contacts, May-June: 23 contacts)

7.17 Key findings and themes that have emerged from the feedback:

- **Building Design Preferences** - Dudeney Lodge residents showed the strongest preference for comprehensive refurbishment (50%) compared to building new homes (21.4%), with 17.9% preferring a mixed approach. Based on secure tenant responses, this represents the highest level of support for refurbishment across all LPS blocks, though like Nettleton Court, there is a degree of uncertainty.
- **Community Connections for Future Development** Residents show extremely strong community attachment and support for their homes:
"Everything about Dudeney Lodge, especially the area, is amazing"
"The building is as strong as the tower of London... please do not knock us down"
Stronger resistance to any displacement
More detailed appreciation of building features
- **Essential Features highlighted for Future Housing:**
Energy efficient homes with lower bills
Good security features in the building
Having enough space inside homes
Being able to afford the rent
Good sound insulation for quieter homes
Better ventilation and heating systems
- **Community Facilities Desired for the future:**
Community spaces that preserve existing networks
Peaceful spots to relax
Outdoor exercise area
Community garden for growing together
Fun, safe children's play areas
- **Resident Concerns**
 - Strongest resistance to leaving current homes
 - Concerns about community disruption
 - Emphasis on maintaining current building if possible
 - Worries about losing established community networks

7.18 This rich feedback will help shape our future communication and engagement approach with residents and also help enable us to target our support and assistance for people living in the block.

7.19 Should the Cabinet agree to the next steps as recommended as recommended at 2.4, then the Council will carry out a further formal consultation exercise with residents in accordance with s105 of the Housing Act 1985, to seek views on the recommendations and implementation of the next phase of the programme. The results of the consultation will be formally reported back for consideration by cabinet in future cabinet reports.

Tenant and Leaseholder offer for Nettleton Court and Dudeney Lodge

7.20 Nettleton Court and Dudeney Lodge is made up of 174 homes, 87 in each block. These are all one bed properties apart from one two bed flat in Dudeney Lodge.

- 7.21 At the time of the report, 147 are secure tenants and 27 leasehold properties across both blocks. Five are resident leaseholders, 22 are used by the Council as Temporary Accommodation. Eight of these Temporary Accommodation units are leased and managed by Seaside Homes.
- 7.22 We have visited all households in Nettleton Court and Dudeney Lodge. These visits have provided a thorough understanding of the level need of these households, which has helped inform a tailored approach to the tenant and leaseholder offer.

Secure tenant offer

- 7.23 We understand the impact that a decision to regenerate Nettleton Court and Dudeney Lodge, if it is made, will have on residents, who will be losing their home and establishing a new one.
- 7.24 In this scenario, we would make the transition to a new home as smooth as possible. Tenants would be supported, and moves would be carried out in a planned way: sensitively, appropriately, and efficiently with the minimum amount of disruption and difficulty.
- 7.25 To facilitate the potential redevelopment of the site, secure tenants in Nettleton Court and Dudeney Lodge would be the second group of residents to be offered tailored rehousing support. The dedicated team reference in paragraph 6.25 would start working with residents in Nettleton Court and Dudeney Lodge by the end of 2026. It is estimated rehousing secure tenants from Nettleton Court and Dudeney Lodge will take approximately three to four years.
- 7.26 If agreed by the Cabinet and in consultation with the Homemove Manager, Secure Tenants will be banded Band B: Management Transfer, in line with the Council's Housing Allocations Policy.
- 7.27 This would enable Secure Tenants, without an existing Housing Register application, the opportunity to find a new home whilst a Rehousing Policy and LLP is developed and consulted on, as outlined in paragraphs 6.25 through to 6.36, with Secure Tenants receiving the same level of support.
- 7.28 Whilst there is no legal requirement for the Council to give secure tenants the option to return to the redeveloped site, we are committed to helping those that wish to remain in the area or return to the renewal estate to do so, wherever possible.
- 7.29 Tenants moving from Nettleton Court and Dudeney Lodge will have the option of having priority for new homes on the site of the replacement blocks before other applicants. This will form part of the LLP when the new homes are let. They will be offered a secure tenancy until the new build property is ready.

Financial Compensation and Support for Secure Tenants in Nettleton Court and Dudeney Lodge

- 7.30 Paragraphs 6.35 to 6.37 and 6.38 to 6.41 sets out the financial compensation secure tenants in Nettleton Court and Dudeney Lodge would be entitled to and support they will be offered to move.

Leaseholders

- 7.31 An enhanced offer for leaseholders of former RTB properties, resident or non-resident, in the eight LPS blocks was agreed at Cabinet 20 March 2025 (Agenda Item 177). This offer was aligned with the Compulsory Purchase Order regime to facilitate any future Council plans for redevelopment or refurbishment.
- 7.32 A new post has been created to provide a single point of contact for leaseholders from the LPS blocks for the buyback of their property. We have received one home purchase application from leaseholders across Nettleton Court and Dudeney Lodge.
- 7.33 Paragraphs 6.42 to 6.45 sets out the enhanced offer for leaseholders in Nettleton Court and Dudeney Lodge. If a decision is taken in principle to the option of regeneration, the council will be contacting leaseholders individually, to review how this potentially impacts them in the future.

Private Sector Tenants

- 7.34 There are no private sector tenants living in homes owned by non-resident leaseholders in Nettleton Court or Dudeney Lodge. If this changes private tenants will be included in wider block communication on future plans and in engagement activity.
- 7.35 If residents renting privately require assistance they will be signposted to the Council's homelessness service for advice. Any duty to help with finding accommodation will be assessed in accordance with homelessness legislation.

Temporary Accommodation Tenants

- 7.36 In November 2024 the council agreed to the recommendation to let empty properties in the LPS blocks as temporary accommodation as they become empty. Prior to this decision there were already homes let as temporary accommodation across all eight blocks.
- 7.37 In Nettleton Court and Dudeney Lodge there are currently 15 homes let as temporary accommodation, this number will grow as secure tenants move and leaseholders sell their properties back to the Council.
- 7.38 Continuing to use homes as Temporary Accommodation will ensure the continued occupancy and security of Nettleton Court and Dudeney Lodge

House whilst providing good quality temporary accommodation for people waiting to be housed. In the medium-term, it will also help mitigate some of the financial pressures of homelessness, by reducing the council's reliance on more costly 'spot purchase' accommodation.

- 7.39 To support the effective management of properties converted to temporary accommodation whilst regeneration and redevelopment opportunities are progressed, additional resources will be allocated to council's homelessness services.
- 7.40 These resources will ensure the proper oversight of the increased temporary accommodation stock, facilitate appropriate allocation and letting of properties in line with the agreed lettings plan for LPS blocks. They will also work with these tenants to ensure a smooth transition, when they need to move-on from temporary accommodation into settled accommodation. Rehousing temporary accommodation tenants from Nettleton Court and Dudeney Lodge will begin in approximately two years' time.
- 7.41 The process and rate of rehousing secure tenants and of leaseholder buybacks, and the subsequent backfilling with temporary accommodation households, will be subject to formal review by the Cabinet Member for Housing and New Homes together with the Corporate Director of Homes and Adult Social Care, on a 6 monthly basis. This will inform at what point the decision is made to begin resettling Temporary Accommodation households in order to have an empty block ready for redevelopment.

Seaside Homes Tenants

- 7.42 There are 8 homes which are currently leased to Seaside Homes and used as temporary accommodation for a households for whom the council has accepted a homelessness duty.
- 7.43 In the event that of the decision being made to resettle Temporary Accommodation households, as per 7.41, the council retains a duty to ensure households currently within Seaside Homes properties, are adequately rehoused into alternative accommodation.
- 7.44 The council's contractual relationship with Seaside Homes in relation to these properties is subject to a negotiation between those parties.

Analysis and consideration of alternative options

- 7.45 The strengthening works on their own, alongside fire safety works, are considered the minimum the council should be doing to manage the building long-term. The condition of Nettleton Court and Dudeney Lodge means significant investment will be required to improve the blocks. There is no option to do nothing given the structural integrity of the buildings and would inevitably result in all residents having to be rehoused and the buildings remaining empty.

- 7.46 The investment and development market are currently very subdued with developers having difficulty securing funding. The existing use value does not cover the investment costs to strengthen the building. The current new build capacity studies do not create a large return on investment and would need to be reviewed through a commercial lens such as 'build to rent' accommodation if developed for a commercial return through the private sector. This does not meet wider council aims of improving and increasing the number of council and affordable homes, so it has been discounted.

Equalities implications

- 7.47 An Equalities Impact Assessment (EIA) has been completed for Nettleton Court and Dudeney Lodge and this will be an evolving document as the project progresses. This assessment will help guide our approach when working with individual residents as we support them in moving to a new home and exploring their available options. Due to the relatively small number of residents involved, and in order to protect personal and identifying information, the full EIA will not be included with this report.
- 7.48 There are a total of 147 (84.5%) Secure Tenants and 27 (15.5%) Leasehold properties across both blocks. Five are resident leaseholders, 22 are used by the Council as Temporary Accommodation. Eight of these Temporary Accommodation units are owned and managed by Seaside Homes.
- 7.49 The number of temporary accommodation tenants will increase as secure tenants move out and leaseholders sell their properties back to the council. A dedicated housing team will be in place to support these tenants to move when we need vacant possession of the building. Where leaseholders have rented out their homes to private tenants, they have been included in engagement activity, communication, consultation and home visits. If private sector tenants need assistance, they will be signposted to the council's homelessness service for advice.
- 7.50 When compared with 2021 Census data, the age profile for Council housing occupants is generally similar to citywide Brighton & Hove residents of all tenures, but occupants of Nettleton Court and Dudeney Lodge tend to be older than both. 50% of occupants in Dudeney and Nettleton are over 65 years old, with 7% over 80. There are no children under 18 in either of the blocks. Secure Tenant lets to these blocks, in accordance with the Housing Allocations Policy have been prioritised to people over 55 years old.
- 7.51 There is a relationship between age and mobility needs. When looking at all Council tenants, 60% of those with any mobility needs were aged 60 or over, compared to 32% of those with no mobility needs. When looking at Secure Tenants at Nettleton Court and Dudeney Lodge, 82% of those with any mobility needs were aged 60 or over.
- 7.52 Older residents may face particular difficulties with relocation, disruption to established support networks. Some of the older residents in these two

blocks may want to move into one of the Council's 24 Seniors Housing Schemes. We will offer to arrange visits to different schemes and will include arranging transport. A higher proportion of seniors housing becomes available when compared to general needs housing stock. In 2023/24 we let 116 Seniors Housing flats, in 2024/25 we let 90 homes in Seniors Schemes.

- 7.53 We will ensure mobility needs are met when carrying out assessments for rehousing options of Secure Tenants. This will take into account mobility needs when agreeing with the Secure Tenant levels of support with the practical aspects of the move. Where necessary, additional adaptations to new homes will be arranged ahead of a move to accommodate tenants' specific needs, ensuring independence and safety.
- 7.54 58% of occupants at Nettleton Court and Dudeney Lodge have an additional support need which would meet the definition of disability under the Equality Act 2010. This is higher than for all council housing occupants (22%) and citywide residents (19%). Moving home can be challenging, for individuals with support needs this can present additional barriers. The SPOC will complete a full assessment of support needs with Secure Tenants and agree strategies with the Secure Tenants to reduce stress and uncertainty, ensuring transitions are handled sensitively and with empathy. Information will be provided in accessible formats, communication will be clear, timely, and tailored to individual needs. Providing guidance throughout the process, including additional help with things such as packing, moving logistics, and settling into the new home.
- 7.55 Feedback from Secure Tenants on support provided throughout this process will help inform ongoing improvements based on tenant experiences.
- 7.56 There are currently only 22 properties which are being used as Temporary Accommodation therefore it is not appropriate to review details in a public report of such a small number. Should cabinet approve the recommendations in this report and subject to future approval after consultation of the recommended Rehousing policy and Local Lettings Plan, the numbers of households in Temporary Accommodation will increase and the make-up of need and support requirements will change over the next 2-3 years. We will therefore carry out regular reviews of the EIAs for the building and households to ensure they remain updated for each type of tenure.
- 7.57 The council does not currently hold household information for all leaseholders in Nettleton Court and Dudeney Lodge. The council will provide support and advice to both leaseholders and/or tenants of leaseholders and the EIA for this project will be updated and reviewed to include household information for leaseholders and all relevant stakeholders affected by this project as it progresses and for consideration by Cabinet.

Conclusion Nettleton Court and Dudeney Lodge

- 7.58 The recommended preferred option for Nettleton Court and Dudeney Lodge involves full redevelopment based on an initial capacity study suggesting the potential to deliver at least 233 new homes. This option provides an

opportunity to address both the structural condition of the buildings and the underuse of the wider site. It also allows for an increase in density while improving the housing mix and public realm.

- 7.59 In addition to the housing-led redevelopment, there is a significant opportunity to work in partnership with Environmental Services to review and potentially expand the site boundary. This would allow for a more integrated and sustainable regeneration approach, with the potential to co-locate service functions, enhance environmental performance, and contribute to broader placemaking objectives.
- 7.60 Though the current financial model does not yet present a viable scheme, the strategic case for redevelopment is strong. This proposal sets out a coherent direction that now requires further development, testing, and funding alignment to unlock deliverability. It is important to note that all expenditure related to developing the site and the tenant offer would total £2.488m outlined in recommendation 2.16 would be at-risk until a viable project is developed. Additionally, as outlined in the March 2025 cabinet paper there will be further “at-risk” costs related to leaseholder buy backs which are being undertaken on a case-by-case basis as well as ongoing discussions with Seaside Homes.
- 7.61 Currently, all options show a subsidy requirement, and projects will be brought back to cabinet as required. All projects need to show a break-even position.
- 7.62 The strong feedback from residents of both blocks, regarding their preference to retain the existing buildings, does need to be both noted and acknowledged. While retaining the blocks is simply unaffordable and does not provide a long terms solution, the Council needs to recognise residents 'views and work closely with people living in these blocks, to develop new plans for the site.

8.0 Part 3: Options for the future of Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court (North Whitehawk)

- 8.1 The strengthening option for Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court includes the following works:
- Strapping to the slab soffits to strengthen the slabs
 - Steel angles at wall and floor junctions to tie the horizontal vertical elements
 - Steel frame to flank and cross walls to provide additional strengthening to wall panels
- 8.2 The programme would be as follows:
- Week 1: Asbestos removal and removal of finishes
 - Week 2-5: Strengthening works carried out
 - Week 6-7: Replacement of kitchen and bathroom
 - Week 8: Making good and redecorating

Each property would need to be vacated for a period of twenty-four weeks while works were carried out. Due to disturbance by noise and dust, the flat above and below the property would need to be vacant at the same time. The programme above allows for the suggested additional two weeks outlined in appendix 5 for kitchens and bathrooms to be replaced.

8.3 The costs for the strengthening work (option 1 in paragraph 3.10):

Strengthening	Whitehawk
Total Cost	58,114,000
Modelled lifespan (years)	20
NPV at end of lifespan	-47,778,000
Year achieves surplus	Never

8.4 The refurbishment option (option 2 in paragraph 3.10) includes the works outlined at 8.1 and additional works to the wider block as follows:

Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court
Replacement of kitchen and bathrooms and floor coverings
Asbestos remediation
Additional ventilation to prevent damp
Windows and doors replacement
Upgrade drainage systems
Full roof covering replacement
Cold water system upgrade
Internal redecoration of communal areas
Replacement of external plant room
Full electrical rewire of building
New electrical substation
Upgrade of balconies and parapets
Upgrade of the façade due to continual leaks

8.5 The cost for including this additional work is: £27,775,000 and the table is below:

Refurbishment	Whitehawk
Total Cost	85,889,000
Modelled lifespan (years)	20
NPV at end of lifespan	-75,553,000
Year achieves surplus	Never

Therefore, the total costs including strengthening and refurbishment for Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court is estimated at: £85,889,000. This cost would be for a building

with a life cycle of twenty years and would be a basic standard of refurbishment. This option would not offer significant enhancements to the existing building.

- 8.6 The works cost is based on initial advice from quantity surveyors, Bettridge and Millbridge attached at appendix 7 of this report. The council's on-costs vary from appendix 7 due to the inclusion of homeless payments, leaseholder buybacks, capitalised resources and interest payments.
- 8.7 It is highly likely that costs would increase if further survey work and design detail were developed for the refurbishment option. There are several potential areas where further repairs or replacement may be necessary. The list below outlines this but should not be considered exhaustive:
- Review of all mechanical and electrical services including finalising the strategy for heating and using a centralised system
 - Further intrusive surveys to understand construction build-ups and junctions
 - Acoustic upgrades
 - Review of floor to ceiling heights
 - Dependent on rehousing timescales further consideration will need to be given to installing a category 4 residential sprinkler system and replacement of the common ventilation system
 - Retrofitting of a second staircase to the blocks. It is not known if the existing structures could accommodate this extent of alteration.
- 8.8 The new build initial capacity study suggested the potential to deliver up to 205 new homes with a mixture of one, two and three beds with 12% meeting m4(3) standards and community space across seven blocks. There is public realm for parks, green space and new community areas proposed. Alternatively, a denser proposal of 261 homes is possible, utilising existing infrastructure, however, leaves little room for placemaking and public realm improvements.
- 8.9 The current financial appraisal on the 205-capacity study are:

Costs

Investment	Estimated construction cost	Estimated on costs	Total
	£'000	£'000	£'000
	67,998	21,161	89,158

60-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 60
	£'000

All social rent (grant level £135k per home)	17,943
All affordable rent (grant level £85k per home)	20,401
All private sale (no grant)	33,588
Mixed tenure (40% affordable and 60% private and no grant)	32,927

- 8.10 The option to redevelop the existing blocks into 205 new homes is not financially viable as outlined above, but there is a wider opportunity for place-making in Whitehawk with the LPS blocks becoming the first phase of a masterplan for the area. Alternative delivery models to regenerate the site in-house should be explored to ensure viability, and officers will work alongside a resident engagement group to develop designs. It is important to note the recent Government announcement of an additional £39 billion new affordable homes programme could help unlock viability and is a significant investment in affordable housing as well as incorporating into a wider masterplan exercise.
- 8.11 A new development adjacent to the 5 blocks, known as Swanborough Drive, has been subject to resident consultation and is now in the planning process. Given its proximity, it would be intended to bring this development into the first phase of the masterplan, alongside any redevelopment of the 5 blocks.
- 8.12 The council owns large areas of the Whitehawk area and several housing sites are allocated in the current city plan, as well as separate projects looking to improve the area, including East Brighton Park. The area is also a key focus within the Council's published Decarbonisation Pathway, so a masterplanning exercise would allow the council to develop and plan strategically alongside residents for the future. No recommendation for the delivery vehicle is made for any regeneration proposal in Whitehawk as the wider masterplan may impact upon the approach.
- 8.13 There is the opportunity to create a one council placemaking approach to Whitehawk, coordinating different projects and working with residents, stakeholders and community groups to co-produce a vision for the area. A more coordinated approach could improve issues such as connectivity, infrastructure and links with the City Plan 2041. Various consultations events have been held with residents as well as the development of the East Brighton Neighbourhood Action Plan (NAP) 2023-2026 which is appendix 8 of this report. This has identified a number of resident priorities that could be addressed as part of the masterplanning exercise.

Community engagement and consultation

- 8.14 Following open meetings carried out in 2024 with the Chief Executive of the Council and the subsequent personal visits carried out across all households

outlined at 6.14, a comprehensive engagement programme has been carried over the course of 2025 to ensure awareness and understanding of the options appraisal process, to seek feedback and views, as well as to address any immediate concerns of individual queries people may have. Feedback has been collected through regular on-site 'drop in' sessions, door knocking, one-to-one consultations, and then through a Your Voice survey carried out between March-June 2025.

8.15 A summary of engagement activity is provided by block below:

8.16 Falcon Court

- Survey participation: 44 responses (81.5% of households) - excellent response rate
- Door knocking conducted in two phases (March-April: 22 contacts, May-June: 36 contacts)
- **Building Design Preferences** - Falcon Court residents showed a preference for building new homes (43.9%) compared to comprehensive refurbishment (34.1%), with 14.6% preferring a mixed approach and 7% unsure. Based on secure tenant responses, this indicates residents prefer replacement rather than refurbishment, with some support for improving the current building.

8.17 Kingfisher Court

- Survey participation: 22 responses (38.6% of households)
- Door knocking conducted in two phases (March-April: 22 contacts, May-June: 24 contacts)
- **Building Design Preferences** - Kingfisher Court residents showed the strongest preference for building new homes (75%) compared to comprehensive refurbishment (20%), with 5% preferring a mixed approach. Based on secure tenant responses, this represents the highest level of support for replacement rather than refurbishment across all LPS blocks, indicating residents want completely new housing rather than improvements to the current building.

8.18 Kestrel Court

- Survey participation: 33 responses (57.9% of households)
- Door knocking conducted in two phases (March-April: 22 contacts, May-June: 18 contacts)
- **Building Design Preferences** - Kestrel Court residents showed a preference for comprehensive refurbishment (42.3%) compared to building new homes (34.6%), with 19.2% preferring a mixed approach and 4% unsure. Based on secure tenant responses, this represents moderate support for refurbishment over replacement.

8.19 Swallow Court

- Survey participation: 26 responses (45.6% of households)
- Individual consultation sessions: 4 residents
- Door knocking conducted in two phases (March-April: 22 contacts, May-June: 22 contacts)
- **Building Design Preferences** - Swallow Court residents showed the most balanced preferences across all options: 32% supporting comprehensive

refurbishment, 28% preferring building new homes, and 28% preferring a mixed approach, with 12% unsure. Based on secure tenant responses, this indicates residents want flexibility in development approach.

8.20 Heron Court

- Survey participation: 25 responses (52.1% of households)
- Individual consultation sessions: 3 residents
- Door knocking conducted in two phases (March-April: 22 contacts, May-June: 29 contacts)

Building Design Preferences - Heron Court residents showed a clear preference for building new homes (50%) compared to comprehensive refurbishment (21%), with 8% preferring a mixed approach and 21% unsure. Based on secure tenant responses, this represents a strong preference for replacement rather than refurbishment of the current building, though with some notable uncertainty.

8.21 Key findings and themes that have emerged from the feedback are below and have been collated across the 5 blocks in Whitehawk as many shared similar themes. This can be broken down by block if required:

- **Community Connections for Future Development** - Residents highly value community aspects and want these preserved in future housing: Strong emphasis on maintaining friendships and community network
"I have good friends nearby which makes living here better"

"I love living here and feel part of a community"

Strong emphasis on maintaining friendships and community networks

- **Essential Features highlighted for Future Housing:**

Good security features in the building
Having enough space inside homes
Private outdoor space (balcony or garden)
Being able to afford the rent

Energy efficient homes with lower bills

- **Community Facilities Desired for the future:**

Fun, safe children's play areas
Community garden for growing together
A warm, welcoming community room
Outdoor exercise area
Peaceful spots to relax
Spaces for young people to gather

- **Resident Concerns**

"Fear that new homes might be too expensive for me"

"Unsure if my needs will be considered in any plans"

"Concerned about how long changes might take"

"Concerned about disruption during building work"

- 8.22 This rich feedback will help shape our future communication and engagement approach with residents and also help enable us to target our support and assistance for people living in the block.
- 8.23 Should the Cabinet agree to the next steps as recommended as recommended at 2.4, then the council will carry out a further formal consultation exercise with residents in accordance with s105 of the Housing Act 1985, to seek views on the recommendations and implementation of next phase of the programme. The results of the consultation will be formally reported back for consideration by cabinet in future cabinet reports.

Tenant and Leaseholder offer in the North Whitehawk Blocks: Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court

- 8.24 If the recommendations are approved and to facilitate the potential redevelopment of the site, tenants in the North Whitehawk blocks would be the final group to vacate their homes. This would be the largest regeneration programme of the three LPS sites.
- 8.25 We recognise that the timescales for this proposed development may create a prolonged period of uncertainty for residents. Through consultation and careful planning, we aim to create opportunities to enhance the neighbourhood for period the blocks remain occupied, ensuring that opportunities are fully utilised to make improvements to the neighbourhood. Investment in the buildings will also continue.
- 8.26 The five North Whitehawk blocks are made up of 261 homes, occupied by 563 individuals. The homes are all two bed properties apart from 1 one bed. Of these, 194 are secure tenancies, 50 are leaseholders, of which 36 of these are temporary accommodation by the Council but owned and managed by Seaside Homes. 16 are homes used as temporary accommodation by the Council and managed by the Council.
- 8.27 We have visited 100% of households living in these five blocks. This has given us a good understanding of the housing and the additional need of each of these households is helping to inform our tailored approach to the tenant and leaseholder offer and engagement activity going forwards.

Secure tenant offer

- 8.28 We understand the impact that a decision to regenerate Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court, if it is made, will have on residents, who will be losing their home and establishing a new one.
- 8.29 In this scenario, we would make the transition to a new home as smooth as possible. Tenants would be supported, and moves would be carried out in a planned way: sensitively, appropriately, and efficiently with the minimum amount of disruption and difficulty as possible

- 8.30 The dedicated team referenced in paragraph 6.26 would likely start working with residents in Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court in October 2027. It is estimated rehousing secure tenants within these blocks will take approximately three years starting in October 2027, given some will have already moved due to housing need or subject to Cabinet approval via having a Priority B status.
- 8.31 If agreed by the Cabinet and in consultation with the Homemove Manager, secure tenants will be banded Band B: Management Transfer, in line with the Council's Housing Allocations Policy
- 8.32 This would enable secure tenants, without an existing Housing Register application, the opportunity to find a new home whilst a Rehousing Policy and LLP is developed and consulted on, as outlined at 6.25 through to 6.36, with Secure Tenants receiving the same level of support
- 8.33 Whilst there is no legal requirement for the council to give secure tenants the option to return to the redeveloped site, we are committed to helping those that wish to remain in the area or return to the renewal estate to do so, wherever possible.
- 8.34 Tenants moving from Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court will have the option of having priority for new homes on the site of the replacement blocks before other applicants. This will form part of the LLP when the new homes are let. They will be offered secure tenancy until the new build property is ready.

Financial Compensation and Support for Secure Tenants in Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court

- 8.35 Paragraphs 6.35 to 6.37 and 6.38 to 6.41 sets out the financial compensation secure tenants would also be entitled to and the support they will be offered.

Leaseholders

- 8.36 An enhanced offer for leaseholders, resident or non-resident, in the eight LPS blocks was agreed at Cabinet 20 March 2025 (Agenda Item 177). This offer was aligned with the Compulsory Purchase Order regime to facilitate any future council plans for redevelopment or refurbishment.
- 8.37 A new post has been created to provide a single point of contact for leaseholders from the LPS blocks for the buyback of their property. We have received five home purchase applications from leaseholders across the five North Whitehawk blocks.
- 8.38 Paragraphs 6.42 to 6.45 sets out the enhanced offer for leaseholders. If a decision is taken in principle to the preferred option of the regeneration of the site, the council will be contacting leaseholders individually, to review how this potentially impacts them in the future.

Private Sector Tenants

- 8.39 When home visits have been arranged for residents in all of the North Whitehawk blocks, this has included tenants of leaseholders renting privately. Private Sector rented tenants are also included in wider block communication on future plans and in engagement activity.
- 8.40 If residents renting privately require assistance they will be signposted to the council's homelessness service for advice. Any duty to help with finding accommodation will be assessed in accordance with homelessness legislation and Government codes of guidance.

Temporary Accommodation Tenants

- 8.41 In November 2024 the council agreed to the recommendation to let empty properties in the LPS blocks as temporary accommodation as they become empty. Prior to this decision there were already homes let as temporary accommodation across all eight blocks.
- 8.42 Continuing to use homes as Temporary Accommodation will ensure the continued occupancy and security of these blocks whilst providing good quality temporary accommodation for people waiting to be housed. In the medium-term, it will also help mitigate some of the financial pressures of homelessness, by reducing the council's reliance on more costly 'spot purchase' accommodation.
- 8.43 To support the effective management of properties converted to temporary accommodation whilst regeneration and redevelopment opportunities are progressed, additional resources will be allocated to council's homelessness services.
- 8.44 These resources will ensure the proper oversight of the increased temporary accommodation stock, facilitate appropriate allocation and letting of properties in line with the agreed lettings plan for LPS blocks. They will also work with these tenants to ensure a smooth transition, when they need to move-on from temporary accommodation into settled accommodation. Rehousing temporary accommodation tenants from these blocks will begin in approximately three years.
- 8.45 The process and rate of rehousing secure tenants and of leaseholder buybacks, and the subsequent backfilling with temporary accommodation households, will be subject to formal review by the Cabinet Member for Housing and New Homes together with the Corporate Director of Homes and Adult Social Care, on a 6 monthly basis. This will inform at what point the decision is made to begin resettling Temporary Accommodation households in order to have an empty block ready for redevelopment.

Seaside Homes Tenants

- 8.46 There are 36 homes which are currently leased to Seaside Homes and used as temporary accommodation for a households for whom the council has accepted a homelessness duty.
- 8.47 In the event that of the decision being made to resettle Temporary Accommodation households, as per 7.41, the council retains a duty to ensure households currently within Seaside Homes properties, are adequately rehoused into alternative accommodation.
- 8.48 The council's contractual relationship with Seaside Homes in relation to these properties is subject to a negotiation between those parties.

Analysis and consideration of other options

- 8.49 The strengthening works on their own, alongside fire safety works, are considered the minimum the council should be doing to manage the building long-term. The blocks are in adequate condition but are dated and significant areas of improvement have been identified. There is no option to do nothing given the structural integrity of the buildings and would inevitably result in all residents having to be rehoused and the buildings remaining empty.
- 8.50 The investment and development market are currently very subdued with developers having difficulty securing funding. The existing use value does not cover the investment costs to strengthen the building. The current new build capacity studies do not create a large return on investment and would need to be reviewed through a commercial lens such as 'build to rent' accommodation if developed for a commercial return through the private sector. This does not meet wider council aims of improving and increasing the number of council and affordable homes, so it has been discounted.

Equalities implications

- 8.51 An Equalities Impact Assessment (EIA) has been completed for the five North Whitehawk blocks and this will be an evolving document as the project progresses. This assessment will help guide our approach when working with individual residents as we support them in moving to a new home and exploring their available options. Due to the relatively small number of residents involved, and in order to protect personal and identifying information, the full EIA will not be included with this report.
- 8.52 When it comes to the 563 occupants of the Whitehawk LPS blocks, they tend to have comparatively higher proportions of people aged under 18 and 60 or over, and lower proportions for the age groups in-between.
- 8.53 22% of occupants are children. When working with households to move we would consider the needs of children to be close to schools to minimise disruption and maintain educational continuity.

- 8.54 Older residents may face particular difficulties with relocation, disruption to established support networks. Some of the older residents in these five blocks may want to move into one of the Council's 24 Seniors Housing Schemes. We will offer to arrange visits to different schemes and will include arranging transport. A higher proportion of seniors housing becomes available when compared to general needs housing stock. In 2023/24 we let 116 Seniors Housing flats, in 2024/25 we let 90 homes in Seniors Schemes.
- 8.55 The Brighton and Hove census 2021, showed that 19% of residents in Brighton and Hove have a disability, in the North Whitehawk blocks, 30% of occupants have a disability under the definition of the equality act 2010. We will ensure mobility needs are met when carrying out assessments for rehousing options. This will take into account mobility needs when agreeing with the secure tenant levels of support with the practical aspects of the move.
- 8.56 43% of occupants are identified as having an additional support need. This includes Mental health conditions; other health issues; learning difficulties; children with Special Educational Needs; literacy, hearing, sight and speech. Moving home can be challenging, for individuals with support needs this can create additional challenges. The SPOC will consider strategies to reduce stress and uncertainty, ensuring transitions are handled sensitively and with empathy. Information will be provided in accessible formats, including large print, Easy Read, and translation services where needed. Communication will be clear, timely, and tailored to individual needs. Providing guidance throughout the process, including additional help with things such as packing, moving logistics, and settling into the new home. Where additional adaptations to new homes are needed, these will be arranged ahead of a move to accommodate Secure Tenants' specific needs, ensuring independence and safety.
- 8.57 Feedback from Secure Tenants on support provided throughout this process will help inform ongoing improvements based on tenant experiences.
- 8.58 There are currently 16 properties which are being used as Temporary Accommodation therefore it is not appropriate to review details in a public report of such a small number. Should cabinet approve the recommendations in this report and subject to future approval after consultation of the recommended Rehousing policy and Local Lettings Plan, the numbers of households in Temporary Accommodation will increase and the make-up of need and support requirements will change over the next 3 years. We will therefore carry out regular reviews of the EIAs for the building and households to ensure they remain updated for each type of tenure.
- 8.59 The council does not currently hold household information for all leaseholders in North Whitehawk. The council will provide support and advice to both leaseholders and/or tenants of leaseholders and the EIA for this project will be updated and reviewed to include household information for leaseholders and all relevant stakeholders, affected by this project as it progresses and for consideration by Cabinet.

Conclusion Kestrel Court, Falcon Court, Heron Court, Kingfisher Court and Swallow Court

- 8.60 The issues at Whitehawk extend beyond the fabric of the LPS blocks. Long-standing concerns around connectivity, infrastructure, and fragmented investment suggest that a wider masterplanning approach is required.
- 8.61 The recommended option proposes a phased and resident-led process that integrates decarbonisation, housing renewal, and improved public realm across the estate. While the financial case has not yet been made, and will require considerable work over time, there is an opportunity here to secure the long-term benefits of a comprehensive and coordinated plan, while prioritising the North Whitehawk 5 blocks for the first phase of regeneration, alongside the Swanborough Drive development.
- 8.62 The initial masterplan approach allows the council to respond to immediate structural concerns of the blocks while creating a framework for sustained investment and better outcomes for residents. It is important to note that all expenditure related to developing the site and masterplanning totalling £1.988m outlined in recommendation 2.20 would be at-risk until a viable project is developed. Additionally, as outlined in the March 2025 cabinet paper there will be further “at-risk” costs related to leaseholder buy backs which are being undertaken on a case-by-case basis as well as ongoing discussions with Seaside Homes.
- 8.63 Currently, all options show a subsidy requirement, and projects will be brought back to cabinet as required. All projects need to show a break-even position.
- 8.64 The aim now is to consult on the preferred option, to secure the resource and capacity to co-produce the vision and masterplan in partnership with residents and the local community.

9.0 Financial implications

- 9.1 The report has implications for the council's General Fund and the HRA.
- 9.2 The financial implications for each option are detailed in the main body of the report. The overall capital budget being requested at this stage totals £7.489m which comprises of £3.013m for St James' House, £2.488m for Nettleton and Dudeney and £1.988m for Whitehawk.
- 9.3 The financing costs will range between £0.448m and £0.470m per annum based on repayment periods of 30 or 60 years. The interest rates assumed are 5.98% and 6.28% respectively, which is based on the HRA taking on a maturity loan with no requirement to set aside a minimum revenue payment. This is over and above the deficits already projected on the HRA in the medium-term financial plan and would need to form part of the discussion to look at financial recovery measures.

- 9.4 The proposals will result in a reduction in opportunity rental income across these sites depending on the work agreed and timescales. For context, the forecast overall annual rental income for 2025/26 across the 8 blocks is £2.9m, assuming a 2% void rate.
- 9.5 The additional resources requested represent 19 FTE of dedicated temporary resource up to financial year 2029/30, which will not form part of the Council's staffing establishment when the project ceases. However, this will create a financial burden in future years as employees with over 2 years of service will gain the same rights as permanent staff so enter the redeployment pool and then if not successful, would be entitled to redundancy packages.
- 9.6 Paragraph 4.6 outlines the cost estimates for option 1 Strengthening, and option 2 Strengthening and Refurbishment. The cost estimate for option 1 is £115.113m (including leaseholder buybacks but excluding repairs or improvements required to the buildings), and the cost estimate for option 2 is £166.261m (including leaseholder buy-backs). Given the 20-year lifespan of this work, the borrowing costs for the two options are estimated at £7.137m and £10.308m per annum based on an interest rate of 6.2%. These financing costs are over and above the deficits already projected on the HRA in the medium-term financial plan.
- 9.7 The current use of empty properties in the LPS blocks as temporary accommodation is having a positive impact on the Council's General Fund budget but will create a financial pressure in future when the sites are being redeveloped, and individuals and families need to be resettled.
- 9.8 If approved, any budget variations will be reported to Cabinet via the council's budget monitoring procedure known as Targeted Budget Monitoring (TBM) and the budget will be included within the 2025/26 HRA budget report to Full Council as part of the overall capital strategy.
- 9.9 The overall capital budget request in this report will be apportioned into any future development projects and regeneration options (option 3). New projects included in the HRA capital programme have to demonstrate a breakeven position as a minimum to mitigate any financial risk to the HRA that could jeopardise investment in existing stock.
- 9.10 Borrowing decisions for this project will be made in consultation with the council's Treasury Management team to ensure that it is undertaken in accordance with the council's borrowing strategy, authorised borrowing limits and prudential indicators.

Name of finance officer consulted: Sophie Warburton Date consulted (dd/mm/yy): 04/06/2025

10. Legal implications

- 10.1 The options considered by the report in relation to the LPS blocks identified fall within the council's wide Housing Act powers to manage its housing

stock. Irrespective of the option selected the Council must ensure that the LPS blocks identified in the report meet the statutory and regulatory requirements for building and fire safety.

- 10.2 Having considered the tenant engagement to date, and before any further decision can be made as to the demolition and regeneration of the sites concerned the Council has a statutory obligation under Section 105 of the Housing Act 1985 to consult with secure tenants on “matters of housing management”. There are similar obligations under Section 137 of the Housing Act 1996 for consulting with Introductory Tenants.
- 10.3 In addition the council will need to engage and consult with leaseholders who own properties on the sites referred to both in relation to the proposals for demolition and redevelopment and in relation to the offer of financial compensation and general assistance.
- 10.4 As set out in the report under the Council's Allocations Policy and following consultation with the Homemove Manager, Housing Management have the power to agree there are management grounds to allocate Priority Band B to secure tenants of the LPS blocks seeking transfers to alternative council owned homes.
- 10.5 The report recommends the development of a local lettings Policy as provided for in the Council's Allocations policy. The Allocations policy expressly provides that this will involve consulting with residents and existing tenants and involving them in the development of any proposals for local lettings plans. In this instance because the policy will impact upon the waiting list the consultation will need to be made available to all those potentially impacted. Full Equality Impact Assessments will be carried out on all plans. If adopted a local lettings policy will override the current eligibility criteria identified in the Allocations policy.
- 10.6 In formulating proposals to manage the decant, regard must be had to Human Rights Act rights, especially Articles 8 (Right to respect for family and private life) and Article 1 of the First Protocol (Protection of Property).
- 10.7 In developing all the proposals and policies referred to the Council must have due regard to the Public Sector Equality Duty as set out in section 149 of the Equality Act 2010
- 10.8 In procuring the services of the multi-disciplinary teams, the Council is required to comply with legislation in relation to the procurement and award of contracts above the relevant financial thresholds for services. The Council's Contract Standing Orders (CSOs) will also apply.

Name of lawyers consulted: Natasha Watson and Siobhan Fry
Date consulted 12/06/2025

11. Risk implications

- 11.1 The body of the report covers steps being taken to mitigate existing risks within the buildings and the options appraisal is a step to mitigate risks further. Should Cabinet agree the recommendations outlined in this report, then individual risk registers will be created for the next phase of the programme, on a site-by-site basis.
- 11.2 A full risk log was set up for the initial phase of the programme, and this is reviewed fortnightly internally, to track risks and escalate where required.

12. Sustainability implications

- 12.1 An initial assessment of the sustainability implications of the options appraisal has been carried out based on estimates. As options develop further, further detailed assessments will be carried out to fine-tune these assumptions.

13. Health and Wellbeing Implications:

- 13.1 To ensure that residents receive the necessary support during the regeneration process, we are committed to providing a range of services designed to respond to concerns and facilitate a smooth transition. Our approach includes ongoing communication, practical advice and assistance, to address the various challenges that residents may face.
- 13.2 We will maintain regular engagement with residents, ensuring they are fully informed about the process and involved in key decisions. Clear and transparent communication will be prioritised to reduce uncertainty and provide reassurance, address concerns, and offer guidance on options for relocation.
- 13.3 Recognising the emotional impact of moving, we will provide tailored support to help residents manage stress and anxiety. This includes one-on-one consultations, signposting to specialist support where needed.
- 13.4 When tenants need to move, we will offer practical assistance to make the process as seamless as possible. This includes support with finding suitable alternative accommodation. Help with logistics such as moving arrangements, securing necessary documents, and accessing financial assistance will be available to ensure minimal disruption.
- 13.5 Additionally, we recognise the importance of maintaining social networks and access to essential local services. Where possible, efforts will be made to help residents remain in their preferred areas or relocate close to familiar support networks. Assistance in accessing healthcare providers, schools, and other vital services will be provided to minimise the impact of the move.
- 13.6 As part of our wider strategy, we will implement a Health and Wellbeing Impact assessment for each of the three sites, working with other agencies and Council services to ensure that residents' needs are fully considered. Our commitment extends beyond relocation, aiming to foster healthier

housing environments, stronger communities, and improved opportunities in the redeveloped areas.

- 13.7 By working closely with residents and key partners, we strive to promote long-term wellbeing, ensure security of tenure, and facilitate an inclusive and supportive transition for all affected households.

Other Implications

14. Procurement implications

- 14.1 Each project will have separate procurements for the wider design team and masterplanning services. The initial costs for these procurements and fees for the design team have been allowed under each recommendation.

15. Crime & disorder implications:

- 15.1 To minimise the duration these homes remain vacant ahead of potential regeneration or remediation, a comprehensive management plan will be implemented. This plan will ensure the properties are kept secure, reducing the risk of them attracting anti-social behaviour.
- 15.2 Environmental measures will be thoughtfully considered to deter unwanted activity and enhance safety for the wider community. These interventions will help create a more secure and welcoming environment during periods of low occupancy.
- 15.3 Using these homes as temporary accommodation will minimise the time properties are empty and ensure the properties continue to serve a valuable purpose within the community while awaiting long-term redevelopment.

16. Housing Register implications

- 16.1 Rehousing and regenerating the 8 LPS blocks will have implications for households on the council's Housing Register.
- 16.2 At time of writing, there are 4,670 households on the council's Housing Register with a 'live' application
- 16.3 Regenerating the 8 LPS blocks would place an additional 337 Secure Tenant households onto register, banded B: Management Transfer. 98 households already have a 'live' application.
- 16.4 This is to give residents the opportunity to find new homes whilst an LLP and Rehousing Policy for the 8 LPS blocks is developed, consulted on and implemented across the sites.
- 16.5 However, this is likely to mean that households already on the Housing Register will have to wait longer to be successfully allocated social housing, due to the increased volume of households on the register and fewer social

homes available in the city (for a period of time) - on average, around 600 social homes are let every year through the council.

- 16.6 The below table outlines the number of households on the Housing Register with a 'live' application by band:

Band	No. households with a 'live' Housing Register application
A	454
B	498
C1/2	3710
D	8

- 16.7 The below table outlines the average 'waiting times' for households by band and bedroom size:

Bedroom size	Band A	Band B	Band C1/2
Studio	2-months		8-months
1-bedroom	2-years and 2-months	2-years and 8-months	2-years and 4-months
2-bedroom	2-years and 6-months	2-years and 8-months	3-years and 4-months
3-bedroom	5-years and 2-months	4-years and 3-months	8-years and 5-months
4-bedroom	8-years and 4-months	4-years and 4-months	
5-bedroom	3-years		
Seniors housing	2-years and 9-months	2-years and 4-months	2-years

- 16.8 Regeneration of the LPS buildings provides an opportunity to increase the supply of affordable family sized accommodation within the city, which as evidenced within the table in paragraph 16.7 is where the greatest demand for social homes is, based on average 'waiting times.
- 16.9 Further, anticipated supply (including properties purchased as part of the council's 'buy back' scheme) include over 600 new social homes in the years 2025/26, 2026/27 and 2027/28 will help to reduce the medium-term impact of the regenerating the LPS blocks on the housing register.

- 16.10 The proposed approach to phase the rehousing of secure tenants over a 5-year period in total, will help to reduce the impact on the wider housing register. As part of the report that will come back to cabinet on the proposed Rehousing Policy and Local Lettings Policy, further detail of any potential equalities impact of those policies, will be included within those reports.

Supporting Documentation

1. Appendices

1. Business Case
2. St James House New Build document
3. Nettleton Court and Dudeney Lodge New Build Document
4. Whitehawk New Build Document
5. Ridge Summary Report – Strengthening, Strengthening and Refurbishment and New Build
6. B&M New Build Cost Estimate
7. B&M Strengthening and Refurbishment Cost Estimate
8. East Brighton Neighbourhood Action Plan

Appendix 1 – Large Panel System Blocks Options Report

Description

Name:	LPS Blocks
Directorate/Service:	City Operations/Place
Full Business Case Author:	Laura Webster, Regeneration Programme Manager
Date drafted:	8/5/2025
Senior Responsible Owner:	Darren Levy, Interim Director of Housing Regeneration
Project Manager:	Laura Webster, Regeneration Programme Manager

Contents

Option 1 – Strengthen each block without wider refurbishment	2
Option 2 – Strengthen each block with refurbishment.....	7
Option 3 – Demolition and new build (St James’ House)	12
Option 4 – Demolition and new build (Nettleton Court and Dudeney Lodge)	16
Option 5 – Standalone demolition and new build (Whitehawk)	21
Option 6 – Demolition and wider masterplan (Whitehawk).....	25
Summary and wider programme	28

Option 1 – Strengthen each block without wider refurbishment

Description

Undertake works to strengthen each block in isolation without considering wider opportunities for refurbishment. Only the minimum works required by the structural engineer's reports would be carried out. Every flat within each block would be included and all flats will need to be vacated in order to carry out these works. There is no option to carry out the work with tenants in occupation.

These works would achieve a 20-year guarantee before reinspection is required. While occupation of the building may continue to be safe after this 20-year period, it cannot be guaranteed, and consideration will need to be given to replacement in the longer-term.

The work to all internal floor slabs and walls includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels
- External steel frame fixed through to angles to provide additional strengthening to flank wall panels (St James' House only)
- Removal of any asbestos materials
- Full strip of internal floor and wall finishes. This will include bathroom and kitchen fixtures and fittings in each property. (Although Nettleton and Dudeney may be able to keep existing fixtures)
- Making good and redecorating

Timescales

Each flat will need to be empty for at least eight weeks based on the following sequence:

- Week 1: Asbestos removal and removal of finishes
- Week 2-5: Strengthening works carried out
- Week 6-7: Replacement of kitchen and bathroom
- Week 8: Making good and redecorating

In addition, to ensure the safety and comfort of all residents, it has been recommended that the flat above and below is emptied at the same time whilst work is being carried out. This will extend the vacant period to twenty-four weeks for most properties. A programme will need to be produced by a contractor to see if any improvements can be made to this assumption.

A total estimate for carrying out these works would be four to five years in total allowing for the above sequencing, plus additional design and survey work, submission to the building safety regulator and procurement.

Variations

There is an option to explore an alternative option using Fibre Reinforced Polymer (FRP) instead of a fully steel option. The FRP is stuck to the slab soffit, removing the requirement for numerous bolts which may result in an approximate 30% time saving, which would in turn reduce the amount of time tenants are away from their home. However, this option will require additional fire protection and on balance still does not produce good value for money for the council.

Is this the recommended option?

No, the strengthening only option is expensive and does not provide any significant improvements to 60-year-old buildings. This option does not include any works to improve accommodation for existing residents and will only retain the status quo. The strengthening works are only guaranteed for 20 years and may need to be revisited after this period.

Financial

Assumptions

The assumptions for this appraisal are as follows:

- The flats are vacant during works.
- Excludes reactive maintenance and short-term safety works to keep the building operational
- The existing strengthened building lifespan is 20 years.
- Based on steel strengthen works opposed to FRP due to higher cost accuracy
- All tenants return based on their existing rents and leaseholders are bought out and repurchased properties relet at existing levels.
- No external funding is available for the works. This has been confirmed by the MHCLG.
- Re-housing costs of approximately £13,000 per existing home.
- 50% of kitchens and bathrooms replaced and 50% retained
- 10% professional fees including consultants and surveys.
- 10% risk allowance including design and construction risks.
- Costs based upon estimates by B&M dated: 07/05/2025 and 27/5/2025

Costs

Estimated cost, Whitehawk £'000	Estimated cost, Hollingdean £'000	Estimated cost, St James' House £'000	Total £'000
58,114	23,808	33,191	115,113

20-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 20, Whitehawk £'000	NPV year 20, Hollingdean	NPV year 20, St James' House
All properties let at existing rent levels	47,778	16,437	26,776

Risks

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = catastrophic	Mitigating controls and actions
Strengthening works in isolation do not cover any additional maintenance work	Significant investment is required to the blocks and several building components require replacement.	5	4	Not pursuing this option without considering other alternatives.
More detailed survey and design work required to firm up assumptions	Likely to disrupt existing tenants to complete further surveys. High risk of project team relying on assumptions.	3	3	Works will need to be planned and coordinated in a way to minimise disruption to tenants.
Building Safety Regulator approvals required result in delay	Will increase programme timeframes and uncertainty for both tenants and the council	4	4	Early engagement with regulator to try and minimise delays. Appoint design team with experience of new regulations to improve submission.
Unforeseen risks occur during works resulting in additional costs	Additional costs to council or delays to programme impacting tenants.	4	3	Complete additional surveys required and build upon design information received. Review tenders to ensure no unreasonable exclusions included.
Construction works inflation continue to increase	Current costings are based on existing rates with an allowance for inflation. Inflation may increase further impacting the	3	4	Continue to monitor construction costs and allow for cost estimate updates at each RIBA stage.

	Housing Revenue Account.			
Lack of temporary rehousing options causes significant delay	Existing tenants unable to be rehoused temporarily impacting programme.	4	4	Early consideration of rehousing options and programme designed to minimise amount of vacant homes at once.
No capital grant available for project	No central government grant available for these works. Fully reliant on HRA borrowing.	5	3	Continue lobbying central government for additional grant.
Lifespan of works limited to 20 years	Some works may need to be re-done after 20 years. Likely access hatches will need to be incorporated into tenant flats.	3	4	Monitor works throughout construction process and ensure no areas are closed up without full inspection.

Opportunities

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = fantastic	Realisation controls and actions
Quickest option to rehouse tenants and resolve structural issues	This option will likely be the quickest to resolve the structural issues	4	3	A full programme will need to be produced allowing the project team to maximise opportunity
Lowest carbon impact by selecting this option	More likely to tie into the council's Carbon Neutral City targets based on initial assessment	4	5	Continue to monitor carbon impact throughout project lifecycle
Cheapest option for resolving core structural issues	Likely to be the cheapest option to resolve existing issues with blocks	3	4	Continuous monitoring required of project costs versus projected borrowing

Sustainability– Carbon Neutral City

An assessment of whole life carbon has been produced for the project based on the RIBA stage 1 assessment. For these papers purpose the following scenarios were assumed:

1. A maintenance only option, including strengthening (option 1) and business as usual maintenance such as replacement of glazing at the end of its life and the replacement of heating with a low carbon option at some point during the building's lifecycle.

2. A refurbishment option, in line with an upgrade within Approved Document Part L. This is broadly in line with option 2 and allows upgrade to heating system, external wall insulation, roof replacements and glazing replacements.
3. A deep retrofit option aiming for EnerPHit option, this has not been explored in detail as part of this paper due to time constraints and the high costs for doing this.
4. New build option in line with ECE initial proposals and assumptions around the concrete frame required for high rise buildings.

In all scenarios modelled the new build is the most carbon intensive and refurbishment with an improved heating system the less carbon intensive. However, across all three sites the whole life carbon impact for all options is relatively low.

As part of the ongoing programme, there will need to be consideration at an early stage of incorporating circular economy principles and consider reuse of existing materials where possible.

Option 2 – Strengthen each block with refurbishment

Description

Undertake works to strengthen each block alongside a full refurbishment of the building. This will include replacing components at the end of their lifespan, energy efficiency upgrades and opportunities to address wider building issues and planned maintenance activities. There is also an opportunity to improve the thermal comfort of the building which will include engaging closely with residents and environmental monitoring.

Many of these works will be required throughout the 20-year lifespan of the building achieved by the strengthening works but should be brought forward to ensure the buildings are meeting modern standards. The list below should not be considered exhaustive as refurbishing high-rise buildings is complex and more intrusive investigations will need to be completed which will be highly disruptive to residents. It is highly likely that more works than those listed below will be required and subsequent cost increases will further impact viability of this option.

Examples of the work include:

All blocks (incl Nettleton Court and Dudeney Lodge)	Whitehawk	St James' House
Replacement of kitchen and bathrooms and floor coverings (100%)	Replacement of external plant room	Upgrade of existing heating system (potential Air Source Heat Pump)
Asbestos remediation	Full electrical rewire of building	Electrical rewire of the building
Additional ventilation to prevent damp	New electrical substation	Full facade replacement on the building
Windows and doors replacement	Upgrade of balconies and parapets	Replacement of the curtain walling on staircases
Upgrade drainage systems	Upgrade of the facade due to continual leaks	Concrete repairs to balcony soffits
Full roof covering replacement		Access control to underground car park to prevent electric vehicle access
Cold water system upgrade		
Internal redecoration of communal areas		

Timescales

Refurbishment of the blocks will need to factor in the 24-week period described above in Option 1 for the strengthening works. An additional year should be allowed to complete the full refurbishment and depending upon the contractor sequencing this programme would be between 5-6 years. These timescales will impact upon tenants' ability to return to the block within the 24 weeks for purely strengthening works. Areas such as the facade replacement, for example, may be complex to complete with tenants in situ.

Variations

Areas of the scope above could be phased in a different way to allow the works to be completed in a more gradual process, but this would impact upon contractor costs and increase the overall price for the council. Some areas such as internal redecoration could be removed entirely as these are not required to meet building control requirements.

Is this the recommended option?

No, this option is expensive and has a high likelihood of further cost increases as further due diligence is completed on the existing building. Refurbishment of existing high-rise buildings is complex, and the longevity of these works would be limited by the estimated 20-year lifespan of the strengthening works to the underlying structure of the building. Due to the high amount of investment required and likelihood of increases in costs this option would be high risk.

Financial

Assumptions

- The flats are vacant during works.
- Excludes reactive maintenance and immediate fire safety works that are being resolved
- Based on the above scope of works and strengthening works
- The existing strengthened building lifespan is 20 years.
- All tenants return based on their existing rents and leaseholders are bought out and repurchased properties relet at existing levels.
- No external funding is available for the works. This has been confirmed by the MHCLG.
- Re-housing costs of approximately £13,000 per existing home.
- 100% of kitchens and bathrooms replaced
- 10% professional fees including consultants and surveys.
- 10% risk allowance including design and construction risks.
- Costs based upon estimates by B&M dated: 07/05/2025 and 27/5/2025

Costs

Estimated cost, Whitehawk £'000	Estimated cost, Hollingdean £'000	Estimated cost, St James' House £'000	Total £'000
£85,889	£32,638	£47,733	£166,260

20-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 20, Whitehawk £'000	NPV year 20, Hollingdean	NPV year 20, St James' House
All properties let at existing rent levels	£75,553	£25,268	£41,318

Risks

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = catastrophic	Mitigating controls and actions
Strengthening works in isolation do not cover any additional maintenance work	Significant investment is required to the blocks and several building components require replacement.	5	4	Not pursuing this option without considering other alternatives.
More detailed survey and design work required to firm up assumptions	Likely to disrupt existing tenants to complete further surveys. High risk of project team relying on assumptions.	3	3	Works will need to be planned and coordinated in a way to minimise disruption to tenants.
Building Safety Regulatory approvals required result in delay	Will increase programme timeframes and uncertainty for both tenants and the council.	4	4	Early engagement with regulator to try and minimise delays. Appoint design team with experience of new regulations to improve submission.
Unforeseen risks occur during works resulting in additional costs	Additional costs to council or delays to programme impacting tenants.	4	3	Complete additional surveys required and build upon design information received. Review tenders to ensure no unreasonable exclusions included.
Construction works inflation continue to increase	Current costings are based on existing rates with an allowance for inflation. Inflation may increase further impacting the Housing Revenue Account.	3	4	Continue to monitor construction costs and allow for cost estimate updates at each RIBA stage.
Lack of temporary rehousing options causes significant delay	Existing tenants unable to be rehoused temporarily impacting programme.	4	4	Early consideration of rehousing options and programme designed to minimise amount of vacant homes at once.

No capital grant available for project	No central government grant available for these works. Fully reliant on HRA borrowing.	5	3	Continue lobbying central government for additional grant.
Lifespan of works limited to 20 years	Some works may need to be re-done after 20 years. Likely access hatches will need to be incorporated into tenant flats.	3	4	Monitor works throughout construction process and ensure no areas are closed up without full inspection.
Project scope increases impacting upon costs	Refurbishment works are complex and further intrusive surveys works would be required. Likely costs increase.	5	4	Increase contingency for refurbishment works, complete as much due diligence upfront as possible to allow for risks
Longer vacancy period for tenants or considerable disruption to tenants	The works required will increase the time residents will need to be out of their properties. Some works can be carried out with the tenants in occupation, but these will be disruptive for the long-term.	4	4	Refine programme to minimise tenant disruption. Early contractor engagement to improve sequencing of the works.

Opportunities

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = fantastic	Realisation controls and actions
Chance to improve existing building and bring forward planned maintenance	Opportunity to significantly improve the quality of the existing building and bring forward package of works	3	4	Firm up scope alongside wider design team and prioritise actions that improve building quality
Potential to bring down costs of longer term works by bringing them into one contract	Overall saving on costs for the longer-term if the blocks are to be retained	3	3	Continually monitor costings throughout project lifecycle
Improvement to resident living conditions	Opportunity to enhance building for residents' wellbeing and minimise works disruption	3	4	Maximise opportunity to refurbish whilst residents are housed elsewhere to reduce longer-term disruption

Sustainability– Carbon Neutral City

An assessment of whole life carbon has been produced for the project based on the RIBA stage 1 assessment. For these papers purpose the following scenarios were assumed:

1. A maintenance only option, including strengthening (option 1) and business as usual maintenance such as replacement of glazing at the end of its life and the replacement of heating with a low carbon option at some point during the building's lifecycle.
2. A refurbishment option, in line with an upgrade within Approved Document Part L. This is broadly in line with option 2 and allows upgrade to heating system, external wall insulation, roof replacements and glazing replacements.
3. A deep retrofit option aiming for EnerPHit option, this has not been explored in detail as part of this paper due to time constraints and the high costs for doing this.
4. New build option in line with ECE initial proposals and assumptions around the concrete frame required for high rise buildings.

In all scenarios modelled the new build is the most carbon intensive and refurbishment with an improved heating system the less carbon intensive. However, across all three sites the whole life carbon impact for all options is relatively low.

As part of the ongoing programme, there will need to be consideration at an early stage of incorporating circular economy principles and consider reuse of existing materials where possible.

Option 3 – Demolition and new build (St James' House)

Description

New build option for the redevelopment of St James' House in Kemptown based on initial capacity studies. These studies are based on the current affordable housing brief consisting of 30% one bedrooms, 45% two bedrooms, 25% three bedrooms and includes 10% fully wheelchair accessible properties known as M4(3) within that mix. The initial study totals 97 new homes with community space based on a 14-storey tower block and development around the perimeter of the site.

Timescales

The new build option would take approximately four to five years to redevelop based on a rehousing programme of two to three years. A new build programme would need to run in parallel with relocating the existing tenants to avoid delays. The existing building once emptied would need to be deconstructed carefully by a specialist contractor followed by the new build construction programme.

Variation

The current designs derive from an initial capacity study and can be varied as the appointed design team develops detailed strategies. Options can be developed with a focused advisory group to ensure new proposals are shaped alongside residents. In addition, there is an opportunity to develop the site using the Homes for Brighton & Hove joint venture with Hyde Group. This joint venture has successfully delivered complex sites across the city including socially rented homes for the council.

The current financial position for the joint venture based on existing designs is financially viable with a 50/50 split between socially rented and shared ownership homes. However, the council would need to accept a zero-land value to proceed with this option and further negotiations as well as due diligence will be required.

Is this the recommended option?

Yes, this option offers wider flexibility in the longer term and new build homes are designed to meet a minimum 60-year lifespan. This flexibility can offer a more diverse unit mix meeting a wider range of needs. It is recommended due to the financial viability of the Homes for Brighton & Hove model this option is pursued first.

Financial

Assumptions

- The block is emptied within three years to allow for deconstruction
- Based on the initial ECE capacity study of 97 homes and community space
- The new build block has a 60-year lifespan.
 - Grant funding is available through Homes England and Land Release Funding for the demolition of the building.
- Design risk allowance and construction contingency of 10.0%
- Buy-backs of leaseholders are funded under a separate budget
- Re-housing costs of approximately £13,000 per existing home.

- Costs based upon estimates by B&M dated: 02/05/2025 and 27/5/2025
- There are variations on the investment rates required for each option due to changes in capitalised interest and introduction of the Community Infrastructure Levy for options with mixed use. These variations are minor and for ease of reading the investment option based on social rents is included below.

Costs

Investment	Estimated construction cost £'000	Estimated on costs £'000	Total £'000
	35,861	13,417	£49,278

60-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 60 £'000
All social rent (grant level £135k per home)	10,875
All affordable rent (grant level £85k per home)	11,285
All private sale (no grant)	7,432
Mixed tenure (40% affordable and 60% private and no grant)	11,597

Although all options are currently showing a subsidy requirement over 60 years through design development, further survey data and negotiations with Homes England will likely close that gap over time. Any final decision on budgets will be taken back through cabinet.

Risks

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = catastrophic	Mitigating controls and actions
Increasing construction costs impact viability	Construction costs may increase further impacting number of homes delivered	3	4	Continuous monitoring of costs throughout project lifecycle with key gateways included
Lack of Homes England funding impacting new homes. Potential issues with replacement homes and additionality.	May restrict the grant levels received, grants have been historically below construction costs.	3	4	Continuous engagement with Homes England. Consider alternative subsidy routes or cross subsidy using other tenures
Complex and constrained construction site	Increased costs for delivery	4	3	Clear construction management strategies and phased approaches.
Total new homes may be less than currently	Potential decrease in social housing	3	3	Consider higher density design proposals and linking site up with current

on site due to constraints	numbers but more diverse unit mix			new homes programme. Focus on Oakley House and Hereford Court.
Building Safety Regulator delays	May cause delays to construction and design programme	4	3	Early engagement with BSR and appointment of experienced design team
Lack of interest in sector for high-rise projects including designers and contractors. Specialist insurance premiums required.	May cause delays to the overall programme and increase costs.	4	4	Early industry engagement to establish appetite. Consider elements of redesign to ensure buildings are under 18m where possible.
Limited rehousing opportunities in the local area	May impact rate of tenants being rehoused	3	4	Link site with local New Homes for Neighbourhood developments such as Oakley House and Hereford Court.

Opportunities

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = fantastic	Realisation controls and actions
Opportunity to provide a more sustainable tenure mix in line with the affordable housing brief	Improved unit mix to house residents in more appropriate accommodation according to need	4	4	Continue to monitor and ensure appropriate briefs are in place.
Improve place making and allow for areas of public realm and green space	Improved resident wellbeing and place creation. Current block is surrounded by solely tarmac	4	5	Continue to work up design detail with a focus on improved public realm and biodiversity gains
Different opportunities to redevelop the site through existing programmes, JV with Hyde or other	Council has flexibility of different delivery models	3	3	Early engagement with Hyde to establish viability for development and long-term opportunities.
Ability to link rehousing of tenants with Oakley House and Hereford Court or alternative sites locally.	Joining up of sites help with a wider net increase in new social housing. Also offers potential rehousing opportunities depending upon programme.	4	3	Continue to monitor programme for wider New Homes for Neighbourhood projects and link in where appropriate.
Additional funding opportunities for the deconstruction process through Land Release Funding or Infrastructure grant	Reduces risk of long-term empty building if funding can be obtained to deconstruct. Allows for early engagement of specialist teams.	4	4	Early engagement with central government bodies to discuss potential grant rates. Early designs in place to assist with deconstruction.

Setting up a resident engagement group allows more direct input into design	Improved long-term outcomes, residents have opportunity to highlight their own priorities.	4	5	The community engagement team is setting up resident engagement groups. Various checkpoints will need to be put in place for residents to feed into design.
---	--	---	---	---

Sustainability– Carbon Neutral City

An assessment of whole life carbon has been produced for the project based on the RIBA stage 1 assessment. For these papers purpose the following scenarios were assumed:

1. A maintenance only option, including strengthening (option 1) and business as usual maintenance such as replacement of glazing at the end of its life and the replacement of heating with a low carbon option at some point during the building's lifecycle.
2. A refurbishment option, in line with an upgrade within Approved Document Part L. This is broadly in line with option 2 and allows upgrade to heating system, external wall insulation, roof replacements and glazing replacements.
3. A deep retrofit option aiming for EnerPHit option, this has not been explored in detail as part of this paper due to time constraints and the high costs for doing this.
4. New build option in line with ECE initial proposals and assumptions around the concrete frame required for high rise buildings.

In all scenarios modelled the new build is the most carbon intensive and refurbishment with an improved heating system the less carbon intensive. However, across all three sites the whole life carbon impact for all options is relatively low.

As part of the ongoing programme, there will need to be consideration at an early stage of incorporating circular economy principles and consider reuse of existing materials where possible. St James's House offers further opportunity to consider a potential heat network as part of the new build development options.

Option 4 – Demolition and new build (Nettleton Court and Dudeney Lodge)

Description

New build option for the redevelopment of Nettleton Court and Dudeney Lodge based on initial capacity studies. These studies are based on the current affordable housing brief consisting of 30% one bedrooms, 45% two bedrooms, 25% three bedrooms and includes 10% fully wheelchair accessible properties known as M4(3) within that mix. The initial study totals 233 new homes with community space based on one 20 storey tower block, alongside one 13 storey block. The current capacity study incorporates the existing youth services provision on site and a smaller council property.

Timescales

The new build option would take approximately five to six years to redevelop based on a rehousing programme of three to four years with St James's House taking initial priority. A new build programme would need to run in parallel with relocating the existing tenants to avoid delays. The existing building once emptied would need to be deconstructed gradually by a specialist contractor followed on by the new build construction programme.

Variations

The current designs derive from an initial capacity study and can be varied as the appointed design team develops detailed strategies. Options can be developed with a focused advisory group to ensure new proposals are shaped alongside residents; there is also an opportunity to consider creating three separate but less dense tower blocks. Due to the amount of investment required upfront to construct these buildings the council could also consider utilising private finance or alternative joint venture structures.

Is this the recommended option?

Yes, this option offers wider flexibility in the longer term and new build homes are designed to meet a minimum 60-year lifespan. This flexibility can offer a more diverse unit mix meeting a wider range of housing needs. The density of the site can also be increased to create a net gain in new homes. There is a significant opportunity for regeneration on a larger scale by reviewing wider landholdings and working in partnership across the council.

Financial Assumptions

- The block is emptied within two years to allow for deconstruction
- Based on the initial ECE capacity study of 233 homes and community space
- The new build block has a 60-year lifespan.
- Grant funding is available through Homes England
- Design risk allowance and construction contingency of 10.0%
- Buy-backs of leaseholders are funded under a separate budget
- Re-housing costs of approximately £13,000 per existing home.

Option 4 – Demolition and new build (Nettleton Court and Dudeney Lodge)

- Costs based upon estimates by B&M dated: 02/05/2025 and 27/5/2025
 - There are minor variations on the investment rates required for each option due to changes in capitalised interest and the introduction of the community infrastructure levy. For this purpose, the investment option of all social rent at current grant rates is assumed.

Costs

Investment	Estimated construction cost	Estimated on costs	Total
	£'000	£'000	£'000
	82,850	16,008	98,858

60-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 60
	£'000
All social rent (grant level £135k per home)	10,716
All affordable rent (grant level £85k per home)	11,529
All private sale (no grant)	3,242
Mixed tenure (40% affordable and 60% private and no grant)	19,286

Although all options are currently showing a subsidy requirement over 60 years through design development, further survey data and negotiations with Homes England will likely close that gap over time. Any final decision on budgets will be taken back through cabinet.

Risks

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = catastrophic	Mitigating controls and actions
Increasing construction costs impact viability	Construction costs may increase further impacting number of homes delivered	3	4	Continuous monitoring of costs throughout project lifecycle with key gateways included
Lack of Homes England funding impacting new homes.	May restrict the grant levels received, grants have been historically below construction costs.	3	4	Continuous engagement with Homes England. Consider alternative subsidy routes or cross subsidy using other tenures
Building Safety Regulator delays	May cause delays to construction and design programme	4	3	Early engagement with BSR and appointment of experienced design team
Lack of interest in sector for high-rise projects including designers and contractors. Specialist insurance premiums required.	May cause delays to the overall programme and increase costs.	4	4	Early industry engagement to establish appetite. Consider elements of redesign to ensure buildings are under 18m where possible.
Complexity of constructing a 20-storey block may limit third party interest and restrict suppliers	Only specialist contractors may be able to construct the building with the appropriate insurances and specialisms	3	3	Early contractor engagement is needed to establish approach
Limited rehousing opportunities in the local area	May impact rate of tenants being rehoused	3	4	Link site with local New Homes for Neighbourhood developments

Opportunities

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = fantastic	Realisation controls and actions
Opportunity to provide a more sustainable tenure mix in line with the affordable housing brief	Improved unit mix to house residents in more appropriate accommodation according to need	4	4	Continue to monitor and ensure appropriate briefs are in place.
Improve place making and allow for areas of public realm and green space	Improved resident wellbeing and place creation. Current block is surrounded by solely tarmac	4	5	Continue to work up design detail with a focus on improved public realm and biodiversity gains
Different opportunities to redevelop the site through existing programmes or other private sector partners	Council has flexibility of different delivery models	3	3	Early engagement with the wider market could provide funding flexibility to help unlock site.
Additional funding opportunities for the deconstruction process through Land Release Funding or Infrastructure grant	Reduces risk of long-term empty building if funding can be obtained to deconstruct. Allows for early engagement of specialist teams.	4	4	Early engagement with central government bodies to discuss potential grant rates. Early designs in place to assist with deconstruction.
Setting up a resident engagement group allows more direct input into design	Improved long-term outcomes, residents have opportunity to highlight their own priorities.	4	5	The community engagement team is setting up resident engagement groups. Various checkpoints will need to be put in place for residents to feed into design.
Site is extremely prominent from views across the city. Improved design could help improve key views.	Reduces impact of existing structure on views across the city and improves outlook.	3	3	Undertake early technical assessments and planning engagement.

Sustainability– Carbon Neutral City

An assessment of whole life carbon has been produced for the project based on the RIBA stage 1 assessment. For these papers purpose the following scenarios were assumed:

1. A maintenance only option, including strengthening (option 1) and business as usual maintenance such as replacement of glazing at the end of its life and the replacement of heating with a low carbon option at some point during the building's lifecycle.

2. A refurbishment option, in line with an upgrade within Approved Document Part L. This is broadly in line with option 2 and allows upgrade to heating system, external wall insulation, roof replacements and glazing replacements.
3. A deep retrofit option aiming for EnerPHit option, this has not been explored in detail as part of this paper due to time constraints and the high costs for doing this.
4. New build option in line with ECE initial proposals and assumptions around the concrete frame required for high rise buildings.

In all scenarios modelled the new build is the most carbon intensive and refurbishment with an improved heating system the less carbon intensive. However, across all three sites the whole life carbon impact for all options is relatively low.

As part of the ongoing programme, there will need to be consideration at an early stage of incorporating circular economy principles and consider reuse of existing materials where possible.

Option 5 – Standalone demolition and new build (Whitehawk)

Description

New build option for the redevelopment of five blocks in Whitehawk as a standalone scheme based on initial capacity studies. These studies are based on the current affordable housing brief consisting of 30% one bedrooms, 45% two bedrooms, 25% three bedrooms and includes 10% fully wheelchair accessible properties known as M4(3) within that mix. The initial study totals 205 new homes with community space based on seven new blocks with the maximum height being nine storeys and the creation of new public realm.

Timescales

The new build option would take approximately six to seven years to redevelop based on a rehousing programme of four to five years with St James's House taking initial priority. Due to the number of existing residents in the Whitehawk blocks there may need to be further phasing work completed. A new build programme would need to run in parallel with relocating the existing tenants to avoid delays. The existing building once emptied would need to be deconstructed gradually by a specialist contractor followed on by the new build construction programme.

Variations

The current designs derive from an initial capacity study and can be varied as the appointed design team develops detailed strategies. An alternative proposal to deliver 261 homes was reviewed by the design team which envisaged four bulkier tower blocks with public realm in the middle. This design increased density but broadly recreated the existing footprint with a modern design. Alternative options can be reviewed, and ideas will be developed with a focused advisory group to ensure new proposals are shaped alongside residents.

Is this the recommended option?

No, the proposed option to redevelop the site with existing public realm enhancements is a long way from financial viability and it is unlikely this financial gap could be closed through standard mitigation measures such as value engineering, grant uplift and tenure mix changes. Furthermore, consistent resident feedback has highlighted long-standing concerns with overcrowding, connectivity to the wider city, piecemeal development and infrastructure matters. These wider issues cannot be addressed solely through one-off developments and require a longer-term strategic approach.

Financial Assumptions

- Based on the initial ECE capacity study of 205 homes and community space
- The new build block has a 60-year lifespan.
- Grant funding is available through Homes England
- Design risk allowance and construction contingency of 10.0%
- Buy-backs of leaseholders are funded under a separate budget
- Re-housing costs of approximately £13,000 per existing home.
- Costs based upon estimates by B&M dated: 02/05/2025 and 27/5/2025
- There are minor variations on the investment rates required for each option due to changes in capitalised interest. For this purpose, the investment option of all social rent at current grant rates is assumed.

Costs

Investment	Estimated construction cost £'000	Estimated on costs £'000	Total £'000
	67,998	21,161	£89,158

60-year NPV Subsidy / (Surplus) and gap funding per unit

Rent type	NPV year 60 £'000
All social rent (grant level £135k per home)	17,943
All affordable rent (grant level £85k per home)	20,401
All private sale (no grant)	33,588
Mixed tenure (40% affordable and 60% private and no grant)	32,927

Risks

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = catastrophic	Mitigating controls and actions
Increasing construction costs impact viability	Construction costs may increase further impacting number of homes delivered	3	4	Continuous monitoring of costs throughout project lifecycle with key gateways included
Lack of Homes England funding impacting new homes.	May restrict the grant levels received, grants have been historically below construction costs.	3	4	Continuous engagement with Homes England. Consider alternative subsidy routes or cross subsidy using other tenures
Building Safety Regulator delays	May cause delays to construction and design programme	4	3	Early engagement with BSR and appointment of experienced design team
Lack of interest in sector for high-rise projects including designers and contractors. Specialist insurance premiums required.	May cause delays to the overall programme and increase costs.	4	4	Early industry engagement to establish appetite. Consider elements of redesign to ensure buildings are under 18m where possible.
Existing proposals may only retain the existing situation rather than addressing longer term matters	A missed opportunity for placemaking to address long-standing issues	4	4	Consider alternative approaches to address these issues.
Limited rehousing opportunities in the local area	May impact rate of tenants being rehoused	3	4	Link site with local New Homes for Neighbourhood developments such as Swanborough Drive

Opportunities

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = fantastic	Realisation controls and actions
Opportunity to provide a more sustainable tenure mix in line with the affordable housing brief	Improved unit mix to house residents in more appropriate accommodation according to need	4	4	Continue to monitor and ensure appropriate briefs are in place.
Improve place making and allow for areas of public realm and green space	Improved resident wellbeing and place creation. Current block is surrounded by solely tarmac	4	5	Continue to work up design detail with a focus on improved public realm and biodiversity gains

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = fantastic	Realisation controls and actions
Additional funding opportunities for the deconstruction process through Land Release Funding or Infrastructure grant	Reduces risk of long-term empty building if funding can be obtained to deconstruct. Allows for early engagement of specialist teams.	4	4	Early engagement with central government bodies to discuss potential grant rates. Early designs in place to assist with deconstruction.
Setting up a resident engagement group allows more direct input into design	Improved long-term outcomes, residents have opportunity to highlight their own priorities.	4	5	The community engagement team is setting up resident engagement groups. Various checkpoints will need to be put in place for residents to feed into design.

Sustainability– Carbon Neutral City

An assessment of whole life carbon has been produced for the project based on the RIBA stage 1 assessment. For these papers purpose the following scenarios were assumed:

1. A maintenance only option, including strengthening (option 1) and business as usual maintenance such as replacement of glazing at the end of its life and the replacement of heating with a low carbon option at some point during the building's lifecycle.
2. A refurbishment option, in line with an upgrade within Approved Document Part L. This is broadly in line with option 2 and allows upgrade to heating system, external wall insulation, roof replacements and glazing replacements.
3. A deep retrofit option aiming for EnerPHit option, this has not been explored in detail as part of this paper due to time constraints and the high costs for doing this.
4. New build option in line with ECE initial proposals and assumptions around the concrete frame required for high rise buildings.

In all scenarios modelled the new build is the most carbon intensive and refurbishment with an improved heating system the less carbon intensive. However, across all three sites the whole life carbon impact for all options is relatively low.

As part of the ongoing programme, there will need to be consideration at an early stage of incorporating circular economy principles and consider reuse of existing materials where possible.

Option 6 – Demolition and wider masterplan (Whitehawk)

Description

The LPS blocks on the Whitehawk estate suffer from serious structural defects that pose long-term safety concerns. As such, inaction is not an option. However, the strengthening and refurbishment options are not viable, and so the redevelopment of these blocks opens the opportunity to undertake a wider review of Whitehawk and to address issues such as employment, connectivity, transport and social infrastructure, local services and amenities and the way the estate relates to and integrates with the rest of Brighton.

This option proposes the development of a wider masterplan for the Whitehawk area with the LPS blocks as the first phase of work. It focuses on placemaking opportunities and the implementation of Brighton's decarbonisation pathway, regenerating existing housing stock, realising wider strategic priorities and committing to long-term engagement with the residents of Whitehawk to reimagine the existing area.

This would need to be phased over many years, prioritising the LPS blocks in the north of Whitehawk in the first seven years.

Timescales

Due to the potential scale of the masterplan a timescale of up to twenty years should be allowed to deliver the vision and the masterplan. There would need to be an architectural practice appointed to manage the masterplan work and alternative practices working up the detail of each phase. This would allow for efficient progress on the individual phases without the programme becoming too unwieldy.

There will need to be a significant time allowance for coproduction workshops and residents will need to be equal partners in the design process to ensure any proposals are adequately addressing issues raised.

Variations

Due to the scale of masterplanning there are several variations and options that need to be reviewed, and a final red line plan will need to be agreed between all parties. This may involve including existing council owned land and working with other landowners in the area.

Is this the recommended option?

Yes, this approach would allow the LPS blocks to be redeveloped in the context of more strategic placemaking and development with a longer-term view. Grouping together existing council projects, community projects and potentially private sector land into one masterplan would unlock significant investment and a strategic vision for the future of Whitehawk.

Risks

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = catastrophic	Mitigating controls and actions
Unrealistic expectations about timescales for delivery	Rushed approach to masterplanning can lead to poorer long-term outcomes	3	4	Allow for adequate time in the programme to ensure options are properly tested before moving onto the next stage.
Lack of resident buy-in could lead to ideas feeling “imposed” rather than coproduced.	Uncollaborative approach can mean outcomes are not linked to resident priorities	3	5	Long term engagement strategies need to be developed, and early visioning exercise needs to take place
Competing stakeholder priorities can lead to conflict	Lack of clear direction and delays with the project	5	3	Develop clear terms of reference for all engagement strategies. Build consensus over time.
Longer-term vision for area needs to be prioritised to avoid unclear briefing	Delays in design development, assumptions made about what is needed	3	4	A visioning workshop needs to place with stakeholders before procuring a design team
Large financial investment will be required from the council to unlock the priorities	Amount of investment needed is unknown. Potential for unrealistic expectations	5	3	Programme will need to be managed in detail and scale of programme will need to be determined at early stages.
North Whitehawk could be “forgotten” about considering scale of masterplan proposed	Delays to developing existing blocks with known problems.	3	4	North Whitehawk blocks will need to be the first phase of development. Programme will need to be reviewed regularly to ensure redevelopment is on track.

Opportunities

Description	Potential consequences	Likelihood 1 = almost impossible 5 = almost certain	Impact 1 = insignificant 5 = fantastic	Realisation controls and actions
Ability to address systemic issues raised by residents	Reduces the amount of piecemeal development and provides a more cohesive approach to the area	4	5	Early resident engagement and clear vision to progress opportunities
Opportunity to provide a more sustainable tenure mix in line with the affordable housing brief	Improved unit mix to house residents in more appropriate accommodation according to need	4	4	Continue to monitor and ensure appropriate briefs are in place.
Improve place making and allow for areas of public realm and green space	Improved resident wellbeing and place creation. Current block is surrounded by solely tarmac	4	5	Continue to work up design detail with a focus on improved public realm and biodiversity gains
Likely to attract different opportunities for funding including grant and private sector initiatives	Helps potentially secure a wide range of investment to support the project	4	5	Work early with external partners to unlock funding opportunities
Improved connectivity and infrastructure	Working within a masterplan will allow more detailed exploration of improving transport links and other infrastructure options	4	4	Will need to form part of the initial project brief and visioning exercise
Introduction of more commercial space	Whitehawk is currently a heavily residential area lacking in some areas for commercial space. This could be addressed carefully to supplement existing businesses.	3	4	An initial assessment will need to be carried out to understand the area's needs. Offer will need to be discussed with residents and tested with businesses.

Sustainability– Carbon Neutral City

No whole life carbon assessment has been carried out currently as the scope of the wider masterplan is unknown and it is unfeasible at this stage to carry out estimates.

Summary and wider programme

The strengthening of the LPS blocks whilst technically feasible is complex and costly. There would need to be temporary rehousing of all residents, and this would be approximately twenty-four weeks. Due to the lack of external capital grant, all funding for the strengthening work would need to come from Housing Revenue Account borrowing which is currently unaffordable. The works could only be guaranteed for twenty years, and this limits the potential lifespan of the building. The refurbishment elements only increase the costs and further impact upon viability; it is likely the refurbishment costs would increase as further detail is developed.

It is recommended that the new build options for St James's House and Nettleton and Dudeney are explored and developed further, alongside a wider masterplan for the Whitehawk area to deliver long-term change. These options would need to be developed alongside resident engagement groups to incorporate existing tenant feedback into the design process.

ST JAMES'S HOUSE KEMPTOWN

IDEAS PRESENTATION - YOUR PLACE, YOUR FUTURE

7567-ECE-DO-03 REV B

APRIL 2025



EAST ELEVATION CHAPEL STREET

WEST ELEVATION HIGH STREET



Contents

1.0	Introduction	05
1.1	Summary	05
1.2	The Idea	06
2.0	Site Context	08
2.1	The Site	08
2.2	Heritage	10
2.3	Character	11
2.4	Existing site audit	
3.0	Site Assessment	14
3.1	Site Considerations	14
3.2	Site Opportunities	15
3.3	Concept Sketches	16
3.4	Landscape Framework	17
3.5	Social Value	18
3.6	Sustainability Framework	19
4.0	Proposals 01	20
4.1	Ground floor	20
4.2	Basement Floor - 83 car spaces	21
4.3	Typical Floor and Upper Floor	22
4.4	Site section - West	23
4.5	3D Massing Studies - Views 1,2,3	24
4.6	View 01 - Birdseye View	25
4.7	View 02 - Placemaking - Community Courtyard	26
4.8	Accommodation Schedule	27
5.0	Conclusion	28
5.1	Summary	28
5.2	Next Steps	29



Brighton and Hove Council

New Homes For Neighborhoods

At Brighton Council we are committed to delivering high-quality, sustainable new homes that enhance our neighbourhoods and meet the evolving needs of our communities. Through the New Homes for Neighbourhoods programme, we are transforming underutilised sites into well-designed, energy-efficient housing that contributes positively to the local area. Our approach prioritises thoughtful placemaking, strong community connections, and long-term sustainability, ensuring that each development not only provides much-needed homes but also enriches the wider environment.

By working collaboratively with architects, planners, and local stakeholders, we aim to create places where people want to live—balancing design excellence with affordability, accessibility, and environmental responsibility. This ideas document outlines our aspirations for the future, setting a clear framework for how we intend to shape thriving, inclusive communities across our city.



ECE Architecture

ECE is a 115 strong Architect and Town Planning AJ100 practice with studios in London, Sussex, and Bristol, specialising in Residential, Education, Commercial, Civic & Healthcare sectors.

Our expertise and enthusiasm is applied in partnership with our clients to provide innovative and sustainable solutions to all stages of the development process.

We aspire to the highest quality of design and service to our clients and the wider communities in which our projects are delivered.

We are proud to have won several awards for our buildings including RIBA Awards, Civic Trust Awards, an Iconic Award and a range of Regional Design Awards.

Design Team / Consultants

Ridge and Partners LLP -
Multidisciplinary Consultant (Access and Transport, Utilities, Environmental, Topographical).

B&M
Quantity Surveying

Savills
Valuation and Surveying

Project Centre
Highways

Anderson Acoustics
Air Quality

Lizard Landscape Design & Ecology
Landscape, Ecology, BNG

Archaeological Services Ltd
Archaeology

Anstey Horne
Daylight / Sunlight

Nova Acoustics
Noise

1.0 INTRODUCTION

1.1. Summary

This document has been prepared on behalf of Brighton Council, the landowner, to outline the ideas and objectives for the development plans of St James's House, Kemptown. The Site is a strategically important development proposal in the centre of Brighton.

The primary goals of this Ideas Presentation are as follows:

- 01 Present a comprehensive idea setting out key objectives and placemaking principles.**
- 02 Provide a summary of the Site and its local context analysis conducted to date.**
- 03 Development potential of the Site within the context of current Planning Policy.**
- 04 Introduce an initial concept proposal for the Site and illustrate how it has been influenced by the idea and site assessment.**
- 05 Discuss the next steps in fulfilling the ideas for the Site.**
- 06 This document outlines the new site proposal, which includes completely removing the existing building following feedback from the structural engineer.**

THE IDEA

1.2. The Idea

The Idea for the Site at St James's House, Kemptown is structured into three parts; A Clear Vision, Key Objectives and Placemaking Principles; they are not meant to be exhaustive or exclusive, but rather a guide to offering a thriving, sustainable new community for Kemptown.

- Connectivity to the local community prioritising the enhancement the perforate nature of the site. Creating pockets of amenity and landscaping.
- Designing an attractive and high-quality environment which incorporates green spaces, trees, street furniture and street lighting. Avoiding large swathes of car parking, bin storage and unattractive tarmacked areas.
- Incorporating new and enhancing existing amenity facilities and functional spaces to allow people to socialise freely and safely. Consider safety and accessibility of new pedestrian routes and road layouts to allow all users to access local amenities including families with young children, wheelchair users and others.
- Avoid areas of undefined or underused areas of land that do not enhance the setting or provide a functional purpose
- Build in opportunities for biodiversity enhancement and surface water management such as swales and SUDS throughout the design.
- Design parking to be unobtrusive and to avoid dominance in the street scene, in this cae utilising the existing basement car parking areas. Consider opportunities to reduce the reliance upon private cars within the community.
- Maximise existing views from the new development and roof top amenity spaces, consider the positioning and height of new buildings to allow natural light and key views to remain in situ.



Key objectives for St James House, Kemptown are set out below:



- 1** Integrate the new proposal for St James House, Kemptown seamlessly with the neighbouring areas, creating a robust connection with the established environment and local communities.
- “Innovative, Sustainable, Resilient: Shaping Kemptown’s Net-Zero Future”**
“Nature and Design United: Creating Eco-Friendly Spaces for Kemptown’s Residents”



- 3** Establish a new destination and neighbourhood for St James House, Kemptown. A welcoming place for both current and prospective residents.
- “Redefining Sustainability: Net-Zero Homes, Thriving Communities”**
“Greening Brighton: Connecting Nature, Communities, and a Sustainable Future”



- 2** To let the rich history and distinctive character of Kemptown guide the vision. Embrace the past while planning for the future, ensuring appreciation for the Site’s heritage.
- “Green Homes, Strong Communities: Designed to create unique character”**
“Character at Kemptown’s Core: Creating Eco-Friendly Spaces for Brighton’s Future”



- 4** To advocate a sustainable lifestyle in the heart of Kemptown, fostering immediate positive transformation while safeguarding existing communities for the future.
- “Building a Greener Future: Sustainable, Energy-Efficient Homes for All”**
“Sustainable Green Spaces: Fostering Biodiversity and Connection for All”

2.0 SITE CONTEXT

2.1. The Site

The Site is situated in the heart of Kemptown - Brighton, in close proximity to key transport links, local amenities, and the vibrant city centre. It is bordered by established residential neighbourhoods, key arterial roads providing access across the city, and a mix of commercial and community spaces that contribute to the area's dynamic character.

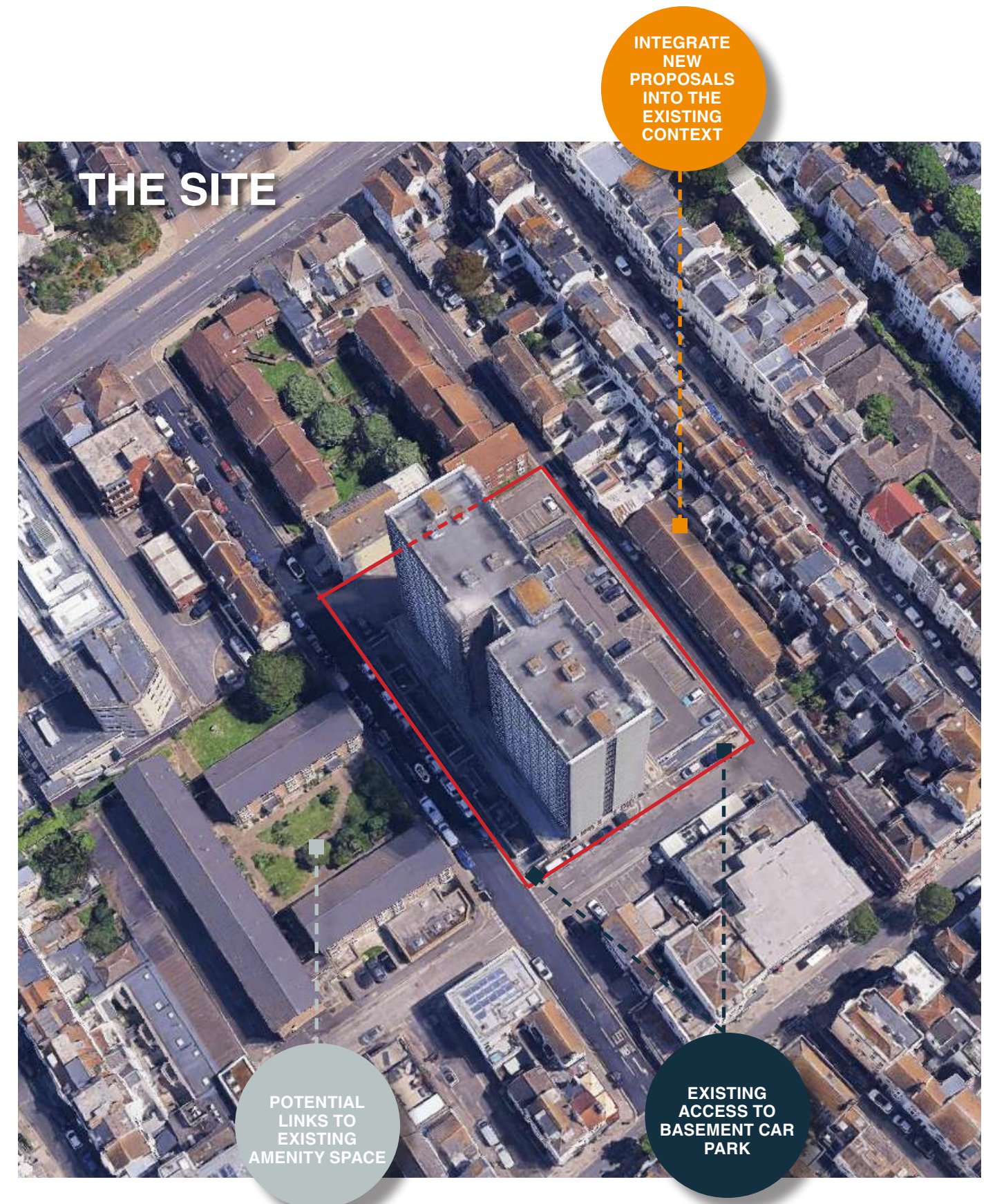
Kempton Brighton benefits from its prime location, offering excellent connectivity and accessibility. With strong transport links, the site provides easy access to the city's extensive public transport network, facilitating connections to surrounding areas and beyond.

This location presents an exceptional opportunity for a new residential development in a highly sustainable setting. Its close proximity to local shops, services, and employment hubs ensures a well-integrated urban lifestyle, easily accessible by foot, bicycle, and public transport.

Distances to local amenities and places of interest:

- Brighton Station (6 minute walk)
- Brighton Town Centre (13 minute walk)
- Brighton Hospital (10 minute walk)
- Brighton College (9 minute walk)
- Marina (23 minute walk)
- Queens Park Primary School (11 minute walk)
- Royal
- Tesco (20 minute walk)
- Queens Park (22 minute walk)

"Kemptown is a vibrant and historic district in Brighton, located to the east of the city centre. Known for its Regency-era architecture, independent shops, cafes, and lively nightlife, it has a distinct character that blends seaside charm with a bohemian atmosphere. The area is home to a strong LGBTQ+ community and features landmarks such as Madeira Drive, the Volks Railway, and Brighton Marina. Kemptown also offers stunning sea views, easy access to Brighton Beach, and a mix of grand period townhouses, modern apartments, and boutique hotels."



AMENITIES & CONNECTIVITY

-  TRAIN STATION
-  BUS STOP
-  SPORTS / LEISURE
-  RECREATION / GREEN SPACE
-  EDUCATIONAL
-  RETAIL
-  PLACES OF INTEREST
-  RESTAURANTS
-  HOSPITAL / HEALTHCARE



2.2. Heritage

The architectural Heritage is defined by uniformity, scale, and formality, particularly around landmarks like Sussex Square and Lewes Crescent, which offer sweeping views over the sea. Kemptown has retained much of its original charm, blending historic grandeur with a vibrant, diverse community and a lively mix of residential, cultural, and commercial uses.



By 1886, the site was already occupied by built form, with notable buildings situated to the north and south. To the north stood Windsor Lodge, while to the south was a building of significance — possibly a religious structure and community hall known as St James' Parish Room



St James's Parish Rooms on High street.



Orininal street elevation to the east of the site - currently 2 storey cottages.



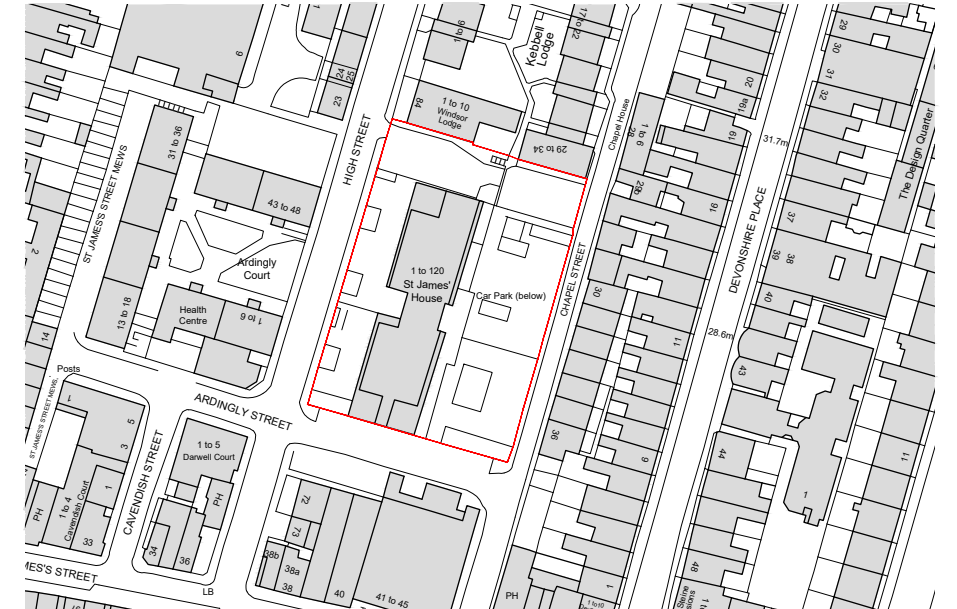
23-30 High Street - Grade II listed building



By 1952, the buildings on the site were typical of the area — arranged back-to-back with smaller courtyard gardens. The building lines clearly defined the street frontage. To the north, Gordon Hall (formerly Windsor Lodge) remained, while the building of significance to the south had been removed and was recorded as ruins.



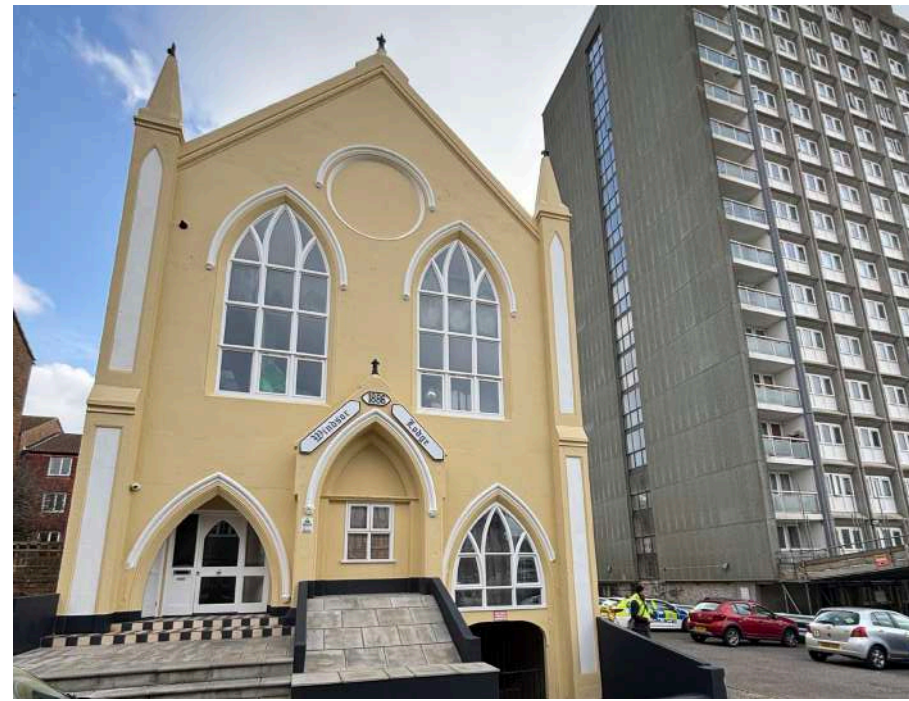
By 1970, the area had undergone significant change, including the construction of St James's House and the introduction of a new road to the south — Ardingly Street.



By 2025, further significant changes had taken place since 1970, including the construction of Ardingly Court and new-build developments to the north-east, east, and south of the site.



23-30 High Street - Grade II listed building.



Windsor Lodge (Gordon Hall) Not listed. Residential conversion.



St James's House - current appearance, subject to structural review and possible demolition.

2.3. Character

Mixed use Presence: Busy streets to the south feature ground-floor commercial units with residential above.

Topography: The site sits on a gentle north-to-south slope, typical of Kemptown.

Mixed-Use Area: Primarily residential with some commercial properties mixed in.

Residential Housing: A mixture of historic and modern residential buildings to Chapel Street, Ardingly Street and High Street.

Narrow Streets & Limited Parking: Narrow roads with limited on-street parking. Chapel Street is one-way; Ardingly Street and High Street are two-way. A closed basement car park reduces parking options.

Green Spaces: Little greenery in the area. Ardingly Court has semi-private amenity space, largely disconnected from the public realm.

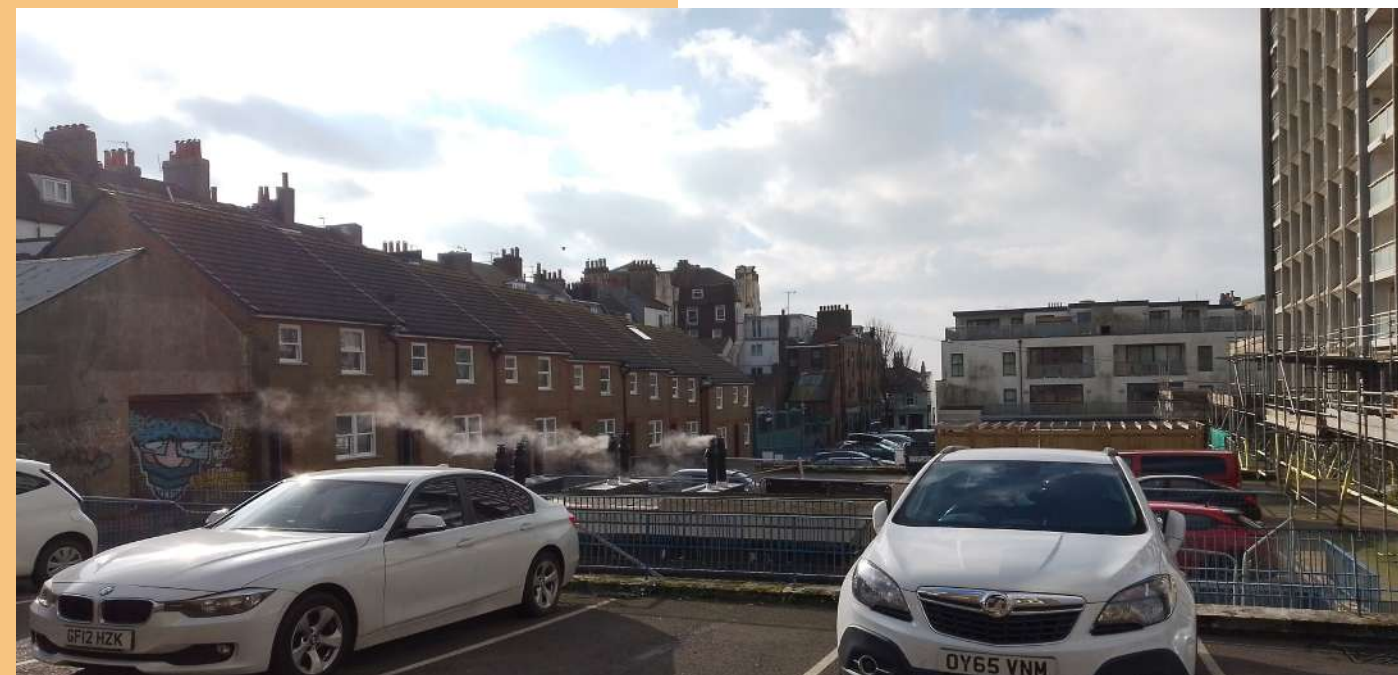
Connectivity: Close to public transport and within walking distance of St James's Street, though traffic causes occasional bottlenecks.

Urban Grain: Densely packed residential streets define the local character.

Building Heights: Mostly 2–5 storeys, with taller elements at key corners. St James's House rises to 16 storeys.

Noise & Air Pollution: Traffic contributes to noise and air pollution.

Community Facilities: Nearby schools, shops, and services support local residents.



2.4. Existing Building Audit

- KEY
- Site Area: 3117sqm - 0.311 Hectares
- Hard Surface - 2295sqm
- Neighboring green space
- Existing Building Footprint
 - St James House: 822sqm
- Accommodation Schedule
 - 1 Bed Units: 1 Unit
 - 2 Bed Units: 121 Units
 - 3 Bed Units: 1 Unit

- Residents Car Parking Spaces
 - 81 Car Parking Spaces
- Cycle Parking Spaces
 - N/A
- Refuse and recycling bins
 - St James House bin store: 20sqm
 - New external recycling bin store: approx 50sqm



N
Baseline Plan

3.0 SITE ASSESSMENT

3.1. Site Considerations

The findings of the Site Assessment have been evaluated to identify the key opportunities and considerations relevant to the development.

This will ensure that the proposals are responsive to existing site features and provide mitigation as appropriate. The following points provide a summary of the Site assessment undertaken to date, for the following disciplines:

- KEY
- Site Boundary

Existing Site Access

Overlooking Windows

Views into Site

Sun Path

Potential Noise Source

Key Corner

Existing Building Footprint

Amenity Green Space

Vehicular Street Access

Conservation Area Outline

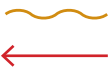
Listed Buildings
- | Residential | |
|-------------|-----------|
| | 1 Storey |
| | 2 Storey |
| | 3 Storey |
| | 4 Storey |
| | 5 Storey |
| | 16 Storey |
-
- Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432
- Constraints Plan
- 14

ECE Architecture | April 2025 | 7567 | St James - Ideas Presentation

3.2. Site Opportunities

The following opportunities have been identified for the site, based on the key site considerations outlined:

- 

1. Existing height on site could be used to establish scale and mass precedent.
- 

2. Retain access to basement. Improving public realm and the presence of the car.
- 

3. Established height on site - Policy SPD.17 suggests between 8-15 could be justified.
- 

4. Reinstate the building lines to High Street, Chapel Street and Ardingly Street.
- 

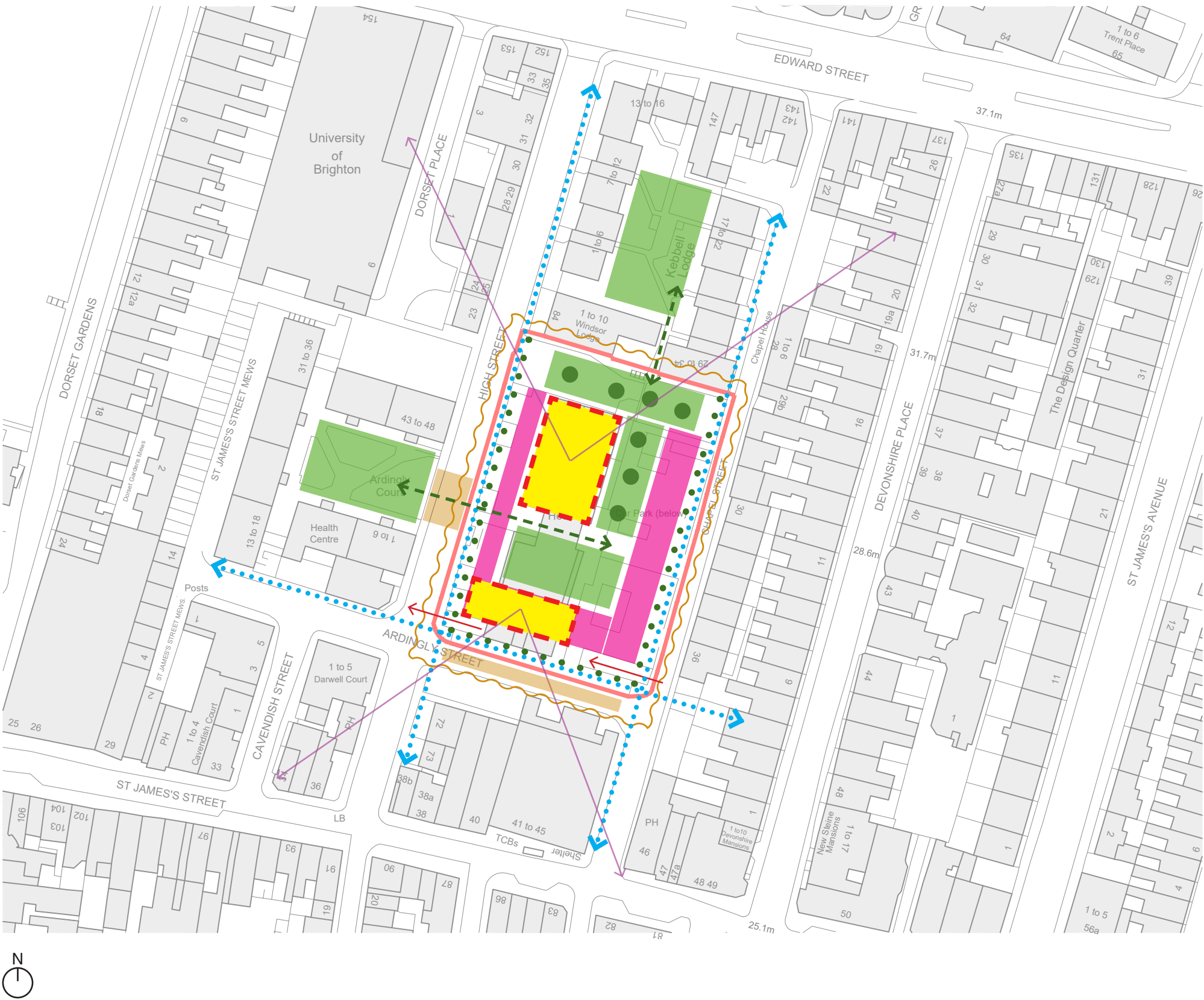
5. Create usable public realm and connections to the immediate context with a perforate pedestrian friendly scheme.
- 

6. Test existing context in terms of daylight, sunlight and rights of light with the existing building establishing a benchmark.
- 

7. Improvements to existing road infrastructure with home-zone type hard landscaping and conections to Ardingly Court
- 

8. BNG improvements over existing landscape conditions.
9. Potential to reuse materials from demolition of existing St James House
- 

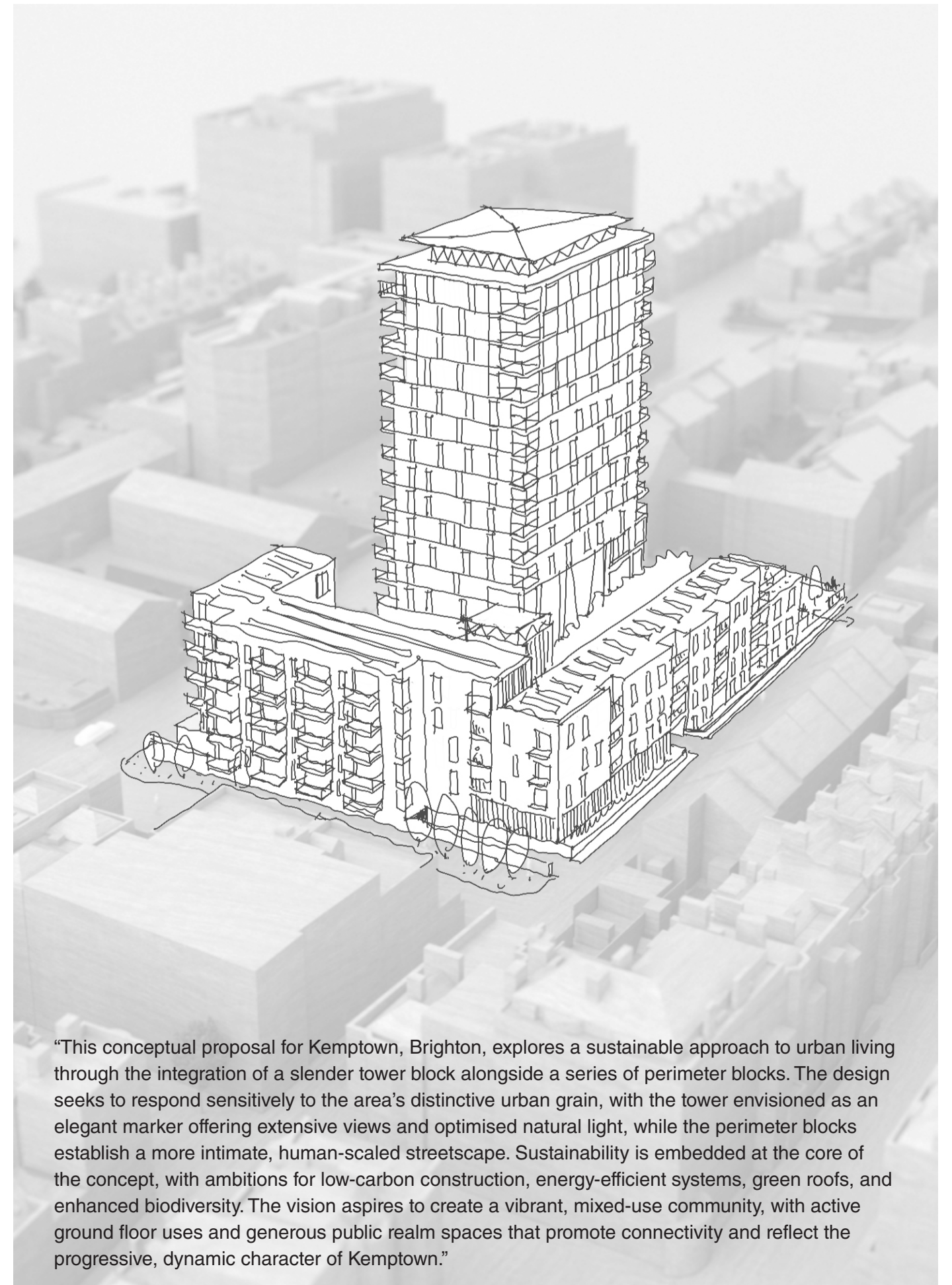
10. Maintain views from height for all with roof top amenity.



3.3. Concept Sketches

“Envisioned for the vibrant heart of Kemptown, Brighton, this conceptual amenity courtyard aims to provide a sustainable and tranquil retreat within the urban environment. The design seeks to blend contemporary architecture with the area’s historic charm, integrating biodiverse planting, permeable surfaces for natural rainwater management, and materials with low embodied carbon. The courtyard concept promotes a sense of community and well-being through sheltered seating areas, thoughtful lighting, and a harmonious mix of hard and soft landscaping. With a focus on ecological sustainability and social value, the concept envisions a green space that not only enhances the development’s environmental performance but also fosters a sense of connection within the community.”

Linear courtyard sketch



“This conceptual proposal for Kemptown, Brighton, explores a sustainable approach to urban living through the integration of a slender tower block alongside a series of perimeter blocks. The design seeks to respond sensitively to the area’s distinctive urban grain, with the tower envisioned as an elegant marker offering extensive views and optimised natural light, while the perimeter blocks establish a more intimate, human-scaled streetscape. Sustainability is embedded at the core of the concept, with ambitions for low-carbon construction, energy-efficient systems, green roofs, and enhanced biodiversity. The vision aspires to create a vibrant, mixed-use community, with active ground floor uses and generous public realm spaces that promote connectivity and reflect the progressive, dynamic character of Kemptown.”

3.4. Landscape Framework

Key landscape objectives in working towards making Brighton a net zero carbon emissions City whilst improving, enhancing and creating green infrastructure and spaces:

Landscape Ecology, Biodiversity Net Gain (BNG), Play Space & Amenity Features

- Ecological Corridors & Habitat Networks: Linking green spaces for wildlife movement with native plants and pollinator-friendly species.
- Biodiversity Net Gain (BNG): Habitat creation, enhancement, and offsetting to increase biodiversity, including bird/bat boxes and insect hotels.
- Sustainable Drainage Systems (SuDS): Rain gardens, swales, and ponds to manage runoff and provide wetland habitats.
- Diverse Planting: Native trees, wildflower meadows, and varied vegetation supporting wildlife and improving soil health.
- Green Roofs & Walls: Extensive green roofs and living walls to reduce heat island effect and offer additional habitat.

- Flood-resistant & Climate-Adaptive Landscaping: Flood-tolerant plants and resilient designs for long-term ecological sustainability.
- Community Engagement: Educational spaces and community gardens to promote biodiversity awareness and involvement.
- Water-Efficient Landscaping: Rainwater harvesting and sustainable irrigation to maintain communal green spaces.
- Play Space: Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.
- Amenity Areas: Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.



3.5. Social Value

Sustainable Transport

Secure cycle storage and EV charging points.

Car club provision and good access to public transport.

Pedestrian-friendly layout.

Explore opportunities for local repair/share shops and community markets or swap events.

Social Sustainability

- Mix of tenures and adaptable homes.
- Shared gardens and community spaces.
- Resident engagement during design.

Community

- Food production in community gardens
- Space for community composting schemes
- Educational spaces and community gardens to promote biodiversity awareness and support involvement.
- Amenity Areas: Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.
- Explore opportunities to host markets for local produce.

Wellbeing

- Play Space: Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.

Governance and inclusion

- Form community consultation/management group
- Consideration of safety for vulnerable groups, good lighting, avoiding hidden corners where possible.
- Multiple exits to community space
- Use a range of visual languages in signage and design for those less comfortable with written English

In addition, ECE can support community engagement to develop programming and incubating of the resources needed to run a site to achieve framework objectives.



3.6. Sustainability Framework

Key sustainability objectives in working towards making Brighton a net zero carbon emissions City whilst improving, enhancing and creating green infrastructure and spaces:

Key Sustainability Features – New Residential Development, Kemptown

Energy & Carbon

- High-performance insulation and airtight construction.
- Triple glazing and MVHR for energy efficiency and comfort.
- Low-carbon heating (air/ground source heat pumps).
- On-site renewable energy via solar PV.
- Smart meters for energy monitoring.

Water Efficiency

- Low-flow taps, showers and dual-flush WCs.
- Rainwater harvesting and greywater recycling where feasible.
- Drought-resistant planting.

Biodiversity & Landscape

- Green roofs, living walls, and native planting.
- Bird/bat boxes and insect hotels.
- Sustainable drainage (SUDS) and permeable paving.

Materials & Construction

- Low embodied carbon and responsibly sourced materials.
- Prefabrication to reduce waste.
- Non-toxic, low-VOC finishes.

Sustainable Transport

- Secure cycle storage and EV charging points.
- Car club provision and good access to public transport.
- Pedestrian-friendly layout.

Social Sustainability

- Mix of tenures and adaptable homes.
- Shared gardens and community spaces.
- Resident engagement during design.

Climate Resilience

- Measures to mitigate overheating and flooding.
- Resilient planting and passive design strategies.

Standards & Certifications

- Designed to meet Future Homes Standard.
- Potential for Passivhaus or Home Quality Mark certification.
- Targeting net zero operational carbon.

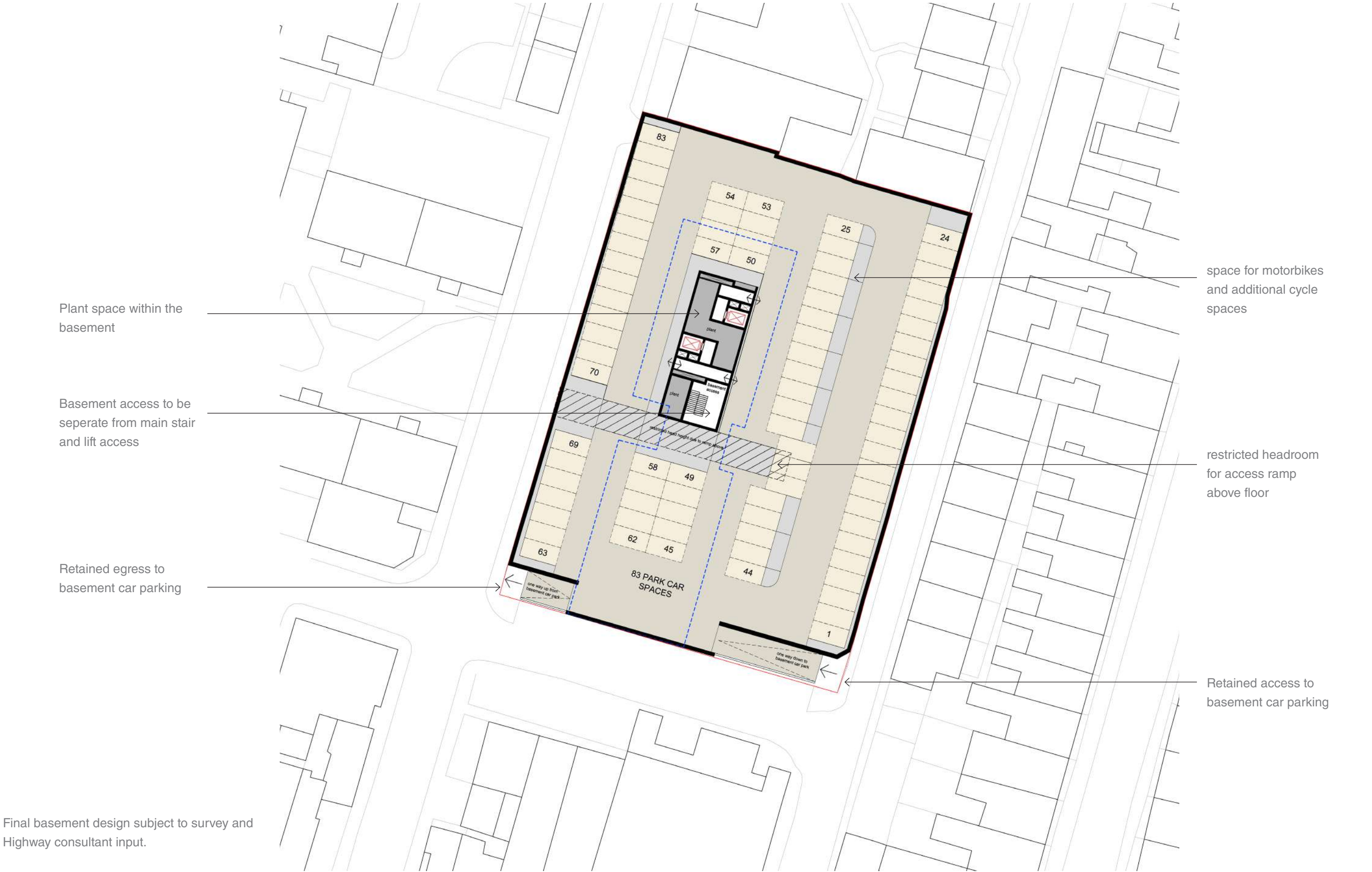


4.0 PROPOSAL

4.1. Ground floor



4.2. Basement Floor - 83 car spaces



4.3. Typical floor (3rd floor) and Upper Floor (11th to 14th)



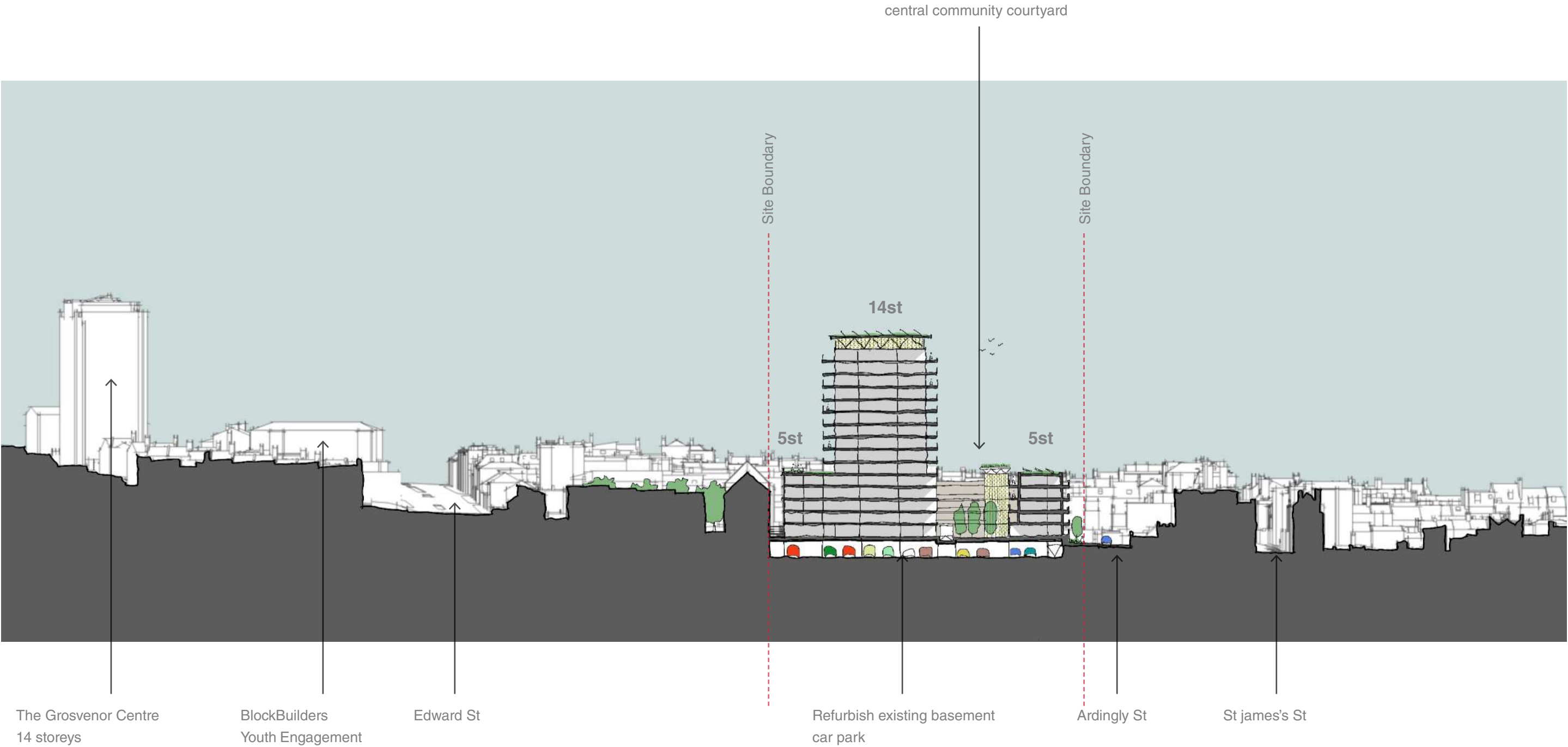
3rd Floor Plan



11th - 14th Floor Plan

4.4. Site Section - Looking West

109



4.5. 3D massing studies - view 1,2,3



4.6. View 1 - Birdseye View



4.7. View 2 - Placemaking - Community Courtyard



112

4.8. Accommodation Schedule - 97 Units



ECE Architecture

T 01903 248777
F 01903 248666
E sussex@ecearchitecture.com
W www.ecearchitecture.com

7567 - DO.01 - rev A

St James House - Kempton

Schedule of Accommodation - OPTION 1

Proposed Residential Accommodation Schedule

Unit Type Schedule

Floor	1B2P m4(3) 61m2+	1B2P 50m2+	2B3P 61m2+	2B4P m4(3) 80m2+	2B4P 70m2+	3b4p 74m2+	3b5p 86m2+	Community	TOTAL
Ground Floor	6			4					10
1st Floor		6	1		5	1	1	residents gym	14
2nd Floor		6	1		5	1	1	residents workspace	14
3rd Floor		6			7	1			14
4th Floor		4			3	1	1		9
5th Floor		1			3				4
6th to 10th					20				20
11th to 14th							12		12
Total	6	23	2	4	43	4	15		97
Percentage	6%	24%	2%	4%	44%	4%	15%		100%

1BED = 30%

2BED = 51%

3BED = 19%

m4(3) - 10 UNITS - 9.7%

Council brief (whitehawk)

1BED = 30%

2BED = 45%

3BED = 25%

M4(3) = 10%TOTAL

5.0 CONCLUSION

5.1. Summary

The emerging concept proposals for St James House Kemptown show how development has been informed by the vision and Site assessment undertaken to date.

Our key vision objectives for St James House, Kemptown are set out below:

01 Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing new sustainable homes fit for future living.

02 Recognition and promotion of the sustainable location of the Site, well placed close to local road, rail and bus links, and within walking and cycling distance of the Town Centre.

03 Promotion of a high quality environment and standard of living, which considers the needs of present and future generations.

04 Delivery of housing to meet local needs, including a mix of housing types and sizes, with potential for affordable housing.

05 Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, promoting healthy living.

06 Provision of safe connections to education, health and community facilities, maintaining existing foot and cycle links.

07 Add extensive green landscaping, providing a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.

08 Provide recreation opportunities throughout the Site, including the provision of onsite natural play spaces, and SuDS to mitigate impacts of the development on the nearby areas.

09 Use best practice urban design principles and placemaking to guide the creation of a safe, legible and vibrant new community.

5.2. Next Steps

The proposals for the development of the site at St James House, Kemptown, represent a significant and exciting opportunity to create a sustainable and impactful addition to the vibrant city of Brighton. The ideas for this site are to deliver a high-quality, carefully designed development that will not only meet the current needs of the local community but also ensure that it can adapt to the evolving demands of future generations. By integrating environmentally conscious solutions with thoughtful design, the project aims to enhance the local environment and contribute positively to the area's growth and long-term sustainability.

BHCC is deeply committed to fostering a collaborative and transparent approach throughout the development process.

BHCC understand the importance of engaging with the local community, and as such, we actively encourage and welcome participation from all relevant stakeholders.

Through ongoing dialogue, consultations, and feedback opportunities, we aim to ensure that the development aligns with the aspirations and needs of the people who live and work in the area.

BHCC are dedicated to creating a space that truly reflects the community's values and contributes to its social, economic, and cultural fabric.

BHCC recognise that community input is crucial in shaping a project that will be sustainable, inclusive, and beneficial for years to come.

BHCC looks forward to working alongside the local residents, businesses, and other key stakeholders to create a lasting positive impact in Kemptown.

Your Place, Your Future



DUDENEY LODGE & NETTLETON COURT, HOLLINGDEAN

IDEAS PRESENTATION - YOUR PLACE, YOUR FUTURE

7567-ECE-DO-01 REV B

APRIL 2025



DUDENEY LODGE AND NETTLETON COURT

EAST SIDE NETTLETON COURT



Contents

1.0 Introduction	05
1.1. Summary	05
1.2.The Idea	06
2.0Site Context	08
2.1.The Site	08
2.2.Heritage	10
2.4.Character	12
2.5.Existing Building Audit	13
3.0Site Assessment	14
3.1. Site Considerations	14
3.2. Site Opportunities	15
3.3. Strategic Concepts	16
3.4. Concept	17
3.5. Landscape	18
3.6. Social Value	19
3.7. Sustainability	20
4.0 Proposal	21
4.1.Ground floor layout	21
4.2.Typical plans	22
4.5. Section	23
4.6. 3D massing Views	24
4.8. Views	25
4.9.Accommodation Schedule	27
5.0Conclusion	28
5.1.Summary	28
5.2.Next Steps	29



Brighton and Hove Council

New Homes For Neighborhoods

At Brighton Council, we are committed to delivering high-quality, sustainable new homes that enhance our neighbourhoods and meet the evolving needs of our communities. Through the New Homes for Neighbourhoods programme, we are transforming underutilised sites into well-designed, energy-efficient housing that contributes positively to the local area. Our approach prioritises thoughtful place-making, strong community connections, and long-term sustainability, ensuring that each development not only provides much-needed homes but also enriches the wider environment.

By working collaboratively with architects, planners, and local stakeholders, we aim to create places where people want to live—balancing design excellence with affordability, accessibility, and environmental responsibility. These vision documents outline our aspirations for the future, setting a clear framework for how we intend to shape thriving, inclusive communities across our city.



ECE Architecture

ECE is a 115 strong Architect and Town Planning AJ100 practice with studios in London, Sussex, and Bristol, specialising in Residential, Education, Commercial, Civic & Healthcare sectors.

Our expertise and enthusiasm is applied in partnership with our clients to provide innovative and sustainable solutions to all stages of the development process.

We aspire to the highest quality of design and service to our clients and the wider communities in which our projects are delivered.

We are proud to have won several awards for our buildings including RIBA Awards, Civic Trust Awards, an Iconic Award and a range of Regional Design Awards.

Design Team / Consultants

Ridge and Partners LLP -
Multidisciplinary Consultant (Access and Transport, Utilities, Environmental, Topographical).

B&M
Quantity Surveying

Savills
Valuation and Surveying

Project Centre
Highways

Anderson Acoustics
Air Quality

Lizard Landscape Design & Ecology
Landscape, Ecology, BNG

Archaeological Services Ltd
Archaeology

Anstey Horne
Daylight / Sunlight

Nova Acoustics
Noise

1.0 INTRODUCTION

1.1. Summary

This Ideas Presentation has been prepared on behalf of Brighton Council Regeneration Team, the landowner, to outline the vision and objectives for the development plans of Dudeney Lodge and Nettleton Court, Hollingdean. The Site is a strategically important development proposal in the centre of Brighton.

The primary goals of this Ideas Presentation are as follows:

- 01 Present a comprehensive vision setting out key objectives and placemaking principles.**
- 02 Provide a summary of the Site and its local context analysis conducted to date.**
- 03 Development potential of the Site within the context of current Planning Policy.**
- 04 Introduce an initial concept proposal for the Site and illustrate how it has been influenced by the vision and site assessment.**
- 05 Discuss the next steps in fulfilling the vision for the Site.**
- 06 This document outlines the new site proposal, which includes completely removing the existing building following feedback from the structural engineer.**

THE IDEA

1.2. The Idea

The Idea for the Site at Dudeney Lodge and Nettleton Court, Hollingdean is structured into three parts; A Clear Idea, Key Objectives and Placemaking Principles; they are not meant to be exhaustive or exclusive, but rather a guide to offering a thriving, sustainable new community for Hollingdean :

- Connectivity to the local community prioritising the enhancement the perforate nature of the site. Creating pockets of amenity and landscaping.
- Designing an attractive and high-quality environment which incorporates green spaces, trees, street furniture and street lighting. Avoiding large swathes of car parking, bin storage and unattractive tarmacked areas.
- Incorporating new and enhancing existing amenity facilities and functional spaces to allow people to socialise freely and safely. Consider safety and accessibility of new pedestrian routes and road layouts to allow all users to access local amenities including families with young children, wheelchair users and others.
- Avoid areas of undefined or underused areas of land that do not enhance the setting or provide a functional purpose
- Build in opportunities for biodiversity enhancement and surface water management such as swales and SUDS throughout the design.
- Design parking to be unobtrusive and to avoid dominance in the street scene, in this cae utilising the existing basement car parking areas. Consider opportunities to reduce the reliance upon private cars within the community.
- Maximise existing views from the new development and roof top amenity spaces, consider the positioning and height of new buildings to allow natural light and key views to remain in situ.



Key objectives for the Dudeney Lodge and Nettleton Court Site are set out below:



1 Stitch site of Dudeney and Nettleton, Hollingdean seamlessly with the neighbouring areas, creating a robust connection with the established environment and local communities.

“Innovative, Sustainable, Resilient: Shaping Hollingdean’s Net-Zero Future”

“Nature and Design United: Creating Eco-Friendly Spaces for Hollingdean’s Residents”



3 Establish a new destination and neighbourhood for Hollingdean. It will be a welcoming place for both current and prospective residents.

“Redefining Sustainability: Net-Zero Homes, Thriving Communities”

“Greening Brighton: Connecting Nature, Communities, and a Sustainable Future”



2 To let the rich history and distinctive character of Dudeney and Nettleton guide the vision. Embrace the past while planning for the future, ensuring appreciation for the Site’s heritage.

“Green Homes, Strong Communities: Designed to create unique character”

“Character at Hollingdean’s Core: Creating Eco-Friendly Spaces for Brighton’s Future”



4 To advocate a sustainable lifestyle in the heart of Brighton, fostering immediate positive transformation while safeguarding existing communities for the future.

“Building a Greener Future: Sustainable, Energy-Efficient Homes for All”

“Sustainable Green Spaces: Fostering Biodiversity and Connection for All”

2.0 SITE CONTEXT

2.1. The Site

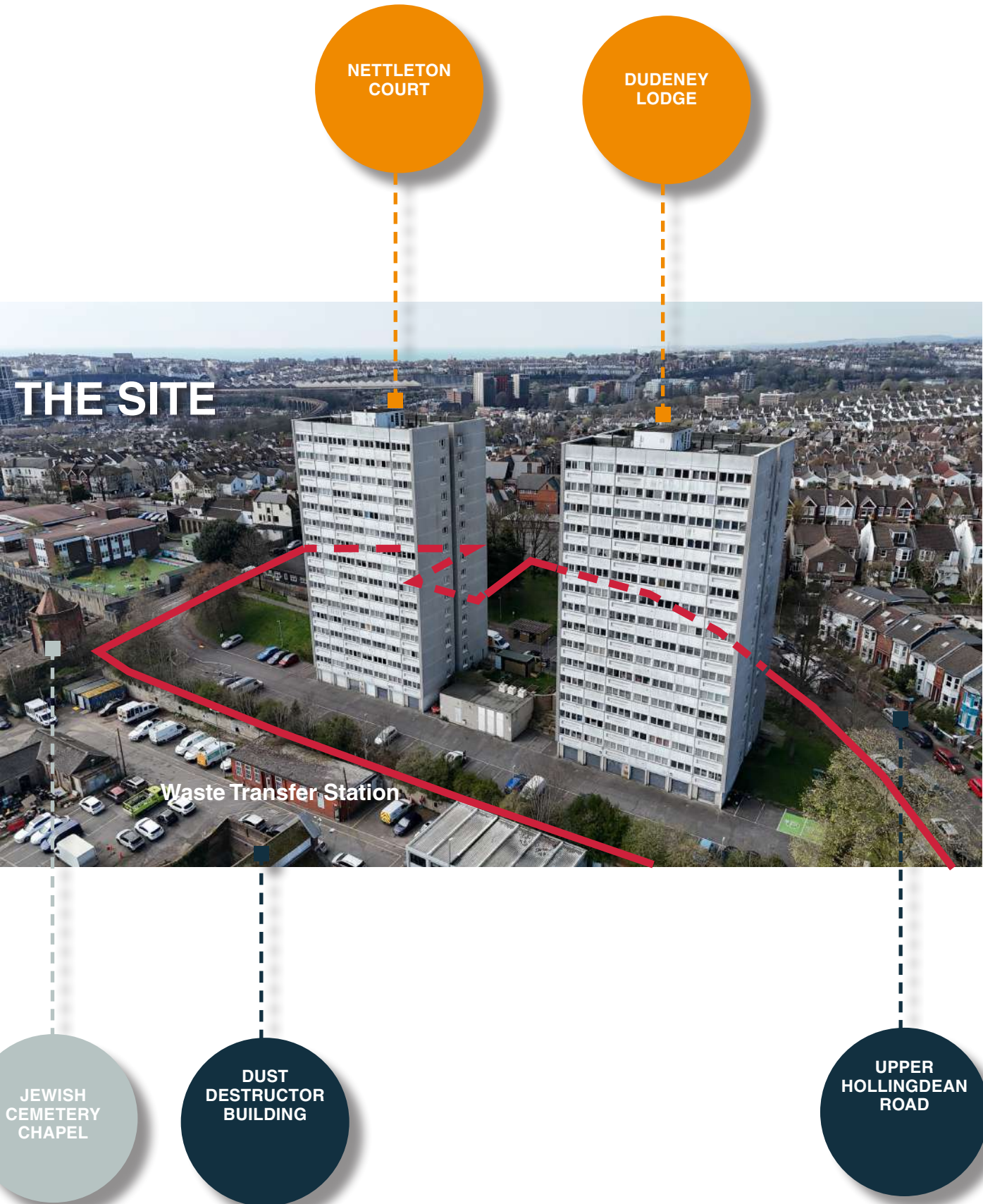
The Site is located prominently in the Hollingdean area overlooking Brighton. It is in close proximity to key transport links, local amenities, and the vibrant local centre of 5 ways a little further up the hill. It is bordered by established residential neighbourhoods and the Council Waste Transfer Depot, a mix of industrial, commercial and community spaces that contribute to the area’s dynamic character.

The site benefits from its prime location, offering excellent connectivity with strong transport links providing access to the city’s extensive public transport network, facilitating connections to surrounding areas and beyond.

This location presents an exceptional opportunity for a new residential development in a highly sustainable setting. Its close proximity to local shops, services, and employment hubs ensures a well-integrated urban lifestyle, easily accessible by foot, bicycle, and public transport.

Distances to local amenities and places of interest:

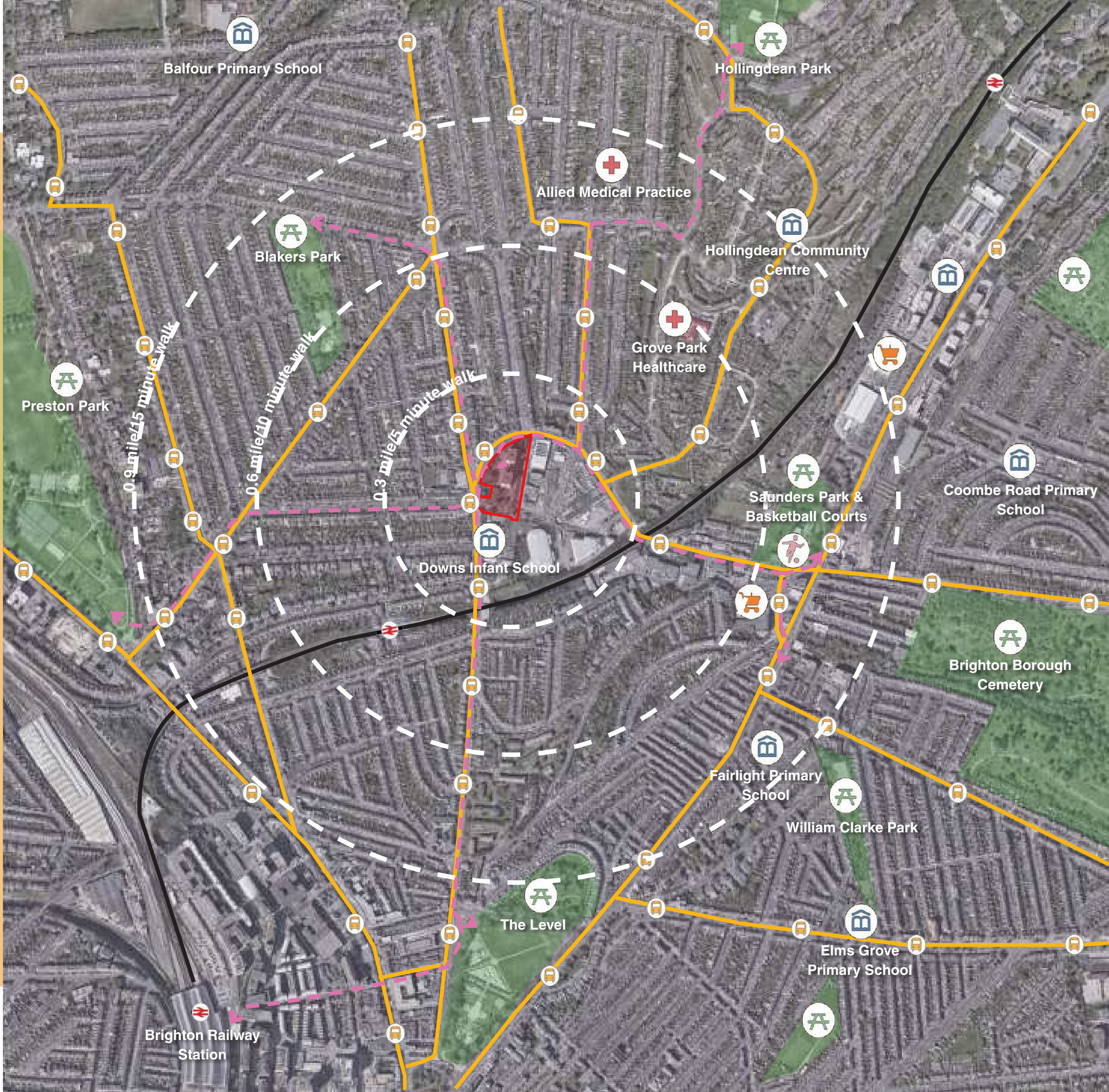
- Brighton Station (20 minute walk)
- London Rd Station (8 minute walk)
- Brighton Town Centre (20 minute walk)
- 5 Ways (10 minute walk)
- Preston Park (15 minute walk)
- Downs Infant Primary School (0.5 minute walk)
- Grove Park Medical Centre (10 miute walk)
- Sainsbury supermarket (10 minute walk)



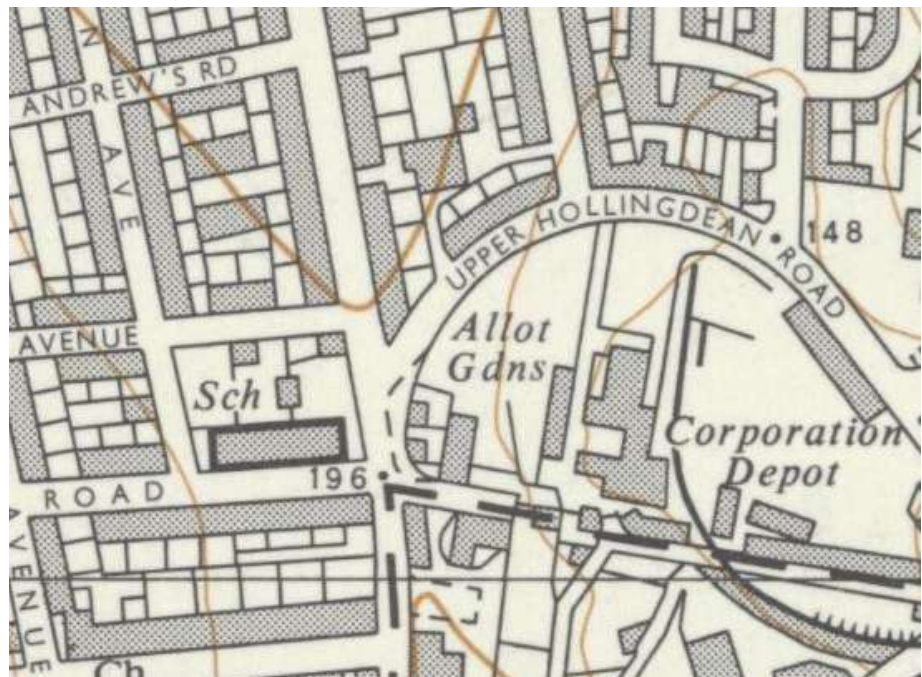
“Hollingdean is a vibrant residential area located in the northeastern part of Brighton, known for its diverse community and strong sense of local identity. Hollingdean offers a unique blend of urban convenience and natural beauty. The area is characterised by a mix of traditional terraced houses, modern developments, and green spaces like Hollingbury Park and the nearby Wild Park Nature Reserve. It boasts a range of amenities, including local shops, cafes, schools, and community centres, making it a popular choice for families and professionals alike. Its close proximity to central Brighton and excellent transport links further enhance its appeal, while community events and initiatives reflect the area’s friendly and inclusive atmosphere..”

AMENITIES & CONNECTIVITY

-  TRAIN STATION
-  BUS STOP
-  SPORTS / LEISURE
-  RECREATION / GREEN SPACE
-  EDUCATIONAL
-  RETAIL
-  PLACES OF INTEREST
-  RESTAURANTS
-  HOSPITAL / HEALTHCARE



2.3. Heritage



1950's the site remains as allotments



1970's Plan shows the two towers of Dudeney and Nettleton



Today - The waste wall made from the Dust Destructor 'clinker'



1950's prior to chimney demolition in 1962



1962 Construction of Dudeney and Nettleton



Today: Dudeney Lodge and Nettleton Court

2.4. Character

Urban Setting & Location:

Located in the Hollingdean area of Brighton, on an elevated site with commanding views over the city and towards the sea.

The topography is steep, influencing road layouts, building positioning, and sightlines.

Surrounding Built Environment and Residential Context:

Predominantly low-rise 20th-century housing, including terraced, semi-detached, and some post-war social housing estates.

A mix of private and council-owned properties, contributing to a diverse social and economic demographic.

Industrial & Commercial Elements:

Close proximity to Hollingdean Waste Transfer Station; a large industrial facility that impacts local air quality, noise levels and traffic.

Nearby small-scale commercial units, warehouses, and retail stores serving the local community.

Transport & Infrastructure:

The area is well-connected by bus routes, with Ditchling Road providing access to Brighton city centre.

Pedestrian routes and stairways navigate the steep terrain, linking housing areas and public transport stops.

Some parking constraints, with off-street parking spaces but also reliance on street parking.

Green & Open Spaces

Scattered green pockets and small playgrounds, though overshadowed by the density of built structures.

The nearby allotments contribute to urban greenery and community engagement.

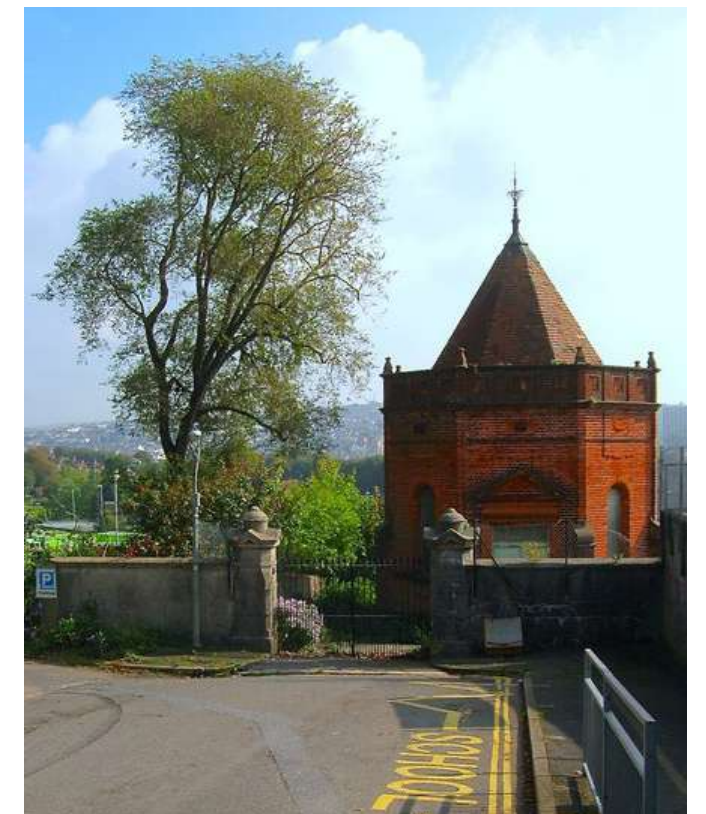
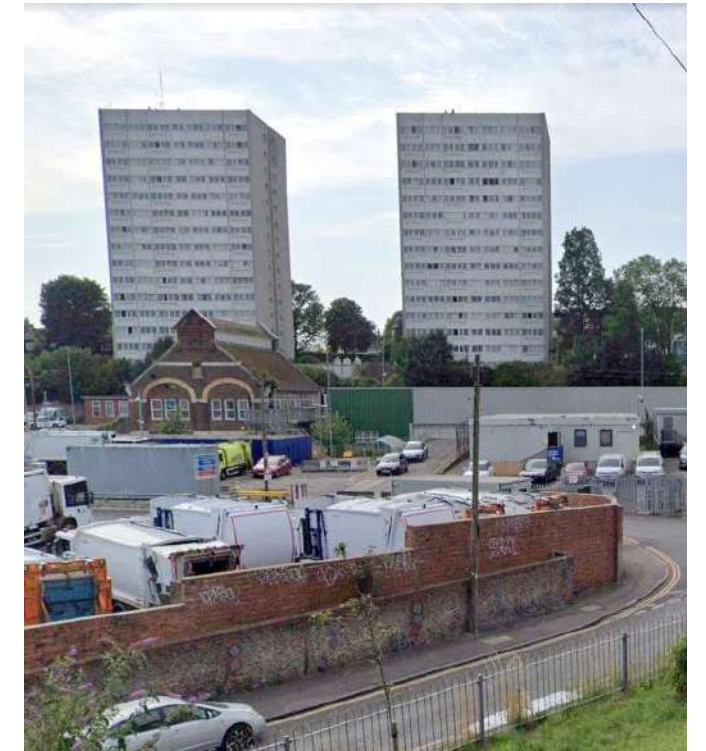
Architectural Character & Ambience

Contrasting scales:

The high-rise massing of Dudeney Lodge & Nettleton Court dominates the largely low-rise surroundings.

Brutalist/Post-War Modernist influence: The buildings' utilitarian design contrasts with the more traditional brick housing in the area.

The area has a functional and pragmatic atmosphere, shaped by a mix of residential, industrial, and infrastructural uses



2.5. Existing Building Audit

KEY

Site Area: 6948sqm - 0.694 Hectares

Hard Surface - 3015sqm

Green space - 2614sqm

Existing Building Footprint

Dudeney Lodge: 388sqm

Nettleton Court: 388sqm

Remedial Reading Center: 333sqm

House No 176c: 133sqm

Accommodation Schedule

1 Bed Units: 173 Units

2 Bed Units: 1 Unit

TOTAL 174 units

Residents Car Parking Spaces:

82 Car Parking Spaces including 12 visitor spaces

Cycle Parking Spaces:

Some identified external sheffield bike racks

Refuse and recycling bins

Dudeney Lodge bin store: 21sqm

Nettleton Court bin store: 21sqm

External recycling bin store: 18sqm

The map shows the site layout with buildings, roads, and green spaces. The site is bounded by Ditchling Road to the west, Florence Place to the south, and Upper Hollingdean Road to the east. The site area is outlined in red. The buildings are labeled: Dudeney Lodge, Nettleton Court, Remedial Reading Center, and House No 176c. The map also shows surrounding features: Downs Junior School, The Hollingbury (PH), Corporation Depot, Chapel, Jewish Burial Ground, and El Sub Sta. The map includes a north arrow and the text 'Baseline Plan'.

ECE Architecture | APRIL 2025 | 7567 | Dudeney Lodge and Nettleton Court, Hollingdean - Ideas Presentation

13

3.0 SITE ASSESSMENT

3.1. Site Considerations

The findings of the Site Assessment have been evaluated to identify the key opportunities and considerations relevant to the development.

This will ensure that the proposals are responsive to existing site features and provide mitigation as appropriate. The following points provide a summary of the Site assessment undertaken to date, for the following disciplines:

KEY

- Site Boundary
- Existing Site Access
- Overlooking Windows
- Views into Site
- Sun Path
- Potential Noise Source
- Key Corner
- Existing Building Footprint
- Amenity Green Space
- Vehicular Street Access
- Conservation Area Outline
- Listed Buildings
- Existing Trees
- Potential to Demolish
- Private ownership: risk to separation distances and daylighting

Residential

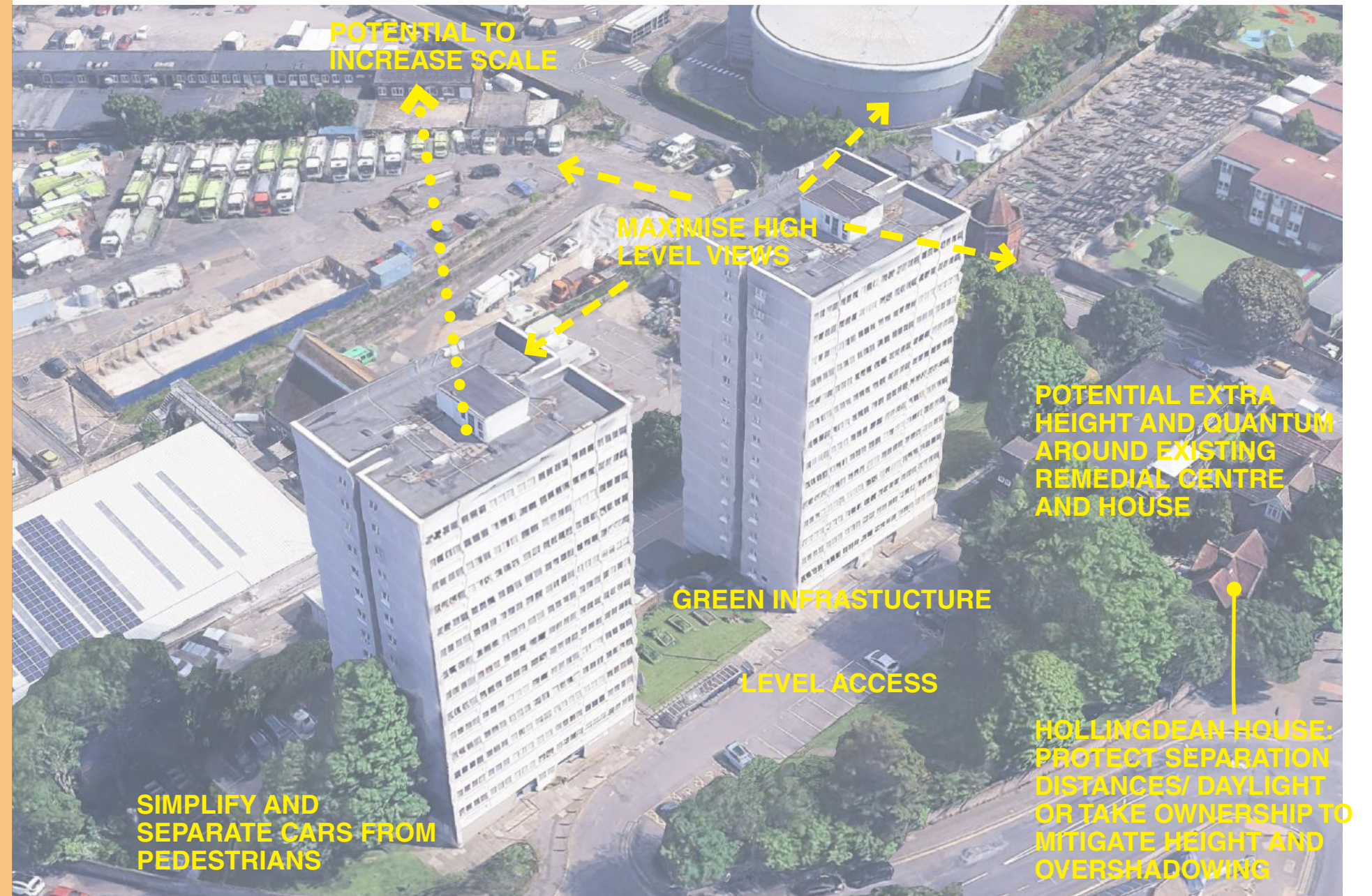
- 1 Storey
- 2 Storey
- 3 Storey
- 16 Storey



3.2. Site Opportunities

Site opportunities are as follows:-

1. Exploit present site levels to separate cars from pedestrians
2. Level access routes and connections to and from ground level amenity & public realm
3. Capture views across the city from within and without the new built form
4. Replace and maintain scale on street frontage
5. Create a unique public realm and community uses
7. Potential vehicular & service link from Florence Place through to Upper Hollingdean Road
8. Potential to increase scale using historic precedents
9. Consider larger site if Hollingdean House was within the ownership



3.3. Strategic Concepts

The presented concept plan for Hollingdean is featured on the following page. This plan has been influenced by the earlier illustrated vision and site assessment in this document, demonstrating how the proposals can shape an engaging and vibrant development that retains valuable site features.

In summary, the proposals for the Site could provide:

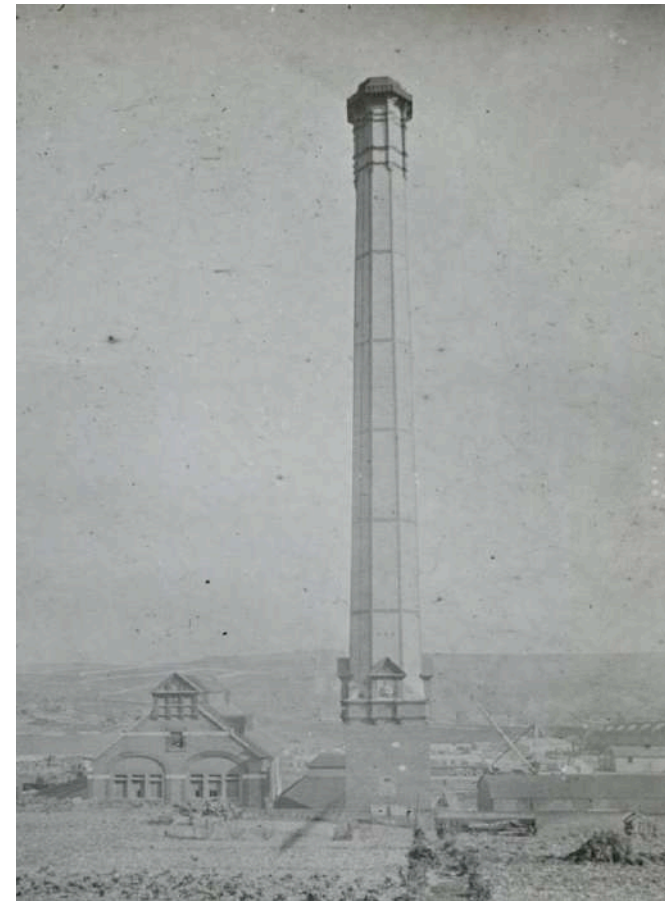
- Delivery of housing to meet local needs, including a mix of dwelling sizes.
- Provide permeable spaces that link to local community networks.
- Significant and high quality areas of public open space and placemaking including: retaining and enhancing tree and hedgerow planting, ecological mitigation measures and sustainable drainage systems.
- Maximise views across city
- Aim for 100% dual aspects apartments



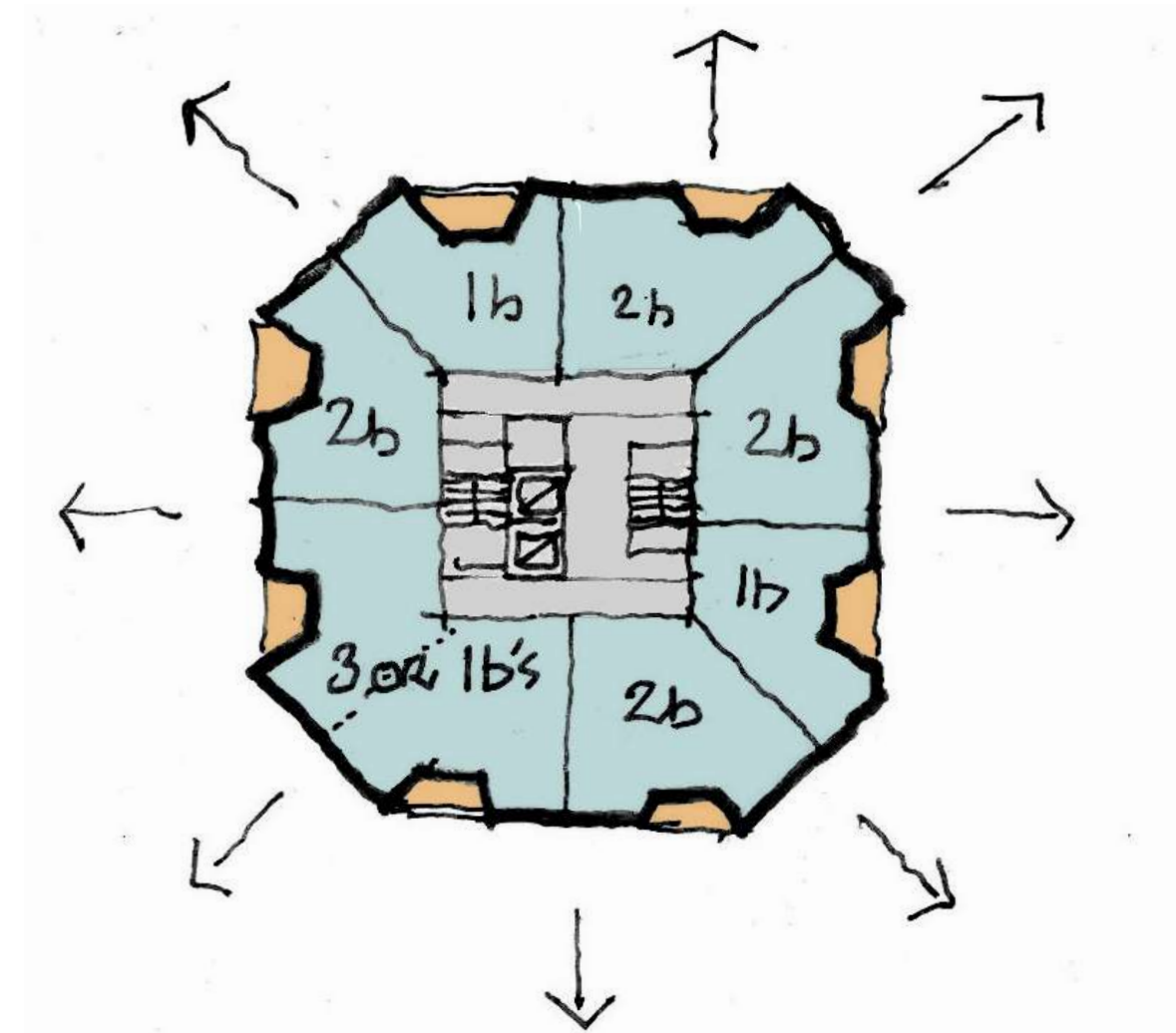
3.4. Concept



Octagonal Jewish Chapel (Ohel) Built 1893



Octagonal Chimney - Built 1895 , Demolished 1962



Concept Plan - 'Octagonal Dual Aspect Living'

- HISTORICAL DESIGN CUES LEAD TO OCTAGONAL PLAN
- FLEXIBLE PLAN FOOTPRINT ALLOWS 7-8 UNITS PER FLOOR
- TWIN CORE HIGH RISK BUILDING (HRB) ABOVE 18m
- 100 % DUAL ASPECT APARTMENTS
- 360 DEGREE VIEWS ACROSS CITY

3.5. Landscape

Key landscape objectives in working towards making Brighton a net zero carbon emissions borough whilst improving, enhancing and creating green infrastructure and spaces:

Landscape Ecology, Biodiversity Net Gain (BNG), Play Space & Amenity Features

- Ecological Corridors & Habitat Networks: Linking green spaces for wildlife movement with native plants and pollinator-friendly species.
- Biodiversity Net Gain (BNG): Habitat creation, enhancement, and offsetting to increase biodiversity, including bird/bat boxes and insect hotels.
- Sustainable Drainage Systems (SuDS): Rain gardens, swales, and ponds to manage runoff and provide wetland habitats.
- Diverse Planting: Native trees, wildflower meadows, and varied vegetation supporting wildlife and improving soil health.
- Green Roofs & Walls: Extensive green roofs and living walls to reduce heat island effect and offer additional habitat.

- Flood-resistant & Climate-Adaptive Landscaping: Flood-tolerant plants and resilient designs for long-term ecological sustainability.
- Community Engagement: Educational spaces and community gardens to promote biodiversity awareness and involvement.
- Water-Efficient Landscaping: Rainwater harvesting and sustainable irrigation to maintain communal green spaces.
- Play Space: Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.
- Amenity Areas: Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.



3.6. Social Value

Sustainable Transport

Secure cycle storage and EV charging points.

Car club provision and good access to public transport.

Pedestrian-friendly layout.

Explore opportunities for local repair/share shops and community markets or swap events.

Social Sustainability

- Mix of tenures and adaptable homes.
- Shared gardens and community spaces.
- Resident engagement during design.

Community

- Food production in community gardens
- Space for community composting schemes
- Educational spaces and community gardens to promote biodiversity awareness and support involvement.
- Amenity Areas: Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.
- Explore opportunities to host markets for local produce.

Wellbeing

- Play Space: Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.

Exercise space with shade

Governance and inclusion

- Form community consultation/management group
- Consideration of safety for vulnerable groups, good lighting, avoiding hidden corners where possible.
- Multiple exits to community space
- Use a range of visual languages in signage and design for those less comfortable with written English

In addition, ECE can support community engagement to develop programming and incubating of the resources needed to run a site to achieve framework objectives.



3.7. Sustainability

Key sustainability objectives in working towards making Brighton a net zero carbon emissions borough whilst improving, enhancing and creating green infrastructure and spaces:

Key Sustainability Features – New Residential Development, Hollingdean

Energy & Carbon

- High-performance insulation and airtight construction.
- Triple glazing and MVHR for energy efficiency and comfort.
- Low-carbon heating (air/ground source heat pumps).
- On-site renewable energy via solar PV.
- Smart meters for energy monitoring.

Water Efficiency

- Low-flow taps, showers and dual-flush WCs.
- Rainwater harvesting and greywater recycling where feasible.
- Drought-resistant planting.

Biodiversity & Landscape

- Green roofs, living walls, and native planting.
- Bird/bat boxes and insect hotels.
- Sustainable drainage (SUDS) and permeable paving.

Materials & Construction

- Low embodied carbon and responsibly sourced materials.
- Prefabrication to reduce waste.
- Non-toxic, low-VOC finishes.

Sustainable Transport

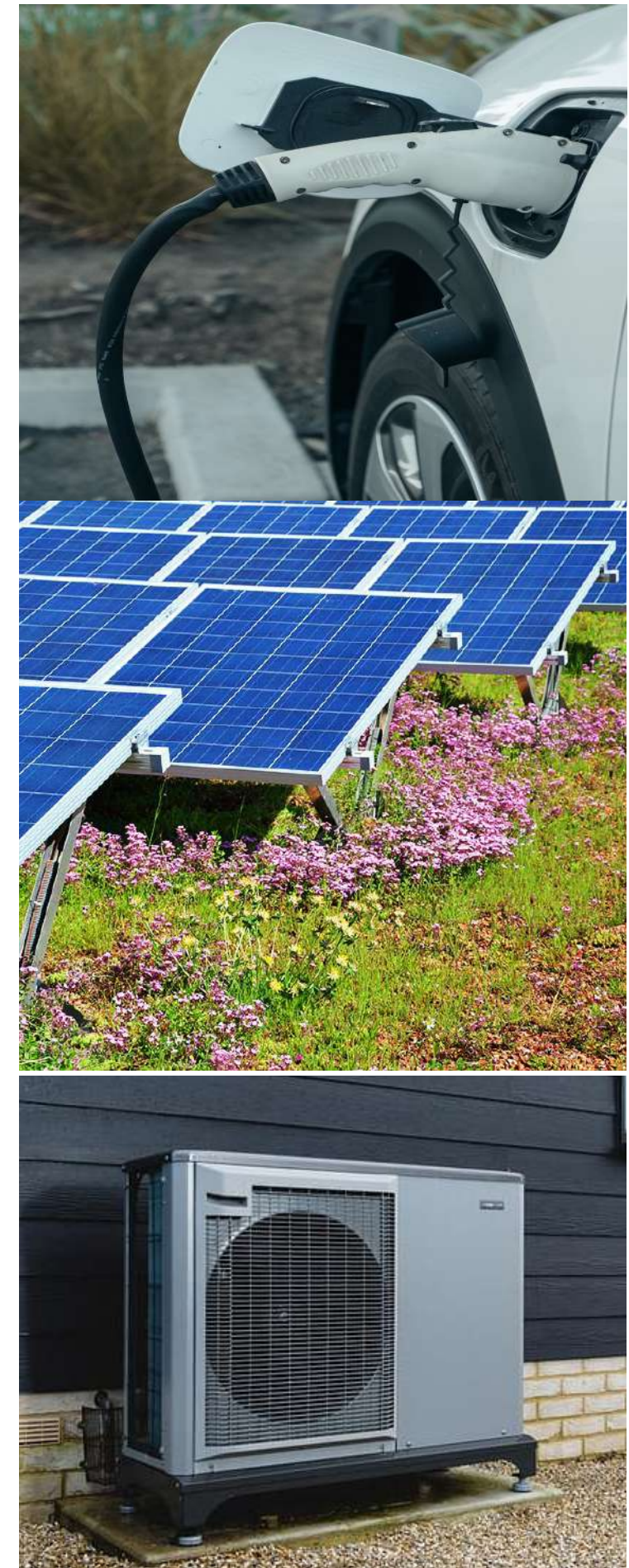
- Secure cycle storage and EV charging points.
- Car club provision and good access to public transport.
- Pedestrian-friendly layout.

Climate Resilience

- Measures to mitigate overheating and flooding.
- Resilient planting and passive design strategies.

Standards & Certifications

- Designed to meet Future Homes Standard.
- Potential for Passivhaus or Home Quality Mark certification.
- Targeting net zero operational carbon.



4.0 PROPOSAL

4.1. Ground floor

Dual core and octagonal shape flat arrangements.

DDA Ramped access to Ditchling Road and bus stop

New shared amenity spaces for play, leisure and growing

Retain existing trees to enhance BNG and screening from neighbours

3 storey deck access units provide dual aspects

Ground level community hub on street frontage.

- 1 Bed
- 2 Bed
- 3 Bed
- M4(3)
@Ground/1st/2nd Floor

Vehicle exit onto Upper Hollingdean Rd
Existing tree belt as green filter and screening of Waste transfer facility

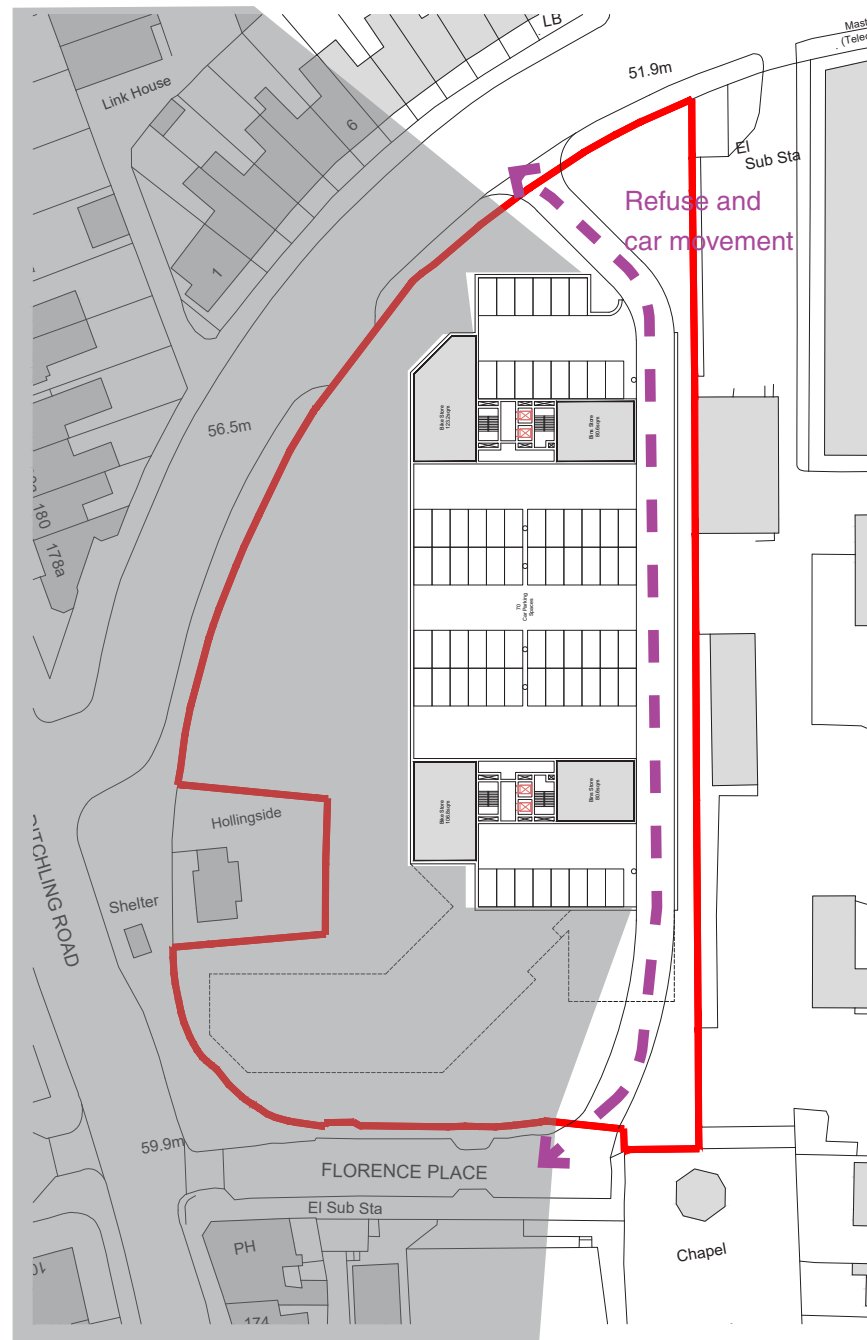
Amenity podium deck above car level for growing, playing and relaxing
Foyer and transition point between street side and podium deck

Car/refuse and delivery access from Florence Place



- 1 Bed
- 2 Bed
- 3 Bed
- M4(3)
@Ground/1st/2nd Floor

4.2. Lower Ground Plan



4.3. Typical Lower Level Plan



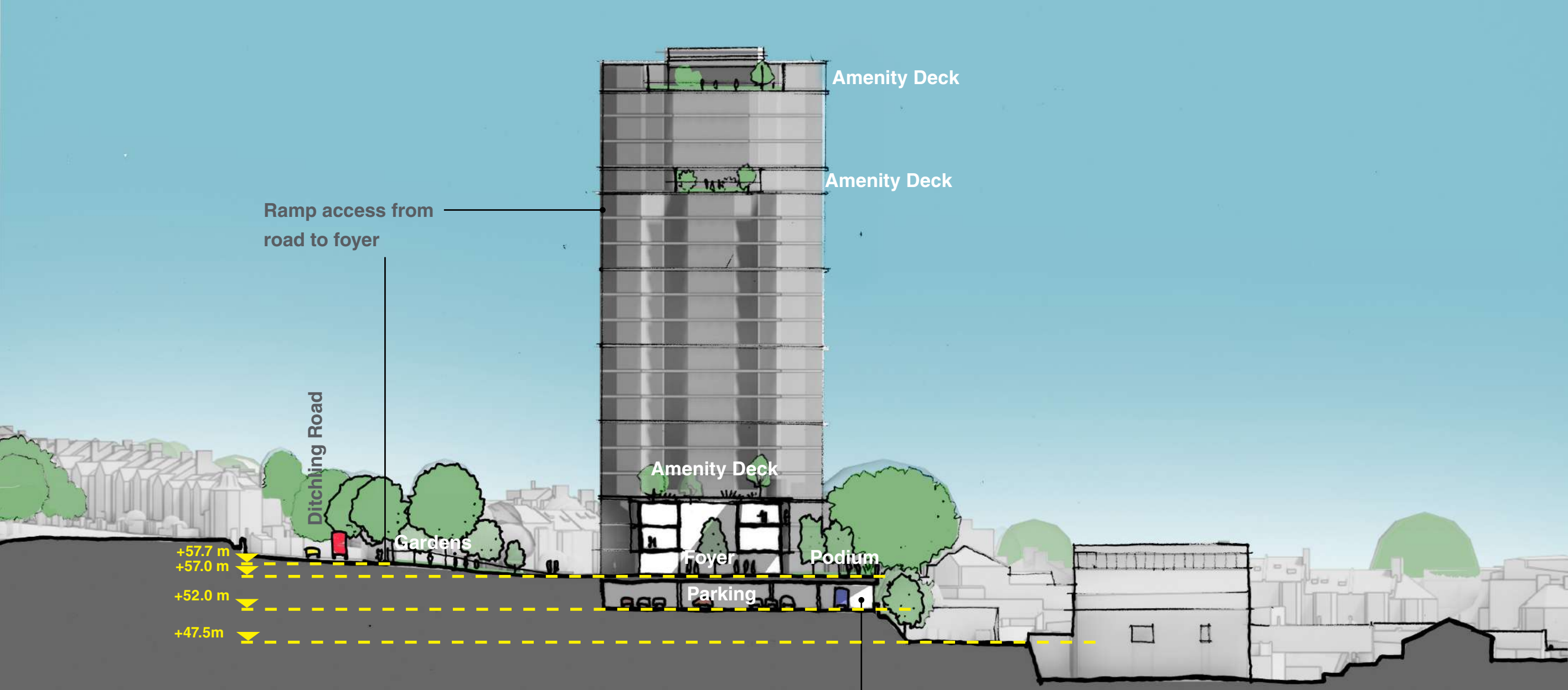
4.4. Typical Upper Level Plan



4.5. Section



Location plan



Lower ground parking and service access

Parking: Approximately 75 spaces under podium including one way refuse and delivery access

4.6. 3D massing studies - view 1,2,3,4



4.7. View 1 - Birdseye View

Tower 1 @ 20 storeys (comparable height to old 'Destructor' chimney)

Tower 2 @ 13 storeys (comparable height to Nettleton)

Wing @ 3 storey (Community hub space with residential above)

Entrance @ 3 storey (Community hub space with residential above)



4.8. View 2 - Placemaking - Entrance from Ditchling Road



4.9. Accommodation Schedule: 233 units

Target: Replace existing 174 apartments with policy compliant mix and potential to increase height and numbers within one of the towers. 20 storeys



View showing existing towers



View showing proposal to illustrate comparable height

		ECE Architecture T 01903 248777 F 01903 248666 E sussex@eearchitecture.com W www.eearchitecture.com					
7567 - DO.03 Dudney Lodge & Nettleton Hollingdean							
Schedule of Accommodation							
Proposed Residential Accommodation Schedule							
Unit Type Schedule							
Floor	1BED m4(3) @55sqm+	1BED @50sqm+	2BED @61sqm+	2BED m4(3) @67sqm+	3BED @86sqm+	Community Hub	TOTAL
Ground Floor	5	1	3	3	6	1	18
1st Floor	4	1	5	7	4		21
2nd Floor	4	1	6	7	4		22
3rd Floor		6	8		2		16
4th to 8th		20	40		10		70
9th to 10th		8	12		6		26
11th Floor		4	6		1		11
12th to 14th		6	12		3		21
15th to 18th		8	8		8		24
19th Floor		2	2				4
Total	13	57	102	17	44		233
Percentage	6%	24%	44%	7%	19%		100%

1 BED	30%
2 BED	51%
3 BED	19%
m4(3) - 23 UNITS	13%

Council brief (whitehawk)	
1BED = 30%	
2BED = 45%	
3BED = 25%	
M4(3) = 10%TOTAL	

5.0 CONCLUSION

5.1. Summary

The emerging concept proposals for Hollingdean show how development has been informed by this Ideas Presentation and site assessment undertaken to date.

The key objectives for Hollingdean are set out below:

- Provide recreation opportunities throughout the Site, including the provision of onsite natural play spaces, and SuDS to mitigate impacts of the development on the nearby areas.
- Use best practice urban design principles to guide the creation of a safe, legible and vibrant new community.
- Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing new sustainable homes fit for future living.
- Recognition and promotion of the sustainable location of the Site, well placed close to local transport bus links and within walking and cycling distance of the Town Centre.
- Promotion of a high quality environment and standard of living, which considers the needs of present and future generations.
- Delivery of housing to meet local needs, including a mix of housing types and sizes, with potential for affordable housing.
- Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, promoting healthy living.
- Provision of safe connections to education facilities, maintaining existing foot and cycle links.
- Creation of a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.



5.2. Next Steps

The ideas for the development of the site at Dudeney Lodge and Nettleton Court, Hollingdean, represent a significant and exciting opportunity to create a sustainable and impactful addition to the city of Brighton. The vision for this site is to deliver a high-quality, carefully designed dwellingst that will not only meet the current needs of the local community but also ensure that it can adapt to the evolving demands of future generations. By integrating environmentally conscious solutions with thoughtful design, the project aims to enhance the local environment and contribute positively to the area's growth and long-term sustainability.

BHCC is deeply committed to fostering a collaborative and transparent approach throughout the development process. BHCC understand the importance of engaging with the local community, and as such, actively encourage and welcome participation from all relevant stakeholders.

Through ongoing dialogue, consultations, and feedback opportunities, the aim is to ensure that the development aligns with the aspirations and needs of the people who live and work in the area. The team are dedicated to creating a space that truly reflects the community's values and contributes to its social, economic, and cultural fabric.

BHCC recognise that community input is crucial in shaping a project that will be sustainable, inclusive, and beneficial for years to come. BHCC looks forward to working alongside the local residents, businesses, and other key stakeholders to create a lasting positive impact in Hollingdean.

YOUR PLACE, YOUR FUTURE.



NORTH WHITEHAWK

IDEAS PRESENTATION - YOUR PLACE, YOUR FUTURE

7567-ECE-DO-02 REV B

APRIL 2025



NORTH WHITEHAWK

SITE CORNER TO HERON COURT



Contents

1.0 Introduction	05
1.1. Summary	05
1.2.The Idea	06
2.0Site Context	08
2.1.The Site	08
2.2.Heritage	10
2.4. Character	12
2.5.Existing Building Audit	13
3.0Site Assessment	14
3.1.Site Considerations	14
3.2. Site Opportunities	15
3.3.Landscape Framework	16
3.4.Sustainability Framework	17
4.0Proposal 1	19
4.1 Option 1 Ground floor	19
4.2 Option Typical floor	20
4.3 Section Proposal 1	21
4.4 View 1 - Proposal 1 Birdseye	22
4.5.Viewv 2 - Placemaking Parkland	23
4.6.Option1 Accommodation Schedule	24
5.0Proposal 2	25
5.1 Option 2 Ground floor	25
5.2 Option 2 Typical floor	26
5.3 Section Proposal 2	27
5.4 View 1 - Proposal 2 Birdseye	28
5.5.Option 2 Accommodation Schedule	29
5.6 Existing and Proposed Wide Angle Views	30
6.0Proposal 3	31
6.1 Wider masterplan Idea	31
7.0Conclusion	32
7.1.Summary	32
7.2Next Steps	33



Brighton and Hove Council

New Homes For Neighborhoods

At Brighton Council we are committed to delivering high-quality, sustainable new homes that enhance our neighbourhoods and meet the evolving needs of our communities. Through the New Homes for Neighbourhoods programme, we are transforming underutilised sites into well-designed, energy-efficient housing that contributes positively to the local area. Our approach prioritises thoughtful placemaking, strong community connections, and long-term sustainability, ensuring that each development not only provides much-needed homes but also enriches the wider environment.

By working collaboratively with architects, planners, and local stakeholders, we aim to create places where people want to live—balancing design excellence with affordability, accessibility, and environmental responsibility. These Idea documents outline our aspirations for the future, setting a clear framework for how we intend to shape thriving, inclusive communities across our city.



ECE Architecture

ECE is a 115 strong Architect and Town Planning AJ100 practice with studios in London, Sussex, and Bristol, specialising in Residential, Education, Commercial, Civic & Healthcare sectors.

Our expertise and enthusiasm is applied in partnership with our clients to provide innovative and sustainable solutions to all stages of the development process.

We aspire to the highest quality of design and service to our clients and the wider communities in which our projects are delivered.

We are proud to have won several awards for our buildings including RIBA Awards, Civic Trust Awards, an Iconic Award and a range of Regional Design Awards.

Design Team / Consultants

Ridge and Partners LLP -
Multidisciplinary Consultant (Access and Transport, Utilities, Environmental, Topographical).

B&M
Quantity Surveying

Savills
Valuation and Surveying

Project Centre
Highways

Anderson Acoustics
Air Quality

Lizard Landscape Design & Ecology
Landscape, Ecology, BNG

Archaeological Services Ltd
Archaeology

Anstey Horne
Daylight / Sunlight

Nova Acoustics
Noise

1.0 INTRODUCTION

1.1. Summary

This document has been prepared on behalf of Brighton Council, the landowner, to outline the ideas and objectives for the development plans for North Whitehawk. The Site is a strategically important development proposal in the east suburb of Brighton.

The primary goals of this Ideas Document are as follows:

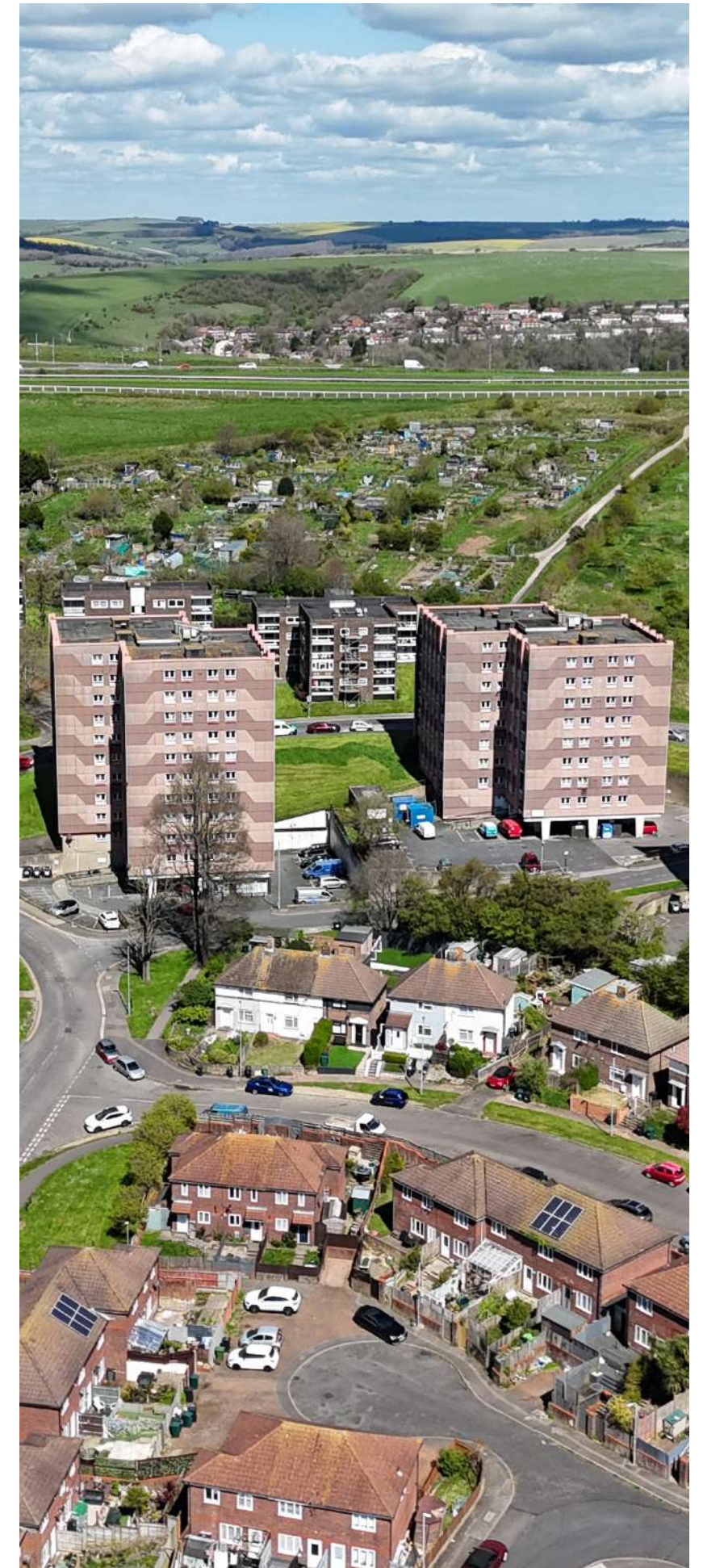
- 01 Present a comprehensive idea setting out key objectives and placemaking principles.**
- 02 Provide a summary of the Site and its local context analysis conducted to date.**
- 03 Development potential of the Site within the context of current Planning Policy.**
- 04 Introduce an initial concept proposal for the Site and illustrate how it has been influenced by the idea and site assessment.**
- 05 Discuss the next steps in fulfilling the ideas for the Site.**
- 06 This document outlines the new site proposal, which includes completely removing the existing building following feedback from the structural engineer.**

THE IDEA

1.2. The Idea

The idea for North Whitehawk is structured into three parts; A Clear Idea, Key Objectives and Placemaking Principles, not meant to be exhaustive or exclusive, but rather a guide to offering a thriving, sustainable new community for Whitehawk.

- Connectivity to the wider city prioritising the enhancement of pedestrian and cycling routes and utilising the existing public transport routes effectively. Feedback from residents in this area suggests there is a feeling of being “shut-off” from the wider city infrastructure is creating a feeling of isolation.
- Designing an attractive and high-quality environment which incorporates green spaces, trees, street furniture and street lighting. Avoiding large swathes of car parking, bin storage and unattractive tarmacked areas.
- Incorporating new and enhancing existing playground facilities and functional spaces to allow people to socialise freely and safely. Consider safety and accessibility of new pedestrian routes and road layouts to allow all users to access local amenities including families with young children, wheelchair users and others.
- Avoid areas of undefined or underused areas of land that do not enhance the setting or provide a functional purpose
- Build in opportunities for biodiversity enhancement and surface water management such as swales and SUDS throughout the design.
- Design parking to be unobtrusive and to avoid dominance in the street scene. Consider opportunities to reduce the reliance upon private cars within the community.
- Maximise existing views from the community orchard, Whitehawk Hill and consider the positioning and height of new buildings to allow natural light and key views to remain in situ.



Key objectives for North Whitehawk are set out below:



1

Stitch Swanborough Drive seamlessly with the neighbouring areas, creating a robust connection with the established environment and local communities.

“Innovative, Sustainable, Resilient: Shaping Hollingdean’s Net-Zero Future”
“Nature and Design United: Creating Eco-Friendly Spaces for Hollingdean’s Residents”



3

Establish a new destination and neighbourhood for Whitehawk. It will be a welcoming place for both current and prospective residents.

“Redefining Sustainability: Net-Zero Homes, Thriving Communities”
“Greening Brighton: Connecting Nature, Communities, and a Sustainable Future”



2

To let the current context and distinctive character of Whitehawk guide the idea. Embrace the past while planning for the future.

“Green Homes, Strong Communities: Designed to create unique character”
“Character at Hollingdean’s Core: Creating Eco-Friendly Spaces for Brighton’s Future”



4

To advocate a sustainable lifestyle in the heart of Whitehawk, fostering immediate positive transformation while safeguarding existing communities for the future.

Building a Greener Future: Sustainable, Energy-Efficient Homes for All”
“Sustainable Green Spaces: Fostering Biodiversity and Connection for All”

2.0 SITE CONTEXT

2.1. The Site

The Site is situated in the suburb of Whitehawk eastern part of Brighton, situated in the south of Bevendean and north of Brighton Marina.

Swanborough in Whitehawk, Brighton, is well-connected to both local and wider areas, making it an accessible part of the city.

The Swanborough Flats are centrally located, with good transport links to key parts of Brighton, including the city center, which is just a short drive or bus ride away. Whitehawk itself is home to notable sites like the historic Whitehawk Camp, a prehistoric archaeological site offering a glimpse into the area’s ancient past.

The nearby Racehill Community Orchard, a local project that promotes sustainability and community engagement, is a popular space for residents. Additionally, the area is close to East Brighton Park, which features open green spaces for recreation and events. Swanborough’s location provides a mix of residential convenience and proximity to both cultural and natural attractions, offering a sense of community while remaining connected to the broader city.

Distances to local amenities and places of interest:

- Race Hill Community Orchard (2 minute walk)
- Brighton Racecourse (14 minute walk)
- Brighton General Hospital (12 minute walk)
- Brighton Met, East Campus (16 minute walk)
- City Academy Whitehawk (11 minute walk)
- Whitehawk Library (12 minute walk)
- East Brighton Nature Reserve (9 minute walk)
- Premier, Mulberrys (8 minute walk)
- Whitehawk Hill Local Nature Reserve (11 minute walk)
- Whitehawk Camp (17 minute Walk)

“Whitehawk is a suburb located in the eastern part of Brighton, England, situated in a dry valley historically known as Whitehawk Bottom. The area was developed into a large housing estate by the local council between 1933 and 1937, comprising nearly 1,200 residences. In 1967, the Swanborough flats, a series of high-rise buildings, were added to the northern end of the estate. Subsequent redevelopment in the 1970s and 1980s introduced cul-de-sacs and increased the number of houses, reshaping the area’s layout. “



AMENITIES & CONNECTIVITY

-  TRAIN STATION
-  BUS STOP
-  SPORTS / LEISURE
-  RECREATION / GREEN SPACE
-  EDUCATIONAL
-  RETAIL
-  PLACES OF INTEREST
-  RESTAURANTS
-  HOSPITAL / HEALTHCARE

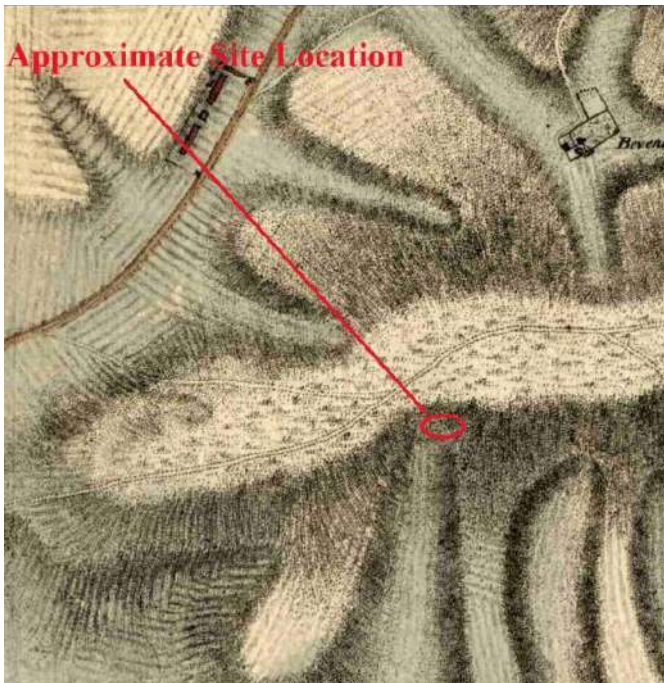


2.2. Heritage

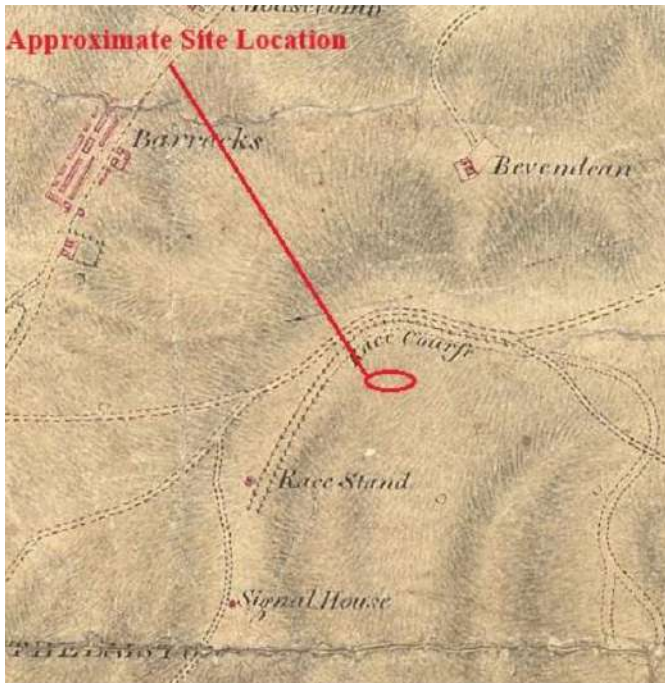
Whitehawk, Brighton, has a rich heritage blending prehistoric, historical, and modern elements. It is home to Whitehawk Camp, a Neolithic site over 5,500 years old, significant for its ceremonial and communal role.

In the medieval period, Whitehawk remained rural but began to develop in the 19th and 20th centuries, with significant residential expansion in the 1930s and 1960s, including the construction of the Swanborough Flats.

Despite facing economic challenges as one of the most deprived areas in the UK, Whitehawk has seen revitalization through community-driven projects like the Racehill Community Orchard, promoting sustainability and local pride.



Yeakell and Gardiner's map of Sussex, (1783)



Ordnance Survey, Whitehawk, (1797)



The area also boasts a strong sporting heritage, with Whitehawk F.C., founded in 1945, serving as a key symbol of community identity.

Efforts to preserve Whitehawk's heritage continue, balancing its rich historical roots with modern growth and local engagement



Whitehawk view to Brighton Racecourse, (1937)



Bristol Gate Flats in the distance, (1962)



Early Housing developments on the site, (1954)



Development of the Swanborough Flat Whitehawk, (1974)



Whitehawk developments, (1976)



Swanborough Flats built in 1976



Swanborough Flats built in 1976

2.4. Character

The character of north Whitehawk, Brighton, is shaped by its mid-20th-century architecture, social history, and evolving community spirit.

The LPS apartment blocks, built in 1967, embody the utilitarian design typical of post-war public housing, reflecting the era's focus on affordable, high-density living. Over time, the area became associated with economic hardship, but its residents have fostered a strong sense of community through activism and mutual support.

Despite facing challenges such as social deprivation, the area's cultural diversity and local initiatives, like the Racehill Community Orchard and the allotments highlight efforts to improve living conditions and build a more inclusive, environmentally conscious environment.

Recent regeneration projects further reflect the area's ongoing transformation, balancing its historical significance with aspirations for a more sustainable and livable future.

The resilience and solidarity of its residents remain central to the area's character, showcasing their determination to overcome adversity and improve their neighbourhood.



Swallow Court



Swanborough Drive Apartments - in Planning



Racehill Orchards



Path leading from Racehill allotments

2.5. Existing Building Audit

KEY

Site Area: 20176sqm - 2.017 Hectares

Hard Surface - 10549sqm

Green space - 6677sqm

Existing Building Footprint

- Kingsfisher Court: 590sqm
- Falcon Court: 590sqm
- Kestrel Court: 590sqm
- Heron Court: 590sqm
- Swallow Court: 590sqm

Accommodation Schedule

- 1 Bed Units: 1 Unit
- 2 Bed Units: 260 Units

Commercial Spaces

- Kingsfisher Court: N/A
- Falcon Court: N/A
- Kestrel Court: 98sqm
- Heron Court: N/A
- Swallow Court: N/A

Residents Car Parking Spaces

- Kingsfisher Court: 22 Spaces including 2 visitor spaces
- Falcon Court: 41 Spaces including 4 visitor spaces
- Kestrel Court: 26 Spaces including 2 visitor spaces
- Heron Court: 34 Spaces including 2 visitor spaces
- Swallow Court: 28 Spaces including 1 visitor space

Cycle Parking Spaces

- Kingsfisher Court: N/A
- Falcon Court: N/A
- Kestrel Court: N/A
- Heron Court: N/A
- Swallow Court: N/A

Refuse and recycling bins

- Kingsfisher Court bin store: 47sqm
- Falcon Court bin store: 47sqm
- Kestrel Court bin store: 26sqm
- Heron Court bin store: 47sqm
- Swallow Court bin store: 47sqm



N
Baseline Plan

3.0 SITE ASSESSMENT

3.1. Site Considerations

The findings of the Site Assessment have been evaluated to identify the key opportunities and considerations relevant to the development.

This will ensure that the proposals are responsive to existing site features and provide mitigation as appropriate. The following points provide a summary of the Site assessment undertaken to date, for the following disciplines:

KEY

- Site Boundary
- Existing Site Access
- Overlooking Windows
- Views into Site
- Sun Path
- Potential Noise Source
- Key Corner
- Existing Building Footprint
- Amenity Green Space
- Vehicular Street Access
- Existing Trees
- Local Nature Reserve

Residential

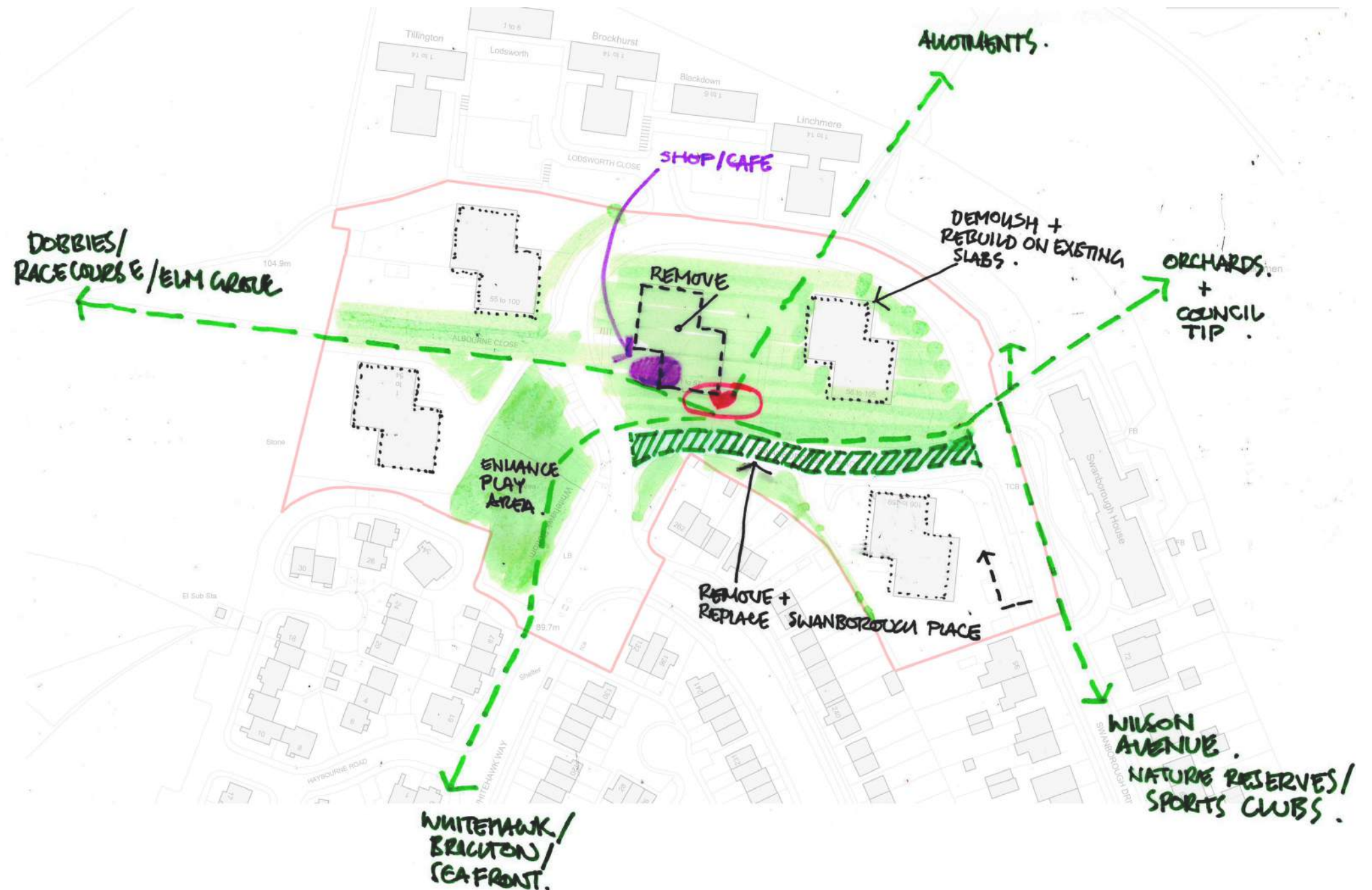
- 1 Storey
- 2 Storey
- 3 Storey
- 4 Storey
- 5 Storey
- 9 Storey
- 10 Storey
- 11 Storey



3.2. Site Opportunities

Site opportunities for the site following site considerations are as follows:-

1. Provide similar unit number on site with a policy compliant mix of 1,2 and 3 beds
2. Existing height on site could be used to establish scale and mass precedent.
3. Opportunities to remove Swanborough Place and replace with a community landscape amenity.
4. All existing buildings to be removed and reuse existing infrastructure and slab plateaus.
5. Enhance connectivity, prioritising pedestrians and cycles
6. Landscape design to include opportunities of blue and green infrastructure incorporating amenity space for all age groups
7. Using the existing infrastructure topography and relocation parking to minimise unsightly hardscaping and on road parking
8. Maximise and enhance existing views from the north of the site when viewed from the community allotments and orchards.
9. BNG improvements over existing landscape conditions.
10. Potential to reuse materials from demolition of existing Flat Blocks



3.3. Landscape Framework

Key landscape objectives in working towards making Brighton a net zero carbon emissions borough whilst improving, enhancing and creating green infrastructure and spaces:

Landscape Ecology, Biodiversity Net Gain (BNG), Play Space & Amenity Features

- **Ecological Corridors & Habitat Networks:** Linking green spaces for wildlife movement with native plants and pollinator-friendly species.
- **Biodiversity Net Gain (BNG):** Habitat creation, enhancement, and offsetting to increase biodiversity, including bird/bat boxes and insect hotels.
- **Sustainable Drainage Systems (SuDS):** Rain gardens, swales, and ponds to manage runoff and provide wetland habitats.
- **Diverse Planting:** Native trees, wildflower meadows, and varied vegetation supporting wildlife and improving soil health.
- **Green Roofs & Walls:** Extensive green roofs and living walls to reduce heat island effect and offer additional habitat.

- **Flood-resistant & Climate-Adaptive Landscaping:** Flood-tolerant plants and resilient designs for long-term ecological sustainability.
- **Community Engagement:** Educational spaces and community gardens to promote biodiversity awareness and involvement.
- **Water-Efficient Landscaping:** Rainwater harvesting and sustainable irrigation to maintain communal green spaces.
- **Play Space:** Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.
- **Amenity Areas:** Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.



3.4. Social Value

Sustainable Transport

Secure cycle storage and EV charging points.

Car club provision and good access to public transport.

Pedestrian-friendly layout.

Explore opportunities for local repair/share shops and community markets or swap events.

Social Sustainability

- Mix of tenures and adaptable homes.
- Shared gardens and community spaces.
- Resident engagement during design.

Community

- Food production in community gardens
- Space for community composting schemes
- Educational spaces and community gardens to promote biodiversity awareness and support involvement.
- Amenity Areas: Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.
- Explore opportunities to host markets for local produce.

Wellbeing

- Play Space: Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.

Governance and inclusion

- Form community consultation/management group
- Consideration of safety for vulnerable groups, good lighting, avoiding hidden corners where possible.
- Multiple exits to community space
- Use a range of visual languages in signage and design for those less comfortable with written English

In addition, ECE can support community engagement to develop programming and incubating of the resources needed to run a site to achieve framework objectives.



3.5. Sustainability Framework

Key sustainability objectives in working towards making Brighton a net zero carbon emissions City whilst improving, enhancing and creating green infrastructure and spaces:

Key Sustainability Features – New Residential Development, Kemptown

Energy & Carbon

- High-performance insulation and airtight construction.
- Triple glazing and MVHR for energy efficiency and comfort.
- Low-carbon heating (air/ground source heat pumps).
- On-site renewable energy via solar PV.
- Smart meters for energy monitoring.

Water Efficiency

- Low-flow taps, showers and dual-flush WCs.
- Rainwater harvesting and greywater recycling where feasible.
- Drought-resistant planting.

Biodiversity & Landscape

- Green roofs, living walls, and native planting.
- Bird/bat boxes and insect hotels.
- Sustainable drainage (SUDS) and permeable paving.

Materials & Construction

- Low embodied carbon and responsibly sourced materials.
- Prefabrication to reduce waste.
- Non-toxic, low-VOC finishes.

Sustainable Transport

- Secure cycle storage and EV charging points.
- Car club provision and good access to public transport.
- Pedestrian-friendly layout.

Social Sustainability

- Mix of tenures and adaptable homes.
- Shared gardens and community spaces.
- Resident engagement during design.

Climate Resilience

- Measures to mitigate overheating and flooding.
- Resilient planting and passive design strategies.

Standards & Certifications

- Designed to meet Future Homes Standard.
- Potential for Passivhaus or Home Quality Mark certification.
- Targeting net zero operational carbon.



4.0 PROPOSAL 1

4.1. Ground floor

- 1 Bed
- 2 Bed
- 3 Bed
- M4(3)



4.2. Proposal 1 - Typical floor

- 1 Bed
- 2 Bed
- 3 Bed
- M4(3) over Ground and 1st Floor



4.3. Section - Proposal 1



North South Section - Existing Buildings



North South Section - Proposal 1 Buildings

167

4.4. View 1 - Proposal 1 Birdseye View



4.5. View 2 - Placemaking Parkland



4.6. Proposal 1 - Accommodation Schedule - 205 Units

 ECE Architecture T 01903 248777 F 01903 248666 E sussex@eearchitecture.com W www.eearchitecture.com								
7567 - DO.04 North Whitehawk Schedule of Accommodation - Option 1								
Proposed Residential Accommodation Schedule								
Unit Type Schedule								
Floor	1BED m4(3) @55sqm+	1BED @50sqm+	2BED @61sqm+	2BED m4(3) @67sqm+	3BED @86sqm+	3BED m4(3) @94sqm+	Community Hub	TOTAL
Block 1 @ 4 storeys		4	6	5	3			18
Block 2 @ 6 storeys	1	7	12	2	6			28
Block 3 @ 4 storeys		7	6	2				15
Block 4 @ 8 storeys	2	10	12	1	6			31
Block 5 @ 9 storeys	1	10	16	2	10			39
Block 6 @ 9 storeys	3	9	18	3	11			44
Block 7 @ 6 storeys	1	8	12	1	8			30
Community Use							1	
Total	8	55	82	16	44	0		205
Percentage	4%	27%	40%	8%	21%	0%		100%

1 BED	31%
2 BED	48%
3 BED	21%
m4(3) - 20 UNITS	12%

Council brief (whitehawk)
1BED = 30%
2BED = 45%
3BED = 25%
M4(3) = 10%TOTAL

5.0 PROPOSAL 2

5.1. Ground floor

1 Bed

2 Bed

3 Bed

*

M4(3) Units
@ Ground - 5th Flr

Landscape improvements and creation of new place-making parkland destination



5.2. Proposal 2 - Typical upper floor

1 Bed

2 Bed

3 Bed

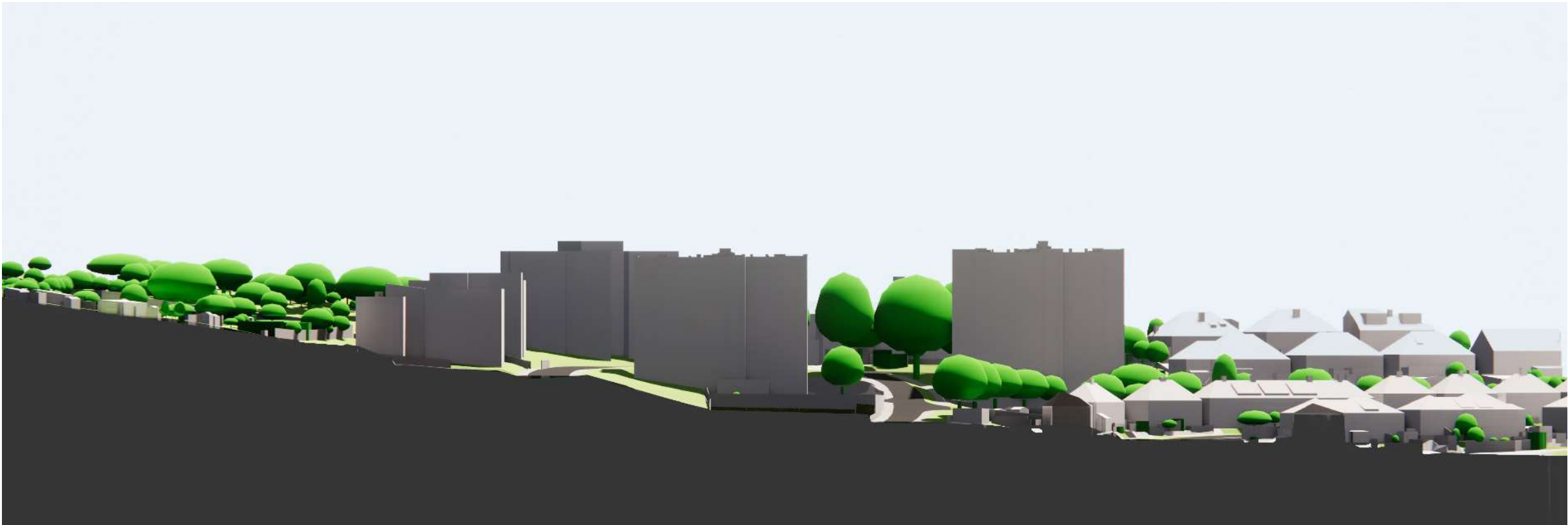
*

M4(3) Units
@ Ground - 5th Flr



172

5.3. Section Proposal 2



North South Section - Existing Buildings



North South Section - Proposal 2 Buildings

173

5.4. View 1 - Proposal 2 Birdseye View



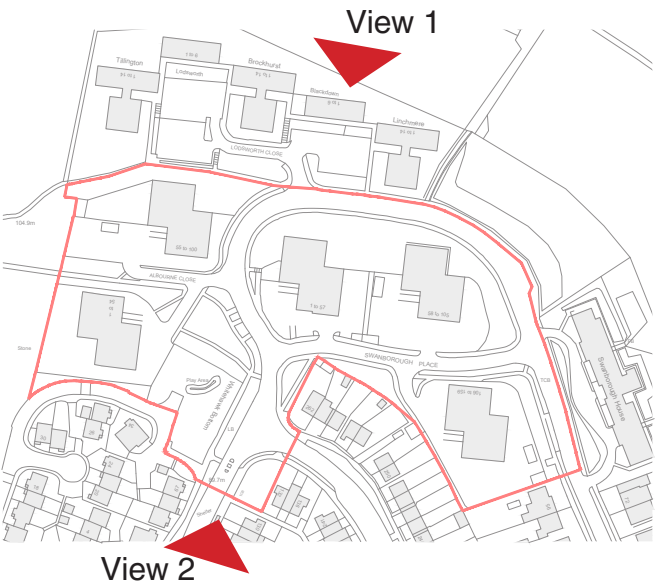
5.5. Proposal 2 - Accommodation Schedule - 261 Units

	ECE Architecture							
	T 01903 248777 F 01903 248666 E sussex@eearchitecture.com W www.eearchitecture.com							
7567 - DO.05 Swanborough Drive Whitehawk								
Schedule of Accommodation - Option 2								
Proposed Residential Accommodation Schedule								
Unit Type Schedule								
Floor	1BED m4(3) @55sqm+	1BED @50sqm+	2BED @61sqm+	2BED m4(3) @67sqm+	3BED @86sqm+	3BED m4(3) @94sqm+	Community Hub	TOTAL
Block 1		16	24	2	11			53
Block 2		8	8					16
Block 3		20	9	20	13			62
Block 4		24	30	2	16			72
Block 5		20	24	2	12			58
Community Use							1	
Total	0	88	95	26	52	0		261
Percentage	0%	34%	36%	10%	20%	0%		100%

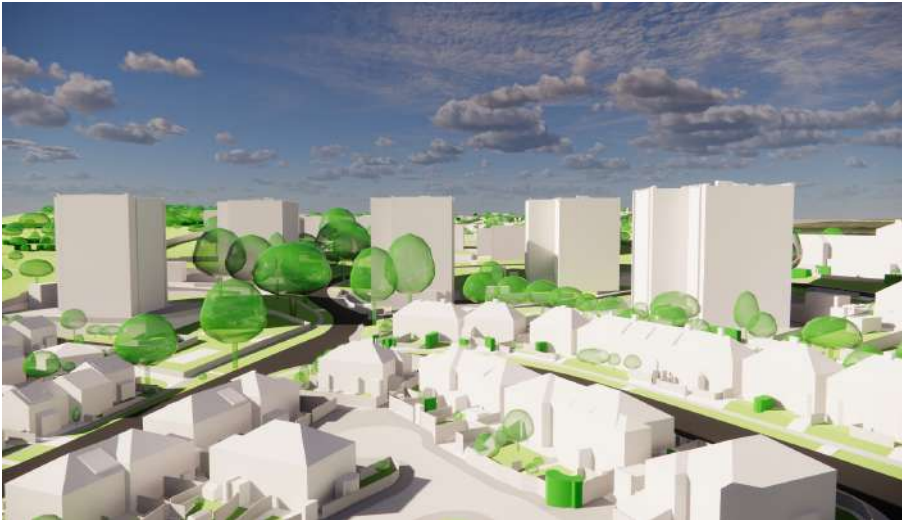
1 BED	34%
2 BED	46%
3 BED	20%
m4(3) - 26 UNITS	10%

Council brief (whitehawk)
1BED = 30%
2BED = 45%
3BED = 25%
M4(3) = 10%TOTAL

5.6. Existing and Proposed Wide Angle Views



View 1 Existing massing looking south



View 2 Existing massing looking north



PROPOSAL 1



PROPOSAL 1



PROPOSAL 2



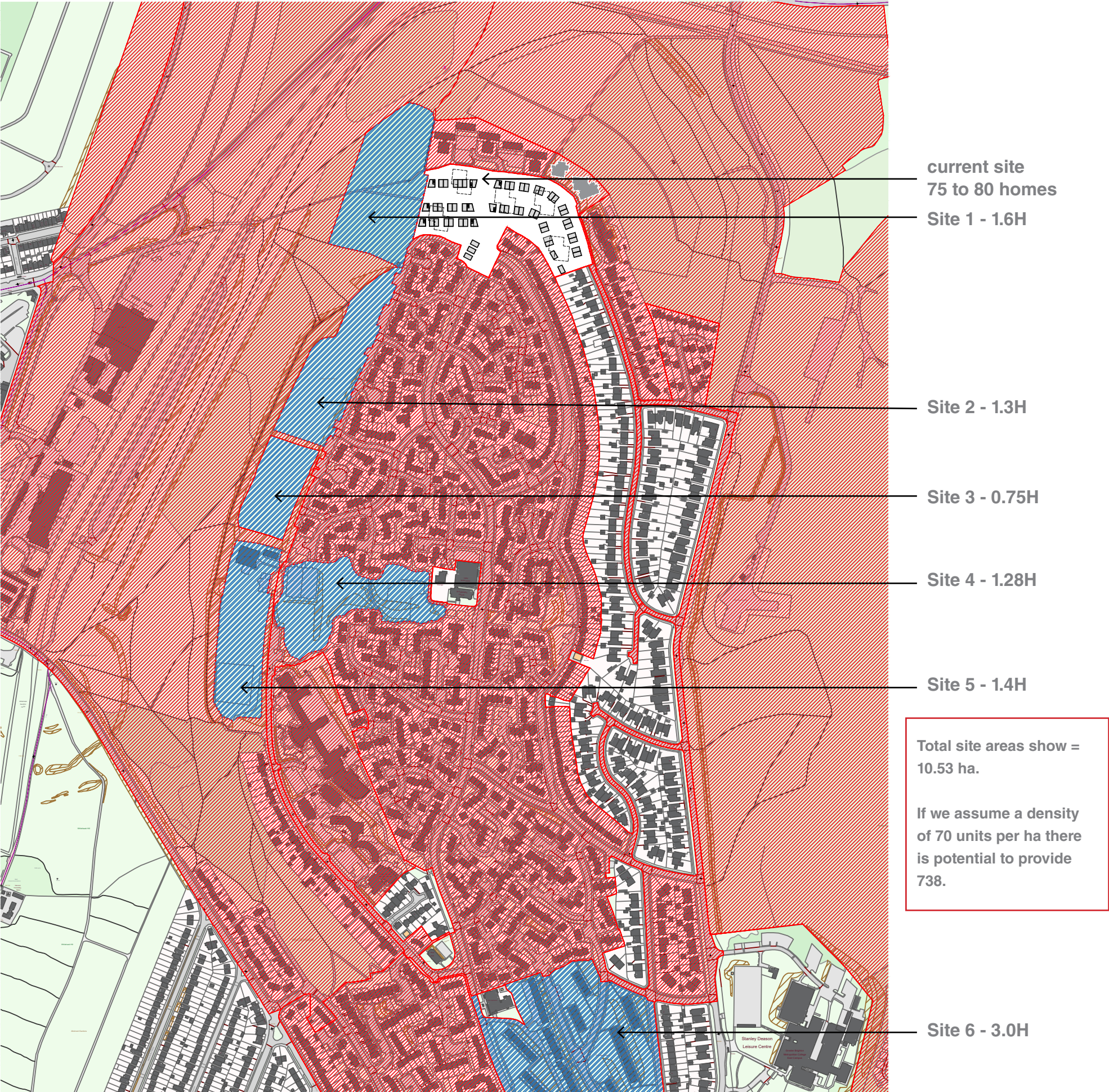
PROPOSAL 2

6.0 PROPOSAL 3

6.1. Wider Masterplan Idea

As part of the wider ideas masterplan for the BHCC landholdings this wider area does not form part of the initial red line boundary. However it should be acknowledged as an opportunity for longer term place making regenerating a large area. Any development of wider proposals and those within the current red line boundary will need to be explored with residents in numerous co-production workshops as the project progresses.

The sketch layout opposite identifies areas that could come forward for future regeneration and provide pockets of density across the entire BHCC landholdings within Whitehawk, enabling the red line boundary area to drop density and scale. This re-balancing of scale across Whitehawk could further reduce the feeling of being ‘cut off’ presently felt by residents in the high rise LPS blocks. The sketch proposes 2-3 storey housing across the redline boundary site and larger density opportunities further south into the vale of the Whitehawk bowl.



7.0 CONCLUSION

7.1. Summary

The emerging concept proposals for Whitehawk show how development has been informed by the Ideas and Site assessment undertaken to date.

Our key idea objectives for Whitehawk are set out below:

- 01 Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing new sustainable homes fit for future living.
- 02 Recognition and promotion of the sustainable location of the Site, well placed close to local road, rail and bus links, and within walking and cycling distance of the Town Centre.
- 03 Promotion of a high quality environment and standard of living, which considers the needs of present and future generations.
- 04 Delivery of housing to meet local needs, including a mix of housing types and sizes.

- 05 Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, promoting healthy living.
- 06 Provision of safe connections to education facilities, maintaining existing foot and cycle links.
- 07 Capitalise on the wealth of existing green capital, providing a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.
- 08 Provide recreation opportunities throughout the Site, including the provision of onsite natural play spaces, and SuDS to mitigate impacts of the development on the nearby areas.
- 09 Use best practice urban design principles to guide the creation of a safe, legible and vibrant new community.

7.2. Next Steps

The proposals for the development of north Whitehawk represent a significant and exciting opportunity to create a sustainable and impactful addition to the vibrant city of Brighton. The vision for this site is to deliver a high-quality, carefully designed development that will not only meet the current needs of the local community but also ensure that it can adapt to the evolving demands of future generations. By integrating environmentally conscious solutions with thoughtful design, the project aims to enhance the local environment and contribute positively to the area's growth and long-term sustainability.

BHCC is deeply committed to fostering a collaborative and transparent approach throughout the development process. BHCC understand the importance of engaging with the local community, and as such, we actively encourage and welcome participation from all relevant stakeholders.

Through ongoing dialogue, consultations, and feedback opportunities, we aim to ensure that the development aligns with the aspirations and needs of the people who live and work in the area. The team are dedicated to creating a space that truly reflects the community's values and contributes to its social, economic, and cultural fabric.

BHCC recognise that community input is crucial in shaping a project that will be sustainable, inclusive, and beneficial for years to come. The team looks forward to working alongside the local residents, businesses, and other key stakeholders to create a lasting positive impact in Whitehawk.

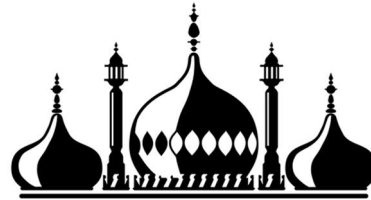
YOUR PLACE, YOUR FUTURE.





RIDGE

LPS OPTIONS STUDY
BRIGHTON & HOVE CITY COUNCIL
April 2025



Brighton & Hove City Council

LPS OPTIONS STUDY

BRIGHTON & HOVE CITY COUNCIL
April 2025

Prepared for

Brighton & Hove city council
Housing Centre Unit 1
Fairway Trading Estate
Eastergate Road Brighton
Post Code
BN2 4QL

Prepared by

Ridge and Partners LLP
1 Royal Court
Kings Worthy
Winchester
Hampshire
SO23 7TW

Tel: 01962 834400

Contact

Rob Leland
BEng MSc CEng MICE
Senior Associate, Structural Engineering
RLeland@ridge.co.uk
07500 097333

VERSION CONTROL

PROJECT NAME: LPS Options Study
PROJECT NUMBER: 5025201
DOCUMENT REFERENCE: 5025201-RDG-XX-XX-RP-S-2001

REV	DATE	DESCRIPTION	AUTHOR	CHECKER	APPROVER
P01	30/04/2025	Initial Issue	Rob Leland BEng MSc CEng MICE	James McCulloch BEng MSc CEng MICE	Steve Cross MRICS
P02	12/06/2025	Addition on ECE Architecture Option 2 report.	Rob Leland BEng MSc CEng MICE	James McCulloch BEng MSc CEng MICE	Steve Cross MRICS

CONTENTS

1. INTRODUCTION	6
1.1. Structural Engineering Brief	6
1.2. Report Contents	6
1.3. Associated Reports	6
1.4. Statement	6
2. UNDERSTANDING THE PROJECT	7
2.1. The Sites	7
3. STRUCTURAL STRENGTHENING	10
3.1. Bird Blocks	10
3.2. St James House	10
3.3. Nettleton Court & Dudeney Lodge	10
3.4. FRP Strengthening	12
3.5. Consequential Works	13
4. FIRE UPGRADES	13
4.1. Immediate (0-6 month)	13
4.2. Short Term (6 months-2 years)	13
4.3. Longer Term (3-5 years)	14
5. M&E UPGRADES	14
6. DECANT	14
6.1. Bird Blocks & St James House	14
6.2. Nettleton Court & Dudeney Lodge	14
7. PROGRAMME	14
8. COSTS	15
9. APPROACH	17
9.1. Discovery and Understanding of the Buildings	17
10. ANTICIPATED SCOPE OF WORKS AND CLIENT BRIEF	18
10.1. Structural and Compliance Works	18
10.2. Compliance with Building Regs & Building Safety Act	18
10.3. Improving Thermal Comfort	18
10.4. Other Energy Efficiency Upgrades	19
10.5. Additional Consequential Works	19
11. DECANT	19
12. PROGRAMME	19
13. COSTS	20
14. EXISTING BUILDING UPGRADES	20
14.1. Bird Blocks:	20

14.2.	Nettleton Court & Dudeney Lodge	21
14.3.	St James House:	21
14.4.	Lifts	22
15.	REFURBISHMENT OPPORTUNITIES	22
16.	DEMOLITION APPROACH	24
16.1.	Demolition Risk Mitigation	24
16.2.	Discovery and Understanding the Buildings	26
16.3.	Key Surveys	26
16.4.	Other Key Actions Required	26
16.5.	Demolition Programme	28
16.6.	Demolition Costs	28
17.	REGENERATION APPROACH	29
17.1.	Regeneration Programme	30
17.2.	Regeneration Costs	30
18.	REGENERATION OPPORTUNITIES	30
18.1.	St James House	30
18.2.	Dudeney & Nettleton	31
18.3.	Bird Blocks	32
19.	SUSTAINABLE DRAINAGE	34
19.1.	SuDS Hierarchy	34
19.2.	Green Roofs	36
19.3.	Blue Roofs	37
19.4.	Suds Hierarchy Considered Within the Design	38
20.	SUBSTRUCTURE PHILOSOPHY	39
20.1.	Outline Substructure Philosophy	39
20.2.	Pile Re-Use	39
21.	SUPERSTRUCTURE PHILOSOPHY	40
21.1.	Flat Slab Concrete Frame	40
21.2.	Alternative Solution Above 7 Storeys, Post Tensioned Flat Slab	41
21.3.	Slim Floor System with Steel Braced Frame	42
	Advantages	44
22.	SUSTAINABILITY / ENERGY STRATEGY	44
23.	CONCLUSIONS	46
23.1.	Next Steps	46

1. INTRODUCTION

1.1. Structural Engineering Brief

Ridge and Partners LLP (Ridge) were appointed by Brighton and Hove City Council (BHCC) to provide a report looking at the next step options for the eight LPS blocks within the BHCC stock. The client would like the report to cover the following scenarios:

- Option 1 – Essential building safety works including completing strengthening works and essential fire safety works in isolation and understanding the impact on tenants, programme, finance, etc.
- Option 2 – Strengthening works and full refurbishment of the blocks, improving fire safety, improving thermal comfort, energy efficiency and ensuring the refurbishment complies with new building regs, Building Safety Act.
- Option 3 – Demolition of existing buildings and new build from scratch.

1.2. Report Contents

The report covers eight existing LPS buildings within the BHCC stock. These are split across three sites, as follows:

- Bird Blocks – Whitehawk Estate:
 - Heron Court
 - Kingfisher Court
 - Swallow Court
 - Kestrel Court
 - Falcon Court
- St James House – Chapel Street
- Nettleton Court & Dudeney Lodge – Upper Hollingdean Road

1.3. Associated Reports

This report should be read in conjunction with the following documents:

- 5025201-RDG-XX-XX-RP-S-2001 – LPS Further Advice Report – Ridge and Partners – April 2025
- Ridge structural strengthening drawings and reports for all blocks.
- ECE Reports:
 - 7567_DO01_rev A – Hollingdean Interim Ideas Presentation
 - 7567_DO02_rev A – North Whitehawk Interim Ideas Presentation
 - 7567_DO03_rev A – St James House, Kempton Interim Ideas Presentation

1.4. Statement

The report is for the sole benefit and may only be relied upon by the addressee, to whom we will owe a duty of care. This report or any part of it is confidential to the addressee and should not be disclosed to any third party for any purpose, without our prior written consent of Ridge and Partners LLP as to the form and context of such disclosure. The granting of such consent shall not entitle the third party to place reliance on the Report, nor shall it confer any third-party rights pursuant to the Contracts (Rights of Third Parties) Act. This report may not be assigned to any third party.

2. UNDERSTANDING THE PROJECT

2.1. The Sites



Figure 1 – Site locations within the city of Brighton

2.1.1. St James House



Figure 2 – Aerial view of St James House

2.1.2. Nettleton Court & Dudeney Lodge



Figure 3 – Aerial view of Dudeney Lodge and Nettleton Court

2.1.3. Bird Blocks at Whitehawk Estate



Figure 4 – Aerial view of the Bird blocks

OPTION 1

Essential Building Safety Works

The various assessments of the blocks recommended that as a minimum the blocks should be strengthened, to suit the requirements of the LPS Assessment, and sprinklers should be added throughout to control the fire spread in the buildings. This option looks at the requirements within the blocks for these works and the consequential works that will be required to accommodate them.

At this stage this option does not include for works required to bring the building up to current building regs standards. The regulations state that if the total value of the consequential works is less than 10% of the cost of the main works then it is not required to upgrade the building in line with Part L of the building regulations. It is assumed that this will not be the case.

3. STRUCTURAL STRENGTHENING

Initial strengthening designs and drawings have been produced for each of the block archetypes. The basis of the design is to provide sufficient ties between vertical and horizontal concrete panels and to provide additional capacity to the panels, where required.

Please refer to 5025201-RDG-XX-XX-RP-S-2001 – LPS Further Advice Report – Ridge and Partners – April 2025 for a summary of the general principles of the strengthening design.

3.1. Bird Blocks

Strengthening is required to the internal floor slabs and walls within the Bird Blocks. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels

3.2. St James House

Strengthening is required to the internal floor slabs and walls within the St James House. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- External steel frame fixed through to angles to provide additional strengthening to flank wall panels

3.3. Nettleton Court & Dudeney Lodge

Strengthening is required to the internal floor slabs and walls within Dudeney and Nettleton. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels

3.3.1. Typical Strengthening Details

The following details demonstrate the typical strengthening details for each of the blocks. Further information on the strengthening design is detailed within the Ridge structural strengthening design drawings.

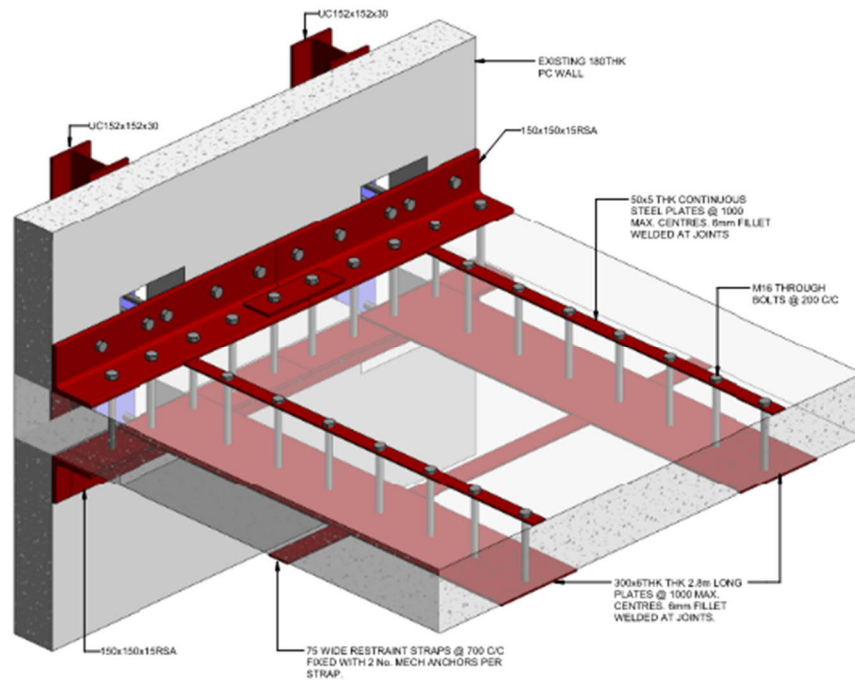


Figure 5 – Typical flank wall strengthening detail with external columns – St James House

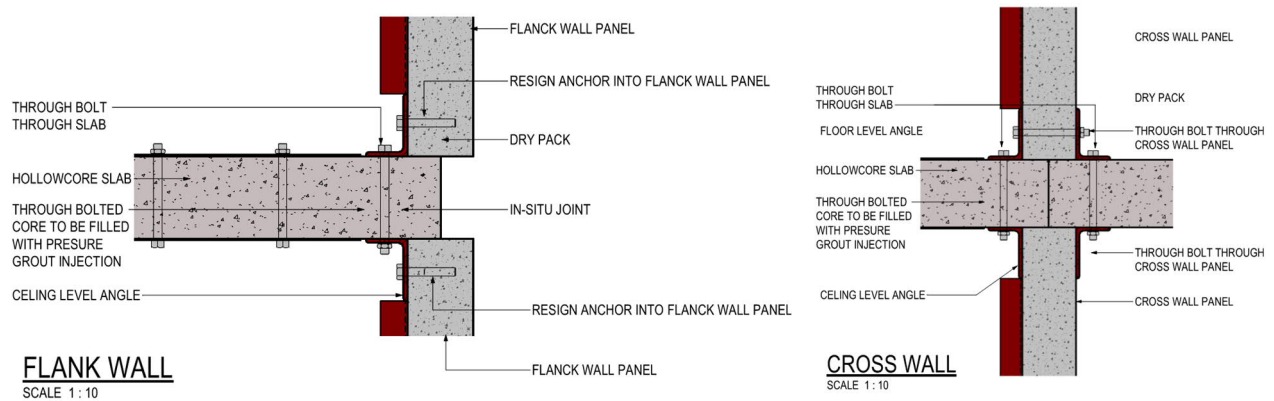


Figure 6 – Typical flank and cross wall / slab junction strengthening detail – Bird Block, Nettleton & Dudney

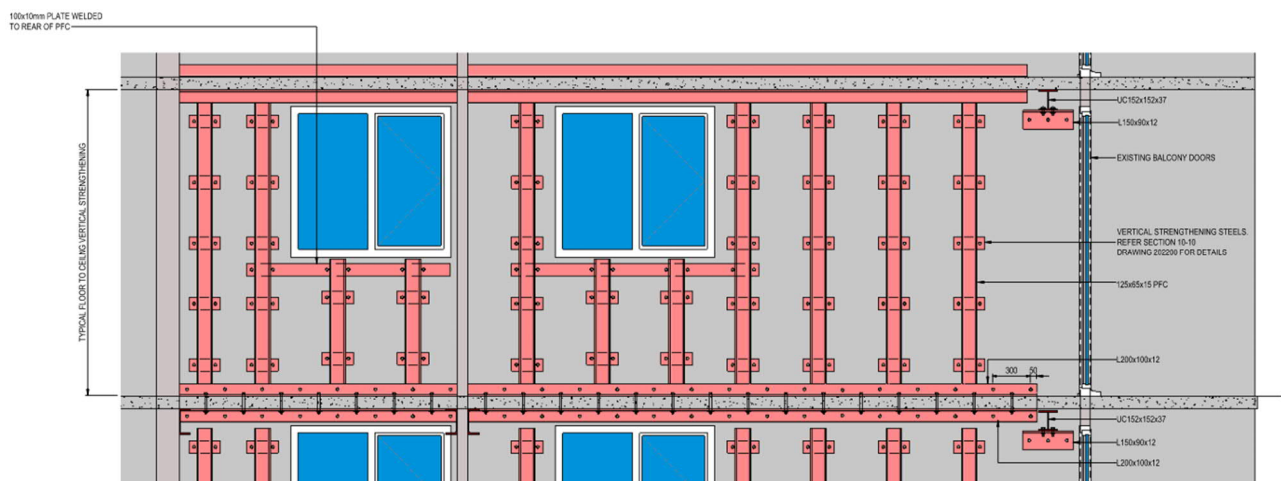


Figure 7 – Typical flank and cross wall strengthening detail – Bird Block, Nettleton & Dudney

3.4. FRP Strengthening

Although initially proposed as a fully steel solution, an alternative option which may be considered is for the slabs soffits to be strengthened using FRP (Fibre Reinforced Polymer) instead. The solution would remove the requirement for the slab strengthening shown in Figure 5 and Figure 6.

The benefits of this solution are as follows:

- Speed of construction:
 - The FRP is essentially stuck to the slab office meaning the requirement for numerous through bolts and the top washer plate will be removed.
 - The process of installing the FRP is quick and curing times are short.
 - Reduces the time that residents will be required to be decanted from their homes.
- Impact of material on the space:
 - Carbon fibre strengthening will be approximately 5-10mm in thickness with no additional thickness due to bolt heads and nuts.
 - Can be finished and painted with standard paints.
 - Requires additional fire protection.
 - Lightweight material resulting in no major increase in load on the building.
- Cost:
 - On a recent similar project, the costings for the steel strapping on the soffit of the slabs was c.£115/m². The equivalent cost of the FRP strengthening was c. £120/m².
 - Although the FRP costs are higher, there is significant savings through programme reduction and decant costs.



Figure 8 – Typical example of FRP strengthening

3.5. Consequential Works

Given the extent of the strengthening works required, it is likely that at St James House and the Bird Blocks the flats will require a full strip of internal floor and wall finishes. This will include bathroom and kitchen fixtures and fittings. This would be in addition to the programme stated above by 1-2 weeks subject to the extent of works in each flat. Advanced survey and design would be required to ensure these works are coordinated and properly planned in advance.

It is likely that existing bathrooms and kitchens can be retained at Nettleton and Dudeney due to the reduced extent of strengthening required.

The extent of further consequential works (decorations, flooring, M&E works etc.) would need to be determined as part of a detailed survey of the blocks to inform the scope of works.

Consultation would also be required with Building Control to further understand the implications of the essential works, and any associated compliance upgrades required as a result.

4. FIRE UPGRADES

The following recommendations were made following the completion of the fire assessments for the building.

4.1. Immediate (0-6 month)

- Establish interim measures as detailed in the 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats', to prepare for a change of evacuation strategy. This is to instigate a full simultaneous evacuation of the building in response to the structural deficiencies identified as part of the structural assessments.
- Ensure maintenance works carried out on existing fire safety precautions do not compromise the systems.
- Ensure all maintenance work that has been incorrectly applied to such systems is rectified immediately.
- Prohibit storage within common areas of any significant fire load, particularly electric scooters, and mobility devices.

4.2. Short Term (6 months-2 years)

- Provide a category L5 common fire alarm and detection system in accordance with BS5839-1, where the sound pressure level of the fire alarm signal within flats provides 85dB(A) at the open doorway of every bedroom in each flat to support the change of evacuation strategy.
- Develop a training programme to support the maintenance team in their undertaking of repairs to fire safety systems, namely replacement of permanent vents and fire-resisting glazing.
- Contractors must not compromise the fire safety of buildings when undertaking building works. Establish a contractor permit to work system where the fire strategy is shared with the contractor and the fire risk assessment revisited to ensure that any issues are adequately addressed, and the fire safety of the building isn't compromised.
- Residents should be made aware of the fire strategy of the building and the importance of the hallway in reducing the potential of fire and smoke spread into the lobbies.
- Flat entrance and communal fire doors should be replaced where required to maintain the fire strategy. Residents need to be made aware of the importance on flat entrance door and self-closer on the fire strategy of the building.
- Due to the deficiencies identified in fire stopping and compartmentation, as and when properties become vacant, an intrusive assessment is undertaken of the fire stopping and compartmentation (flat entrance

doors and windows, where services breach floors and shared services and ventilation systems), to ensure they are appropriately fire stopped and upgrading works completed where necessary.

4.3. Longer Term (3-5 years)

- Removal of combustible materials as detailed in the FRAEW.
- Retrospective fitting of a sprinkler system throughout the building. We would recommend a Category 4 residential sprinkler system in accordance with BS 9251:2021 with duplicate pumps and secondary power supplies, for resilience.
- Provide AOV's in the dispersal lobby or provide a dedicated smoke shaft.
- In the course of future building work, the common ventilation system should be removed and replaced with fire-stopping, and wet rooms should be locally ventilated within the flat, via the external wall (which requires adequate protection to support any such proposal). The means by which the new horizontal routes will require detailed design to satisfy the requirements of Gateway Two.

5. M&E UPGRADES

It is understood that the existing incoming power to the Bird Blocks is currently insufficient for the power draw on the blocks. As a part of the essential works a new substation will likely be required to serve the Bird Blocks to resolve this issue and provide the additional supply required to power the proposed sprinkler system.

Further surveys will be required at St James House and Nettleton and Dudeney to determine whether additional measures are required at these blocks to make the installation of a new sprinkler system feasible.

6. DECANT

The decant requirements to enable the construction of the strengthening is as follows:

6.1. Bird Blocks & St James House

Due to the extent of works strengthening works required at the Bird Blocks and St James House, it is likely that a full decant of the flats is required undertake the works for circa six weeks per flat, refer to section 7 for a further breakdown of the programme.

Due to the nature of the works, it is recommended that the flat above and below are decanted simultaneously to provide efficiencies in the installation of the strengthening, and to ensure the safety and comfort of adjacent residents.

6.2. Nettleton Court & Dudeney Lodge

At Nettleton Court and Dudeney Lodge the strengthening is not as extensive as the other blocks, it is likely that although a full decant of the flats will be required, the duration may be reduced.

7. PROGRAMME

Based on our previous experience strengthening LPS buildings and our current understanding of the LPS blocks, we estimate that a single flat would take circa 6-weeks. Note that this is an estimate and would be firmed up following full design / contractor input.

The 6-week period for undertaking works within a single flat is based on the below sequencing:

- Week 1: ACM clearance and removal of finishes (advanced surveys will be required)

- Week 2-5: Strengthening works and sprinkler installation (L-brackets to corners of flat, carbon fibre strap to soffit and steel PFC to internal walls, finally fixed together once in place)
- Week 6: Making good and redecorating

Looking at the typical floor plate for the blocks, we believe there would be benefit in phasing the works so that 6 flats would be undertaken at a single time.

Advanced assessment of any other specific features and constraints within the flats would be required to further inform the works and the specific timescales. There may also be an opportunity to address other associated quality improvements alongside these works, to ensure efficiency and to reduce impacts on tenants.

As part of a coordinated programme of works across the affected blocks, there would be a need properly plan the access and be agile in being able to adjust the programme to suit changing needs.

Once fully designed and procured, it would be for the Contractor to confirm how many teams would be working at once, thus determining the overall programme.

Also note that the 6-week per flat timescale would likely be bettered as the Contractor will have a clear run of all flats, allowing the asbestos / finishes removal to progress ahead.

Assuming the Contractor would provide three teams working at once, a conservative figure of 3-years to complete all strengthening / finishing works to the building.

8. COSTS

A breakdown of associated costs for the strengthening works has been compiled for the blocks. These costs do not currently include for the sprinklers or associated M&E upgrades. Please refer to the Ridge pricing documentation for further details.

The extent of essential works and any associated consequential works will need to be determined to allow costs to be accurately assessed, as would the approach to decant, phasing, resourcing and programme.

OPTION 2

Refurbishment

9. APPROACH

The following sets out the likely approach to a potential strengthening and refurbishment project.

9.1. Discovery and Understanding of the Buildings

1. Information Review and Gap Analysis
 - a. This stage involves a detailed review of all existing information on the buildings including previous surveys and reports prepared by Ridge and others.
 - b. Any essential information noted to be unavailable may require additional surveys or verification to inform the design of the works.
2. Surveys
 - a. Structural – for areas identified as requiring refurbishment which may have been outside of the original LPS assessment scope.
 - b. M&E – visual inspections of the buildings to understand how the services are configured and distributed. This will help ensure any opening up and consequential improvement works are coordinated.
 - c. Building Survey – representative surveys (not room-by-room) to inform any consequential improvement works.
 - d. Asbestos – the procurement of the asbestos surveyor (expected to be via existing BHCC supply chain) would be required to carry out R&D surveys which will be required due to the intrusive nature of the refurbishment proposals. This survey will be included in the tender to ensure that the contractor is fully informed presence of asbestos and can price suitably in their tender returns. This also allows them to include professional removal of any identified asbestos as well as the process for identification and removal of any asbestos discovered during the works.
 - e. Transport – this will be required to inform the contractor of any local Highways constraints or issues, as well as identifying provisional access and egress routes from the site.
 - f. Additional Surveys – additional surveys may be identified as the initial investigations and surveys progress and once the scope for any consequential improvements is better defined. At this point in time, we would suggest the following:
 - g. Topographic Survey and Measured Building Survey – to determine the site surroundings and levels as well as detailed building measurements, feeding into the preparation of detailed design proposals
3. Stakeholder Review
4. Development of the Decant Strategy
5. Development of the Refurbishment Design – The Ridge teams will use the information discovered via surveys and stakeholder engagement to prepared detailed refurbishment design documentation including drawings and specifications. The design will form the basis of the tender.
6. Cost Assessment and Contracts – commercial support and input, initial estimates, benchmarking, a Pre-Tender Estimate (PTE) etc. Contract to be prepared in conjunction with the BHCC Procurement and Legal teams.
7. Health and Safety/CDM – the Principal Designer will need to be appointed during the design and planning of the demolition phase and to prepare the Pre-Construction Information (PCI) pack.

8. Planning Application – an application for Planning Approval may be required, including associated reports such as traffic management plan, ecology etc. Subject to feedback from the Planning Dept, further surveys, investigation and reports may be required.
9. Agreement of Procurement approach and appropriate contracts – liaison with BHCC Procurement team to agree how the project will be procured and agree who will be issuing the tender documents.
10. Agreement of Contractual terms
11. Tender and Analysis – The teams will work with the BHCC Procurement Team to review and evaluate the tender returns and produce a recommendation for appointment of the contractor.
12. Construction Phase – The key roles post-contract will include:
 - a. CA/EA – the Ridge PM will administer the contract on behalf of BHCC.
 - b. Technical Monitoring of works – the professional team will monitor the works from a technical perspective, reviewing and challenging the contractor's method and calculations.
 - c. CDM – The Principal Designer will oversee the activity of the Contractor in their role of Principal Contractor and acting in the role of Client-side Health and Safety Advisor.
 - d. QS – The QS will perform the role during the refurbishment phase, dealing with valuations, variations, payment recommendations, and agreeing the final account.
 - e. MEP Engineer – should there be any M&E consequential works, the MEP Engineers will oversee these.

10. ANTICIPATED SCOPE OF WORKS AND CLIENT BRIEF

10.1. Structural and Compliance Works

Option 2 will include all items identified under Option 1 (section 3) as well as providing the opportunity to consider a wider scope of refurbishment and asset maintenance.

10.2. Compliance with Building Regs & Building Safety Act

A refurbishment of this scale would likely be considered “significant work”, therefore upgrades to meet current Building Regulations are likely to be required. This is likely to result in a focus on sustainability and energy efficiency improvements to ensure the building achieves current regulations but could also consider other items such as DDA compliance and other Building Regulations. This could require thermal studies, air tests and building thermal modelling to inform the design proposals required to achieve compliance.

In addition, as the blocks would be classified as High-Risk Buildings (HRBs) under the Building Safety Act, a Building Regulations Principal Designer will be required to ensure compliance of the design and installation with the regulations and ultimate approval of works by the Building Safety Regulator. This will also include a risk-based approach to Fire Safety and require a full review of Fire Strategies and Fire Risk Assessments.

10.3. Improving Thermal Comfort

When considering the extent of the refurbishment scope of works, improvements to thermal comfort may be a consideration, particularly if the blocks are already experiencing condensation and mould issues. This could also be driven by building regulations compliance.

Concrete system builds such as LPS can have high levels of air tightness, therefore any potential upgrades to insulation will also likely require some additional ventilation to avoid compounding condensation and mould growth.

Floor to ceiling heights and room configuration would need to be reviewed as well as any facade penetrations that might be required to enable this. This would also need careful coordination with the building's fire strategy.

10.4. Other Energy Efficiency Upgrades

In addition to building fabric thermal improvements, there may also be a requirement to improve the overall energy efficiency of the block, which could consider the replacement of older high-energy M&E systems with modern low-energy installations. This might include solar PV, LED lighting, low water use sanitaryware, alternative heating systems including MVHR. During the discovery phase, a review of any statutory and stakeholder requirements would be required to determine the level of upgrades required in the detailed design proposals.

10.5. Additional Consequential Works

Due to the intrusive nature of the structural and refurbishment proposals, there will likely be some consequential improvement works. The extent of these can be reviewed and agreed with BHCC and other stakeholders, but at this stage we anticipate the following will be considered:

- Making good, including replacement of floor coverings and internal redecoration, generally where opening-up has occurred. This could be limited only to areas affected by the works or could include a more extensive refurbishment of entire flats subject to agreement.
- Removal & reinstallation / replacement of kitchen and bathrooms – may be necessary when strengthening works requires their removal for access.
- Firestopping improvements and asbestos removal/remediation - if issues are exposed during the works that were not identified in previous surveys.
- Opportunities to address any other building issues and undertake any forthcoming planned maintenance activities, which might include rectifying any drainage/water leaks, damp, window and door replacements etc., to prolong the life of the building and reduce future disruption to residents.
- Should there be any need to undertake works which would affect the facade of the building (e.g. window/door replacements and potential ventilation installation), a more comprehensive external refurbishment scope might be considered, including facade treatment and external areas (car parking/walkways).

11. DECANT

In addition to the decant identified in the Option 1, the periods would need to be extended to allow the additional works, and subject to the extent of the agreed works, assessed overall to consider whether a full building decant would be required.

12. PROGRAMME

The team would work closely with the BHCC team and stakeholders as well as the selected contractor to develop a detailed programme for the refurbishment, which will be driven by the BSR approval process, the decant strategy, phasing approach, and availability of each dwelling as well as the agreed scope of works and consequential improvements required.

We are aware of significant delays in BSR application approvals at present, currently applications are subject to a 36–40-week approval period. This will need to be considered when preparing the master programme. Furthermore, we would include a robust time allowance to undertake a thorough resident engagement process in the planning and development of the proposed refurbishment proposals.

13. COSTS

As the scope of the refurbishment proposals under this option have not yet been defined it is not possible to include an indicative construction value. However, the following items should be considered when preparing a cost budget for the project:

- Strengthening Works
- Consequential Works
- Compliance Works
- Refurbishment – internal
- Refurbishment - external
- Decant costs, including temporary accommodation
- Professional fees including surveys and design

14. EXISTING BUILDING UPGRADES

At this stage of the projects Ridge have not been involved with the condition mechanical and electrical systems as well as the building fabric of the blocks. Following correspondence with BHCC it is expected that should the essential building safety works be undertaken to extend to the life of the building by c.20 years, the following building upgrades will be required at the following blocks.

The following sections are solely based on Information provided by the client, this isn't based on surveys that either Ridge or ECE Architecture have undertaken, and such there may be further deficiencies in the buildings which have not been identified or alternative approaches which may not have been considered at this stage.

14.1. Bird Blocks:

- Heating:
 - The existing buildings are currently fed by a temporary external plant room containing temporary boilers which supply the buildings heat system. A permanent replacement for this is require in the short term.
 - A strategy for replacement with Air Source Heat Pumps (ASHP) local to each flat has been explored and found not to be viable.
 - There is an opportunity to utilise a centralised system with roof mounted heat pumps in lieu of the local units.
 - Should this found not to be a viable option, the buildings would need to be switched to an all-electric system.
- Electrical System:
 - It is likely that a full rewire of the building will be required regardless of any heating works.
 - An electrical upgrade is also likely to be required to facilitate ASHP or direct electric heating.
 - It is understood the BHCC has be informed that the Bird Blocks site will likely require a new electrical substation to feed the five blocks.
- Ventilation:
 - It is known that there are extensive issues with asbestos within the existing ventilation ductwork.

- In order to upgrade the building to current regulations a remediation strategy would need to be implemented.
- Water:
 - The cold-water system is understood to not have been renewed within the last 50 years and as such will require upgrading.
- Façade:
 - The existing blocks were reclad 10-15 years ago with a new external wall insulation (EWI) system.
 - A review of the EWI on these blocks is required due to continual leaks through the façade.
 - Should the leaks be repairable, a wholesale replacement of the façade should not be required within the next 20 years.
 - The existing windows are also expected to require replacement.
- Roof:
 - It is likely that a full roof replacement will be required as a part of a refurbishment of the blocks.
- Balconies / Parapets:
 - The existing balconies and roof parapets are original would therefore likely require upgrading as a part of the refurbishment project.
- In addition to the above, a general internal redecoration of communal areas should be included with the building refurbishment.

14.2. Nettleton Court & Dudeney Lodge

- Heating:
 - The existing buildings are currently fed by a centralised gas boiler situated in a plant room between the two buildings. This is believed to have been replaced within the last 5 years and therefore would not likely require further works as a part of the refurbishment.
- Electrical System:
 - An upgrade to the electrical system within the buildings is currently in progress.
- Water:
 - The cold-water system is understood to not have been renewed within the last 50 years and as such will require upgrading.
- Façade:
 - The existing blocks were reclad 10-15 years ago with a new rain screen cladding and as such should not require further works as a part of the refurbishment.
 - The existing windows are also expected to require replacement.
- Roof:
 - It is likely that a full roof replacement will be required as a part of a refurbishment of the blocks.
- Balconies / Parapets:
 - The Fire Risk Assessment at the blocks identified that the spandrel panels forming the front elevation of the existing wintergarden balconies are defective and require replacement.
- In addition to the above, a general internal redecoration of communal areas should be included with the building refurbishment.

14.3. St James House:

- Heating:
 - A strategy to replace the existing heating system with a centralised Air Source Heat Pumps (ASHP) is in the process of being investigated.
 - It is likely that this will utilise either roof mounted plant or a new plant room within the lower ground floor car park.
- Electrical System:

- A strategy for the renewal of the electrical wiring throughout the building is currently in progress. Common areas are complete with flats to be completed as and when required.
- It is assumed that this electrical upgrade has accounted for ASHP.
- Fire Alarm:
 - EVAC system being installed
- Water:
 - The cold-water system is understood to not have been renewed within the last 50 years and as such will require upgrading.
- Façade:
 - A full façade replacement is due on the building. This will include replacement of the curtain walling on staircases.
 - The existing windows are also expected to require replacement.
- Roof:
 - It is likely that a full roof replacement will be required as a part of a refurbishment of the blocks.
- Balconies / Parapets:
 - Concrete repairs are required to balcony soffits due to some known concrete defects.
- Below Ground Car Park:
 - The existing below ground car park is currently closed. Electric vehicles are currently prohibited from using the car park due to the risk of fire. BHCC currently cannot restrict access of specific vehicle into the car park and as such the car park remains closed.
 - Provision of an access control system to restrict access to electric vehicles is to be included within the refurbishment.
- In addition to the above, a general internal redecoration of communal areas should be included with the building refurbishment.

14.4. Lifts

- All lifts have been subject to major modernisation/full replacement works over the past 10 years with static equipment having an estimated 40+ year life expectancy. The next phase of modernisation would be to address electrical obsolescence and overhaul of any 'moving' components to which we give a 20-year life expectancy.
- It is likely that the existing lifts across all blocks would require further modernisation c.2035 and could therefore be excluded from the refurbishment works.

15. REFURBISHMENT OPPORTUNITIES

Refer to Appendix A for ECE Architectures Option 2 Report.

OPTION 3

Demolition and Regeneration

The third option available is for the demolition and regeneration of the sites, offering the opportunity to not only replace the existing accommodation in a modern, compliant form with improvements to the wider site and community, but also to supplement the quantity and mix of accommodation to enhance the housing stock.

The following sets out the approach and considerations of this option, and the key constraints, opportunities and challenges that will need to be considered.

16. DEMOLITION APPROACH

The demolition of LPS blocks is a specialist process that requires a full understanding of the buildings to help design the methodology of the deconstruction process. The risk of collapse of LPS buildings is at its greatest during the demolition phase, so the agreement of the methodology and the monitoring of its implementation is essential, as is the appointment of competent and experienced consultants and contractors to manage and carry out the works.

The following are the main risks identified in the demolition of the BHCC blocks:

- The major risk when demolishing LPS (large panel system) buildings, specifically buildings with inadequate ties between panels, which is present at the BHCC blocks, is that the buildings are prone to progressive collapse during demolition.
- If the building was to collapse during the demolition phase, any buildings or people within the collapse radius of the edge building, are at risk, St James House (50m), Nettleton & Dudney (48m), Bird Blocks (30m). Should something go wrong during the demolition and the building was to collapse, damage would be caused to the surrounding buildings on the individual sites.
- The debris field caused by a collapse of this magnitude would cover a significantly larger area, affecting local residents.
- The ground vibration caused by the collapse of one of these buildings could potentially affect the stability of other buildings around the site.
- The dismantling of the LPS block will likely require a large number of crane movements, lifting concrete panels down from the blocks near to the other inhabited buildings and public spaces on the estates.
- The demolition of the block will likely generate a significant amount of concrete dust unless adequately controlled.
- A large increase in site traffic throughout the demolition phase.
- A considerable increase in noise pollution during working hours.

16.1. Demolition Risk Mitigation

To best mitigate the above risks, the demolition of the LPS blocks should follow a specific, designed methodology, bespoke for each of the block types. The key considerations to these demolitions are as follows:

- Top-down demolition.
- Removal of overcladding.
- Temporary works.
- Cutting of panels at junctions and craned down to ground.

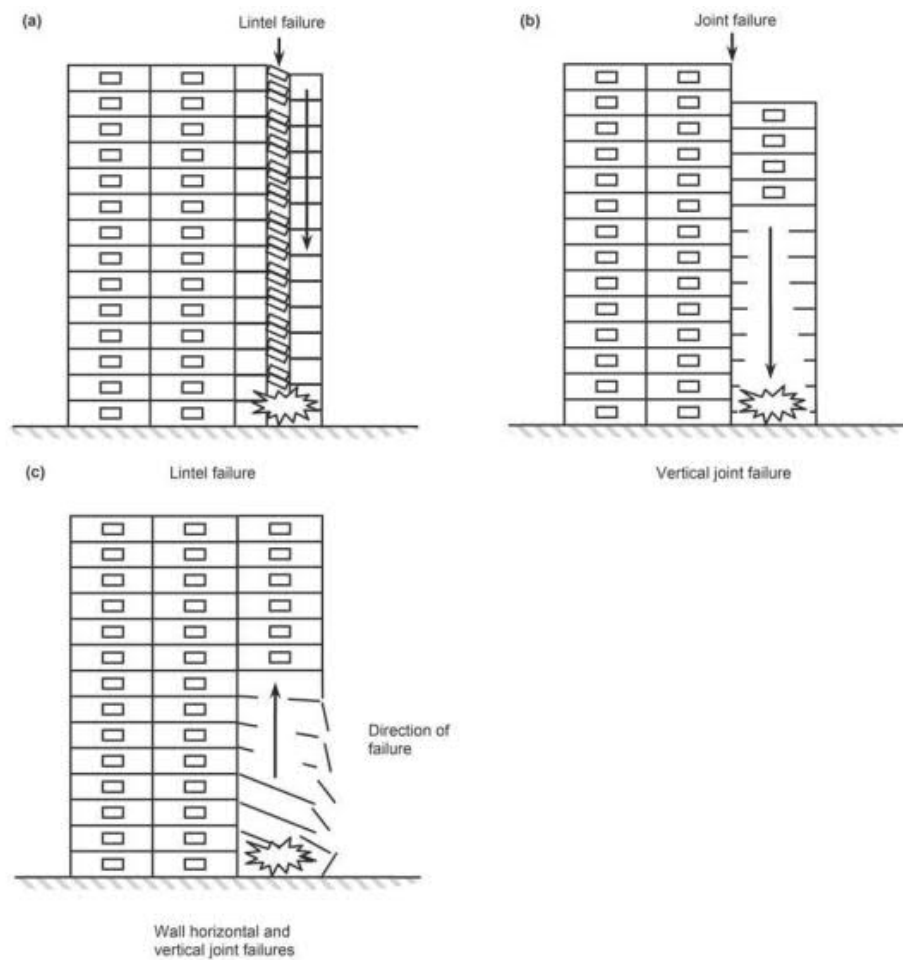


Figure 7: Schematic showing some possible progressive collapse failure modes of the flank wall in a typical LPS dwelling block for a low-level trigger site

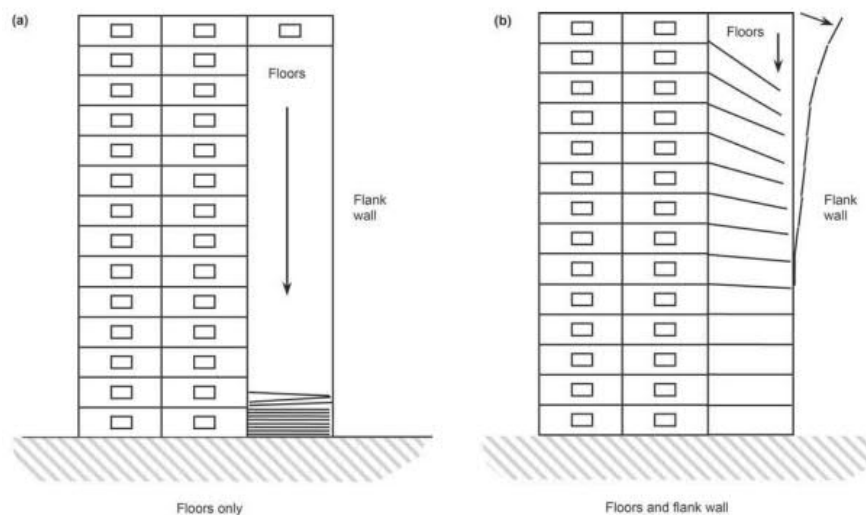


Figure 10: Schematic showing some possible progressive collapse failure modes in a typical LPS dwelling block for a high-level trigger site

Figure 9 – LPS Collapse Mechanisms (BRE, 2012)

16.2. Discovery and Understanding the Buildings

This stage involves a detailed review of all existing information on the buildings including previous surveys and reports prepared by Ridge and others.

Any essential information noted to be unavailable may require additional surveys or verification to inform the design of the demolition.

16.3. Key Surveys

There are several key surveys that will be required to achieve this understanding. These can be supplemented by any building -specific surveys identified as part of the initial review phase.

- a. Structural – desktop review of the previous intrusive surveys to fully understand the structure to allow the design of the deconstruction methodology and the provision of the Demolition Methodology Statement required for Planning.
- b. M&E – visual inspections of the buildings to understand how the services are configured and distributed. This will help inform the strip-out requirements as well as feed into the Utilities investigations noted below.
- c. Utilities – a full review of all incoming services and how and where they are connected to the building. This will inform the demolition tender process, and any terminations or disconnections required. As part of this process, it will be essential to understand capacities and to consider how these capacities might be maintained for use as part of any future development of the residual sites.
- d. Building Survey – representative surveys (not room-by-room) to inform strip-out scope within the tender documents, including intrusive investigations of roofs etc to provide the contractor and designers with detailed knowledge of the building construction.
- e. Asbestos – Ridge would oversee the procurement of the asbestos surveyor (expected to be via existing BHCC supply chain) and monitor the R&D surveys. This will be included in the tender to ensure that the contractor is fully informed presence of asbestos and can price suitably in their tender returns. This also allows them to include professional removal of any identified asbestos as well as the process for identification and removal of any asbestos discovered during the works. BHCC would make a direct appointment with the Asbestos surveyor.
- f. Transport – this will be required to inform the contractor of any local Highways constraints or issues, as well as identifying provisional access and egress routes from the site. This will be provided by the Ridge Transport team, along with the Traffic Management Plan required for Planning.
- g. Additional Surveys – additional surveys may be identified as the initial investigations and surveys progress and also as a result of the demolition notice application:
 - i. CCTV Drainage surveys
 - ii. Topographic Survey – to determine the site surroundings and levels
 - iii. Ground Investigation – subject to the initial information review, intrusive investigations may be required to determine foundations and underground conditions, as well as understanding the ground conditions and bases for the large plant being used during the demolition process. These will further inform the new development.
 - iv. GPR - a Ground Penetrating radar survey to identify underground services on the sites.
 - v. Ecology and environmental surveys

16.4. Other Key Actions Required

1. Stakeholder Review
2. Development of the Vacant Possession Strategy

3. Development of the Demolition 'Design' – a specific methodology appropriate to the individual buildings, their sites and surroundings. The design will form the basis of the tender, with the contractor expected to provide their proposed methodology design in response, as well as any calculations, temporary works. The structural engineer will review the contractor's design for compliance.
4. Consideration of Regeneration options and how the sites should be left – maximise efficiencies and opportunities between the 2 stages of the process, and mitigating risks
5. Cost Assessment and Contracts – commercial support and input, initial estimates, benchmarking, a Pre-Tender Estimate (PTE) etc. Contract to be prepared in conjunction with the BHCC Procurement and Legal teams.
6. Health and Safety/CDM – the Principal Designer will need to be appointed during the design and planning of the demolition phase and to prepare the Pre-Construction Information (PCI) pack.
7. Planning Application – an application for Prior Approval will be required, including associated reports such as demolition methodology, traffic management plan, ecology etc. Subject to feedback from the Planning Dept, further surveys, investigation and reports may be required.
8. Agreement of Procurement approach and appropriate contracts – liaison with BHCC Procurement team to agree how the project will be procured and agree who will be issuing the tender documents. It is assumed that the contract will be a Single-Stage Design and Build (JCT) Contract.
9. Agreement of Contractual terms
10. Tender and Analysis – to review and evaluate the tender returns and produce a recommendation for appointment of the contractor. The analysis will include the following:
 - a. Assessment of competency, capability and proposed team
 - b. Assessment of financial returns to seek best value for money
 - c. Assessment of technical solutions, methodology and programme
 - d. Assessment of any further quality criteria
 - e. Assessment of Social Value included
11. Demolition Phase – The key roles post-contract will include:
 - a. PM/Employers Agent – administration of the D&B contract on behalf of BHCC.
 - b. Technical Monitoring of works – the structural engineering team will monitor the works from a technical perspective, reviewing and challenging the contractor's method and calculations.
 - c. CDM – The H&S Advisor will oversee the activity of the Contractor in their role of Principal Contractor and acting in the role of Client-side Health and Safety Advisor and CDM Principal Designer.
 - d. QS – The QS will perform the role during the demolition phase, dealing with valuations, variations, payment recommendations, and agreeing the final account.
 - e. MEP Engineer – the MEP Engineers will monitor the successful termination of services and Utilities by the contractor.
 - f. Achievement of the Completion and Handover expectations is to be reviewed by the team and BHCC.

16.5. Demolition Programme

The key programme drivers need to be identified during the development of the master programme including vacant possession, completion of all relevant surveys, the disconnection of services and receipt of approved demolition notice from BHCC Building Control department.

It will also be important to define the phasing strategy of the 3 sites and how they are coordinated.

Upon appointment, the team would work with BHCC and the stakeholders to develop and agree the vacant possession strategy, assessing current occupancy levels, likely timescales for decanting and tenant engagement. The extent of leaseholders may be a major consideration, both in terms of programme, but also in terms of cost implications.

Subject to the level of occupancy and leaseholders it is likely that vacant possession will take up to 2 years to achieve.

Due to the requirement to seek vacant possession of spaces to enable the R&D Asbestos survey, the programme would need to allow for a phased survey of the buildings. To maintain progress of the programme, an interim update of the R&D survey could be used at tender to provide the bidders with a good understanding of asbestos removal required. Upon full vacant possession, a final survey can be undertaken and all information provided to the contractor as a post-Contract variation, based on an agreed contract rate for asbestos removal.

Based on experience undertaking similar projects, Utilities are a further key programme driver. It is important to identify incoming utilities and future capacity requirements, as well as agreeing strategy for where the risk for service disconnection / diversion will be allocated in the contract. Due to the need for ensuring services and supplies are maintained to the buildings during vacant possession, this usually negates the project's ability to remove services ahead of contractor appointment.

Anticipated periods for completion of key milestones are listed below, noting that they may be an opportunity to overlap activities.

- Project Launch: Day 1
- Surveys and development of design and tender information – within 4-6 months
- Planning Prior Approval Submission: within 4-6 months
- Vacant Possession (VP) achieved – within 18-24 months
- Tender Issue: once VP dates are known
- Tender Period: 8 weeks
- Analysis and appointment of Contractor: 8 weeks
- Start on Site: within 2 months
- Completion of demolition works: within 12-18 months subject to phasing and size of site

16.6. Demolition Costs

The costs for demolition of such high-rise LPS blocks will generally be in the region of £1.5-2.5m/block, but by combining blocks on a site-by-site basis efficiencies can be achieved.

17. REGENERATION APPROACH

The following sets out the typical approach to the regeneration of the sites, noting that the scale and specific features of each site will dictate the specific approach in each case. Assembly of the correct team will be essential to the delivery of a successful project.

Whilst simplified to the next steps for the purposes of this options report, the process would probably follow the RIBA Plan of Work stages, aligned with the BHCC governance process, allowing an ongoing management and control of the process and regular confirmation of the brief, solutions and way forward with BHCC.

1. Discovery Phase (RIBA 0-1)

During this phase the team would effectively be gathering information from the sites, BHCC and other stakeholders to help define a clear brief for onward development as part of the second phase.

We would be looking to understand all aspects of:

- a. Findings of survey phase and any implications
- b. Understanding the Client vision, options, aspirations, priorities, overall brief, and any wider factors that could impact the solutions (i.e. other local developments)
- c. Consideration of options – strengthen and upgrade vs demolition and regen
- d. Confirmation of Board report scope
- e. Understanding stakeholders
- f. Understanding constraints and drivers for the project – policies, statutory, Planning, physical, practical, political, financial, organisational, local sensitivities, sustainability expectations
- g. Technical Considerations and constraints
- h. Risks and Opportunities
- i. Indicative site capacity assessments
- j. High level master programme
- k. High level cost envelope for options being considered
- l. This will take the form of a series of meetings (in person and remote) with BHCC, key stakeholders, site visits, information gathering and review. Subject to the agreed approach and findings, this will dictate the approach to the second phase to suit.

At this stage we see the team requiring the following inputs – PM, QS, Engineers, Planning Consultant, Architect, and Sustainability plus the BHCC teams, stakeholders.

2. Development Phase (RIBA 1-2)

During this phase the team would develop the findings of Phase 1, largely focused on the preferred option/s identified and development of scenarios and options available, refining where possible.

Clearly there are many variables, so we would be seeking to identify and develop the options, the risks, and opportunities available, as well as defining the next steps required to take these options forward.

The key actions and outputs would include the following:

- a. A clear client brief (albeit noting that there may be options still contained until further developed)
- b. An approach to dealing with constraints, risks, and opportunities
- c. Overall update of programme and phasing options at high level, with key milestones – also including considerations in relation to tenants, decanting etc.
- d. Confirmation of site capacity studies and development of concept sketch options and massing
- e. Consideration of wider technical inputs to inform the development of high-level costs based on the agreed strategy or sketch options

- f. Coordination with BHCC on development options available with pros and cons
- g. Options for potential funding, delivery arrangements, development or funding partners
- h. Viability studies and development of an options appraisal
- i. Procurement overview
- j. Planning and transport advice and engagement for the sites
- k. Site, technical and infrastructure considerations, including implications beyond the site boundary
- l. Consideration of any interim measures required to the buildings to maintain the safety of residents whilst they remain in occupation
- m. Definition of Next Steps for developing and implementing the solutions agreed by the Board, including:
 - i. Surveys required
 - ii. Assuming demolition is selected - specialist demolition definition, methodology, approach, and procurement
 - iii. Defining BHCC actions required
 - iv. Defining with BHCC a delivery and phasing strategy (how residents are relocated, use of other sites and availability of sites, build before demolition, temporary accommodation etc.)
 - v. Definition of wider team required to deliver:
 - vi. The demolition and site preparation
 - vii. The regeneration scheme
 - viii. Design and planning actions required

17.1. Regeneration Programme

Greater definition of the brief and indicative solutions will be required to determine the programme for each of the sites.

17.2. Regeneration Costs

Greater definition of the brief and indicative solutions will be required to determine the costs for each of the sites.

18. REGENERATION OPPORTUNITIES

ECE Architects have put together initial ideas presentation documents for the potential regeneration options for the three sites. The ideas presentations provide some site history and details a couple of options for regeneration at each site. This section of the report should be read in conjunction with these reports:

- 7567_DO01_rev A – Hollingdean Interim Ideas Presentation
- 7567_DO02_rev A – North Whitehawk Interim Ideas Presentation
- 7567_DO03_rev A – St James House, Kempton Interim Ideas Presentation

18.1. St James House

The ECE report concludes the following for StJames House:

The emerging concept proposals for St James House show how development has been informed by the vision and Site assessment undertaken to date. Our key vision objectives for St James House, Kemptown are set out below:

1. Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing new sustainable homes fit for future living.
2. Recognition and promotion of the sustainable location of the Site, well placed close to local road, rail and bus links, and within walking and cycling distance of the Town Centre.

3. Promotion of a high-quality environment and standard of living, which considers the needs of present and future generations.
4. Delivery of housing to meet local needs, including a mix of housing types and sizes, with potential for affordable housing.
5. Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, promoting healthy living.
6. Provision of safe connections to education, health and community facilities, maintaining existing foot and cycle links.
7. Add extensive green landscaping, providing a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.
8. Provide recreation opportunities throughout the Site, including the provision of onsite natural play spaces, and SuDS to mitigate impacts of the development on the nearby areas.
9. Use best practice urban design principles and placemaking to guide the creation of a safe, legible and vibrant new community.



Figure 10 – St James House regeneration option

18.2. Dudeney & Nettleton

The ECE report concludes the following for Dudeney Lodge and Nettleton Court:

The emerging concept proposals for Dudeney & Nettleton show how development has been informed by this Ideas Presentation and site assessment undertaken to date.

The key objectives for Dudeney & Nettleton are set out below:

1. Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing new sustainable homes fit for future living.

2. Recognition and promotion of the sustainable location of the Site, well placed close to local transport bus links and within walking and cycling distance of the Town Centre.
3. Promotion of a high-quality environment and standard of living, which considers the needs of present and future generations.
4. Delivery of housing to meet local needs, including a mix of housing types and sizes, with potential for affordable housing.
5. Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, promoting healthy living.
6. Provision of safe connections to education facilities, maintaining existing foot and cycle links.
7. Creation of a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.
8. Provide recreation opportunities throughout the Site, including the provision of onsite natural play spaces, and SuDS to mitigate impacts of the development on the nearby areas.
9. Use best practice urban design principles to guide the creation of a safe, legible and vibrant new community.



Figure 11 – Nettleton & Dudeney regeneration option

18.3. Bird Blocks

The ECE report concludes the following for Dudeney Lodge and Nettleton Court:

The emerging concept proposals for Whitehawk show how development has been informed by the Ideas and Site assessment undertaken to date.

Our key idea objectives for Whitehawk are set out below:

1. Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing new sustainable homes fit for future living.

2. Recognition and promotion of the sustainable location of the Site, well placed close to local road, rail and bus links, and within walking and cycling distance of the Town Centre.
3. Promotion of a high-quality environment and standard of living, which considers the needs of present and future generations.
4. Delivery of housing to meet local needs, including a mix of housing types and sizes.
5. Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, promoting healthy living.
6. Provision of safe connections to education facilities, maintaining existing foot and cycle links.
7. Capitalise on the wealth of existing green capital, providing a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.
8. Provide recreation opportunities throughout the Site, including the provision of onsite natural play spaces, and SuDS to mitigate impacts of the development on the nearby areas.
9. Use best practice urban design principles to guide the creation of a safe, legible and vibrant new community.



Figure 12 – Bird Blocks regeneration option

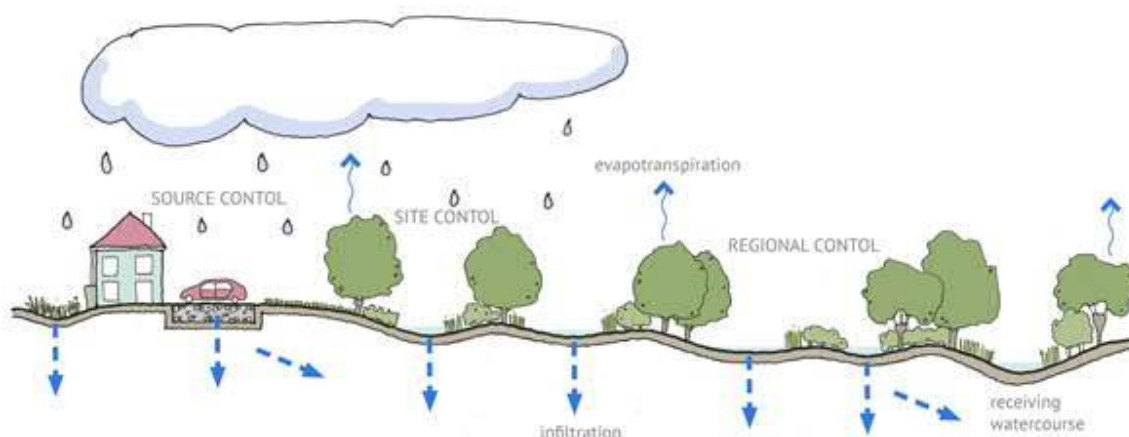
19. SUSTAINABLE DRAINAGE

19.1. SuDS Hierarchy

The SuDS hierarchy, SuDS strategy and drainage strategy will be discussed in more detail within the SuDS strategy and drainage strategy reports, however it is relevant to raise them here as there is direct link with our nitrate mitigation strategy.

A key part of the nitrate mitigation strategy is to retain and detain surface water as close to source longer. The SuDS management train demonstrates this and is a useful concept used in the development of sustainable drainage systems.

Just as in a natural catchment, drainage techniques can be used in series to change the flow and quality characteristics of the runoff in stages.



The management train starts with prevention (preventing runoff by reducing impermeable areas), or good housekeeping measures for reducing pollution; and progresses through local source controls to larger downstream site and regional controls.

Runoff need not pass through all the stages in the management train. It could flow straight to a site control, but as a general principle it is better to deal with runoff locally, returning the water to the natural drainage system as near to the source as possible.

Only if the water cannot be managed on site should it be (slowly) conveyed elsewhere. This may be due to the water requiring additional treatment before disposal or the quantities of runoff generated being greater than the capacity of the natural drainage system at that point. Excess flows would therefore need to be routed off site.

End of pipe solutions where runoff is directly discharged to a wetland or pond should be avoided where possible, as these end of pipe components are likely to larger more expensive and potentially receive faster runoff flows and higher levels of pollution. SuDS design requires a balancing of different options, often depending on the risks associated with each course of action. The risks of an area flooding have to be balanced with the costs of protecting the area from different levels of floods.

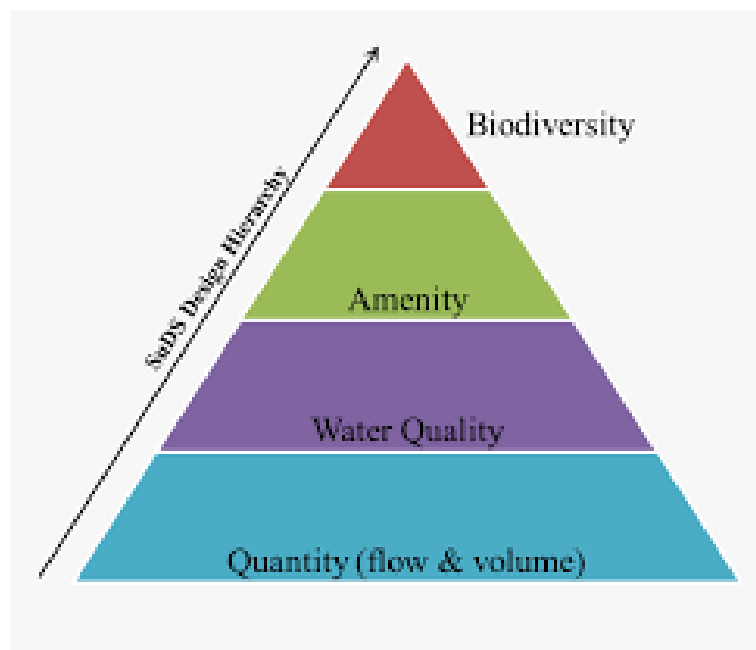
The management train concept promotes division of the area to be drained into sub-catchments with different drainage characteristics and land uses, each with its own drainage strategy. Dealing with the water locally not

only reduces the quantity that has to be managed at any one point, but also reduces the need for conveying the water off the site.

When dividing catchments into small sections it is important to retain a perspective on how this affects the whole catchment management and the hydrological cycle.

The SuDS hierarchy, led by National Planning Guidance, places importance of promoting the use of Sustainable Drainage Systems, by aligning modern drainage systems with natural water processes. The aim of Hierarchy of Drainage is to drain surface water run-off as sustainable, as reasonably practicable.

The increase in infrastructure and the use of traditional drainage networks (pipes and culverts) are resulting in downstream flooding and a deterioration in water quality of controlled waters, due to foul sewer overflow. Therefore, sustainable drainage systems aim to alleviate these problems by storing or re-using surface water at the source. This decreases the flow rates to watercourses and improves water quality.



SuDS designs control surface water run-off (rainfall) by closely resembling that of natural drainage. SuDS features include the use of soakaways, filter strips and swales, filter drains, permeable surfaces, ponds, etc.

As stated in the National Planning Practice Guidance, the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable:

- into the ground (infiltration).
- to a surface water body*.
- to a surface water sewer, highway drain, or another drainage system*.
- to a combined sewer*.

*Local Authorities and water boards generally require proof (BRE Digest 365 Soakaway Tests) that the ground is not suitable infiltration into the ground, before connecting to sewers, drains and other drainage systems.

19.2. Green Roofs

A 'green roof' is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, increasing benevolence and decreasing stress of the people around the roof by providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect. They effectively use the natural functions of plants to filter water and treat air in urban and suburban landscapes.



There are two types of green roof: intensive roofs, which are thicker, with a minimum depth of 12.8 cm and can support a wider variety of plants but are heavier and require more maintenance, and extensive roofs, which are shallow, ranging in depth from 2 cm, lighter than intensive green roofs, and require minimal maintenance.

Green roofs can reduce stormwater runoff. A study presented at the Green Roofs for Healthy Cities Conference in June 2004, cited by the EPA, found water runoff was reduced by over 75% during rainstorms. Water is stored by the roof's substrate and then taken

up by the plants, from which it is returned to the atmosphere through transpiration and evaporation.

Green roofs decrease the total amount of runoff and slow the rate of runoff from the roof. It has been found that they can retain up to 75% of rainwater, gradually releasing it back into the atmosphere via condensation and transpiration, while retaining pollutants in their soil. Many green roofs are installed to comply with local regulations and government regulations, often regarding stormwater runoff management. In areas with combined sewer-stormwater systems, heavy storms can overload the wastewater system and cause it to flood, dumping raw sewage into the local waterways.

Often, phosphates and, in the case of the Solant, Nitrates are in this category of environmentally harmful substances even though they are stimulating to the growth of plant life and agriculture. When these substances are added to a system, it can create mass biological activity since they are considered limiting factors of plant growth and by adding more of them to a system, it allows for more plant growth.



19.3. Blue Roofs

A blue roof is a roof of a building that is designed explicitly to provide initial temporary water storage and then gradual release of stored water, typically rainfall. Blue roofs are constructed on flat or low sloped roofs in urban communities where flooding is a risk due to a lack of permeable surfaces for water to infiltrate back into the ground.



Water is stored in blue roof systems until it either evaporates or is released downstream after the storm event has passed. Blue roofs that are used for temporary rooftop storage can be classified as "active" or "passive" depending on the types of control devices used to regulate drainage of water from the roof. Blue roofs can provide a number of benefits depending on design. These benefits include temporary storage of rainfall to mitigate runoff impacts, storage for reuse such as irrigation or cooling water makeup, or recreational opportunities.

Due to the density of urban development, there is a general lack of permeable surfaces in cities. With nowhere for water to infiltrate or be absorbed back into the ground. This leaves cities vulnerable to flooding and overrun storm sewers.

While blue roofs do not remove pollutants from water by temporarily detaining it, they do reduce the load severe rain events place on storm sewers which stops emergency overflow from combined sewer systems from discharging untreated wastewater into rivers, streams, and coastal waters.

Another major benefit of blue roofs are their ability to work alongside other rooftop systems such as solar panels (both solar thermal and photovoltaic panels) and HVAC mechanical equipment.



19.4. Suds Hierarchy Considered Within the Design

The SuDS features considered followed the SuDS hierarchy.

The SuDS Hierarchy

Most Sustainable

<

Living Roofs

Living roofs in form of Green Roofs and / or Blue Roofs were offered as the primary solution to reduce the rate of runoff into the below ground drainage network.

Basins and Ponds

An open surface water features in the form of a 'detention basin' is proposed to be employed as a method of flood storage during severe storm events, however, will be able to be used as amenity space during dry periods.

Filter Strips and Swales

Some narrow filter strips or swales may be able to be accommodated within the drainage design, however this will be dependent on the final landscaping proposals. Therefore, if possible, they will be utilised to supplement the wider design.

Infiltration Devices

Site Investigation at the proposed site will demonstrate whether infiltration direct to the ground via soakaways or infiltration trenches is feasible.

Permeable Surfaces and Filter Drains

Permeable pavement surfaces will be utilised wherever possible.

Tanked Systems

Proprietary crated tanks and oversized pipes will be utilised to supplement storage for the surface water in order to minimise the storage of the surface water features and maximise the use of the amenity space.

20. SUBSTRUCTURE PHILOSOPHY

20.1. Outline Substructure Philosophy

The ground conditions at the blocks are as follows:

- St James House – Newhaven Chalk Formation (shown in pink on Figure 13)
- Nettleton & Dudeney – Seaford Chalk Formation (shown in light green on Figure 13)
- Bird Blocks – Seaford Chalk Formation (shown in light green on Figure 13)

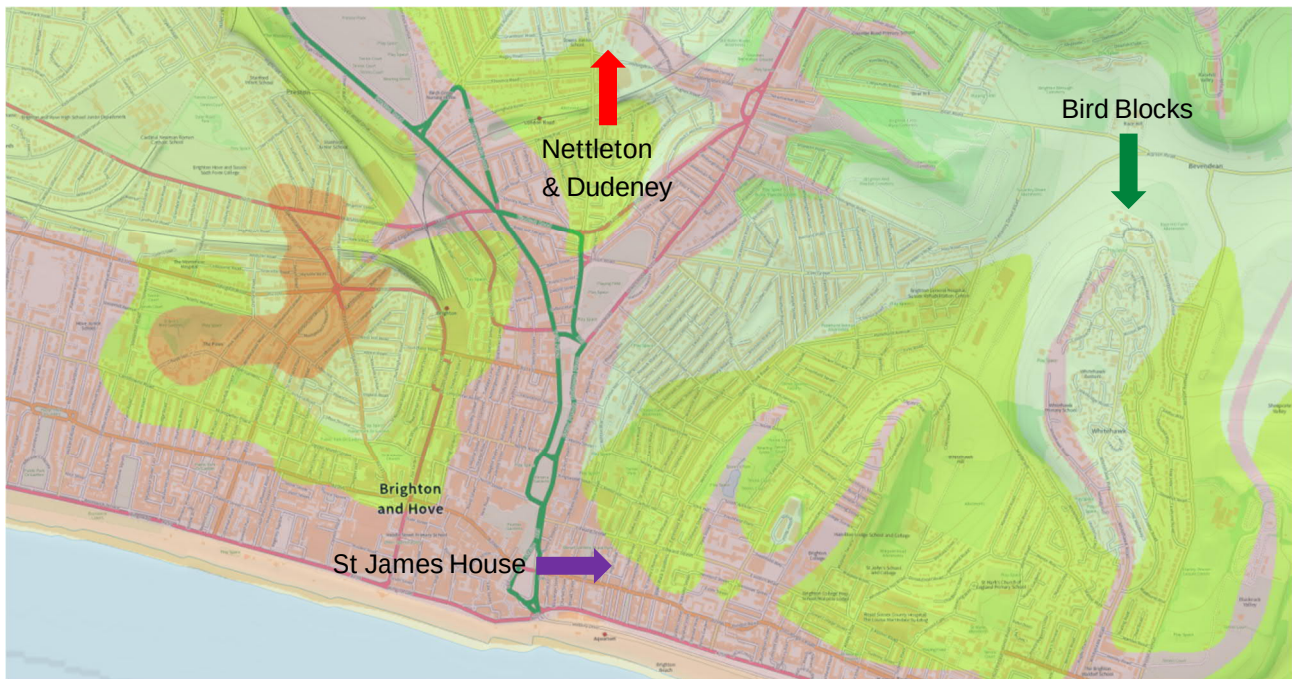


Figure 13 – Geology mapping in Brighton

Based on the current options, it is understood that the building heights may vary from 4 through to 20 storeys in height across the three sites. On the basis of utilising an RC frame option, and the above ground conditions, it is currently proposed to pile the blocks to avoid differential settlement between the blocks. Also much of the foundation strategy will be site dependent with the understanding of the history of BHCC site and their historical developments.

20.2. Pile Re-Use

The regeneration options provided by ECE suggest that the footprint of the proposed buildings broadly align with the existing buildings. It is therefore feasible that the existing piled foundations could be re-used.

Reuse of key structural elements such as foundations can lead to significant savings in cost, programme and materials, together with improved project sustainability credentials.

A successful foundation reuse scheme depends on the relationship between the existing configuration and future needs, particularly:

- Building height/number of storeys and massing.
- Structural grid and core provision requirements, including fire and escape requirements.
- Existing use in relation to proposed use (floor-to-ceiling height and loading).
- Ability of the foundations to support additional or different loading requirements.

The feasibility of reuse fundamentally depends on the load-carrying capacity of the existing foundations; and assurance that foundation movements under the new load are acceptable.

This is a function of:

- The available records on site investigations, foundation design and as-built construction for the existing structure.
- The geotechnical capacity of the foundations based on current design practice, and any load tests carried out.
- The new building loads required in comparison to those experienced by the foundations to date.
- The condition and future durability of the existing foundations.
- The anticipated performance under the new temporary and permanent loads (i.e. Settlement performance).

This approach does however need careful agreement with both warranty providers and insurers such that the new buildings will not be compromised through their design life.

21. SUPERSTRUCTURE PHILOSOPHY

21.1. Flat Slab Concrete Frame

Flat slab construction offers the thinnest possible structural solution minimising cladding costs whilst comfortably meeting acoustic requirements. Although, construction time is slower than the other options discussed herein, extensive experience of construction in the UK and very short lead times can make flat slabs the quickest concrete method of construction. Material availability can be local, reducing transportation costs and environmental impact.

The proposed structural system used for this frame consists of 225mm thick flat slab. By allowing for 150mm zone for services and ceiling as well as 50-75mm of finishes the overall slab thickness is in the range of 425 - 450mm deep. This provides an overall height reduction of 100mm per storey compared to the other options discussed.

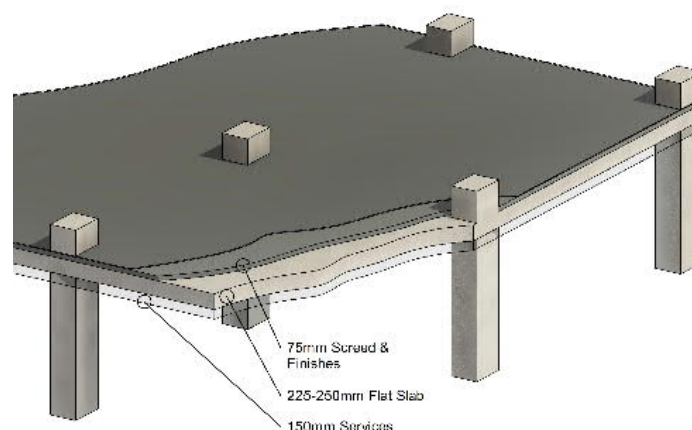


Figure 14 – Flat Slab Construction, Typical Overall depth 425 - 450mm

Embodied Carbon for Flat Slab

The carbon total of this option is equivalent to 193kg CO₂e/m². In terms of carbon footprint, this option scores well with a project SCORS rating of B. Although this meets the LETI Residential target (201 kgCO₂e/m²), it does not meet the RIBA domestic target (144 kgCO₂e/m²). This option utilises 'green' concrete with a total cement replacement of 50%. As this option is heavier, there is an increase in the foundations required accounting for approximately a 1/6 of the total embodied carbon. However, both the overall thickness of the

slab as well as the embodied carbon equivalent can be improved further by the adoption of post tensioned flat slab design.

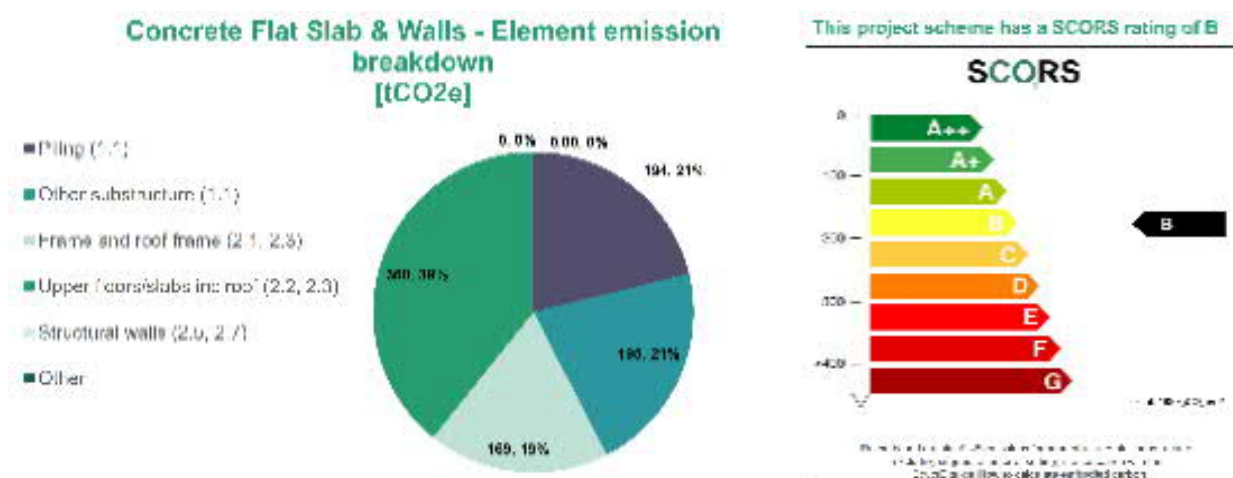


Figure 15 - Carbon Emission Breakdown CO₂e and SCORS Rating for Flat Slab Option

Advantages

- ✓ Overall height reduction of the structure due to thinner slab.
- ✓ Waste materials, such as GGBS and PFA can be incorporated in the mix to create 'green' concrete
- ✓ It requires less formwork than other concrete systems.
- ✓ Fast construction when compared to other concrete options.
- ✓ As this is the most common construction method experienced supply chain can provide very short leading times
- ✓ Social value as workforce can be local to the area.
- ✓ Excellent robustness making it suitable for medium and high-rise buildings
- ✓ Excellent thermal mass properties
- ✓ Inherent fire resistance

Disadvantages

- ✗ Slower construction time compared to other precast/prefabricated options
- ✗ Heavier foundation requirement increasing the embodied carbon
- ✗ More temporary work intensive

21.2. Alternative Solution Above 7 Storeys, Post Tensioned Flat Slab

Above 7 storeys it is possible to adopt a leaner structural solution by using a Post Tensioned (PT) Flat slab system. For typical spans up to 7-8 metres, the slab can be reduced by approximately 25mm to a thickness of 200-225mm thus reducing the overall volume of concrete required for the superstructure and gaining some minor volume reduction on the substructure. The overall slab thickness is in the range of 400 – 425mm deep.

The utilisation of PT slab allows to achieve similar span depths to the flat slab option while at the same time can span greater distances (up to 8.0 metres) allowing for a greater column flexibility and a simpler structural layout.

It is worth noting that for a PT solution, 'green' concrete would not be a viable option for the slab as PT construction relies on quick curing times to allow the slab to be post tensioned. Although, some cement replacement could still be utilised in high strength concrete mixes. Even though there is an overall reduction

in concrete volume, the use of PT slabs raises the total carbon to 210kg CO₂e/m² as the 'green' concrete is being replaced with a stronger mix.

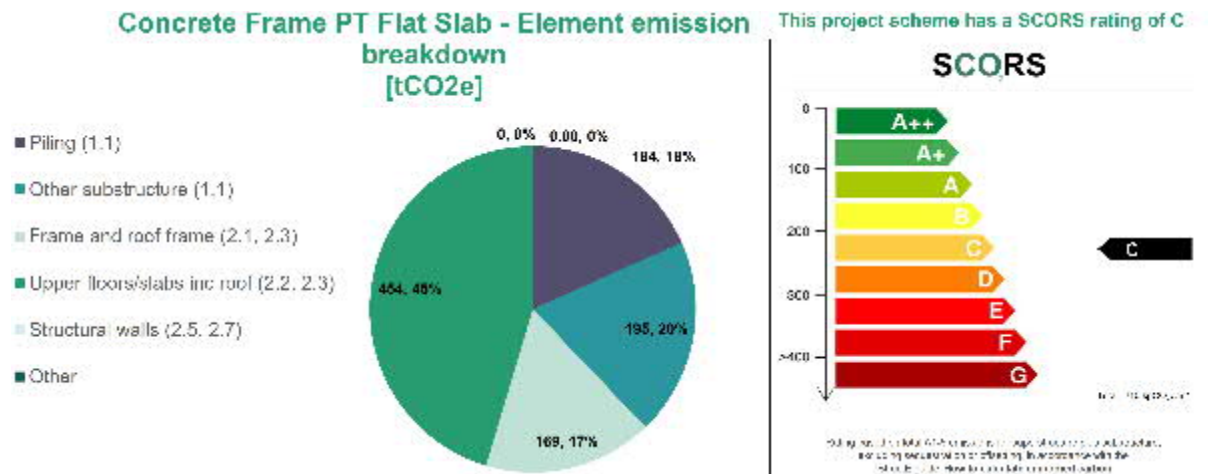


Figure 16 – Carbon Emission Breakdown CO₂e and SCORS Rating for PT Flat Slab Option

Advantages

- ✓ Overall height reduction of the structure due to thinner slab than other concrete options.
- ✓ Waste materials, such as GGBS and PFA can be incorporated in the mix to create 'green' concrete
- ✓ It requires less formwork than other concrete systems.
- ✓ Less embodied carbon when compared to other options that provide the same flat soffit.
- ✓ Complex reinforcement layouts on site requiring experienced workforce.
- ✓ Excellent robustness making it suitable for medium and high-rise buildings
- ✓ Excellent thermal mass properties
- ✓ Inherent fire resistance

Disadvantages

- ✗ Slower construction time compared to other precast/prefabricated options
- ✗ Heavier foundation requirement increasing the embodied carbon
- ✗ More temporary work intensive

21.3. Slim Floor System with Steel Braced Frame

Slim floor systems typically consist of precast planks/composite steel decks supported via steel beams embedded within the structural floor depth. It is common practice to utilise standard steel column sections with a 15/20mm thick steel plate welded to the underside to make a Slimflor beam. The plate extends beyond the bottom flange by 100 mm either side, to allow for the installation of the precast planks/composite deck.

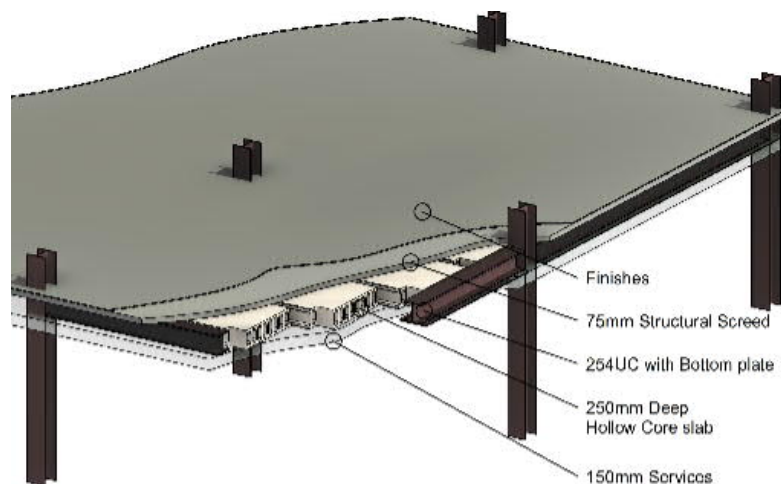


Figure 17 – Slim Floor Construction, Overall Depth 525 - 550mm

The proposed structural system used for this frame consists of 254UC beams supporting 250mm thick hollow core precast units topped with 75mm of structural screed. By allowing for 150mm zone for services and ceiling as well as 50-75mm of finishes the overall slab thickness is in the range of 525 - 550mm deep.

The use of a structural screed with reinforcement is recommended to tie the units together and provide robustness. The thickness of the screed should cover the units by at least 30 mm. If used without a structural screed, reinforcement should be provided through the web of the beam to tie the floor on each side of the beam together. However, neglecting the structural screed topping is not advisable due to the difficulty of ensuring adequate dynamic performance. Lightweight or normal concrete can be used.

Embodied Carbon for Slim Floor construction

The carbon total of this option is 322kgCO₂e/m². In terms of carbon footprint, this option scores poorly with a project SCORS rating of E. This is due to the need for heavy UC sections to be utilised for structural beams in addition to welding steel plates to the underside of each beam. Approximately 50% of the carbon emissions arises from the steelwork frame but this can be further improved by the adoption of composite construction, reducing the steel weight requirements on the beams, or by the adoption of a greener alternative proprietary system called Deltabeam green.

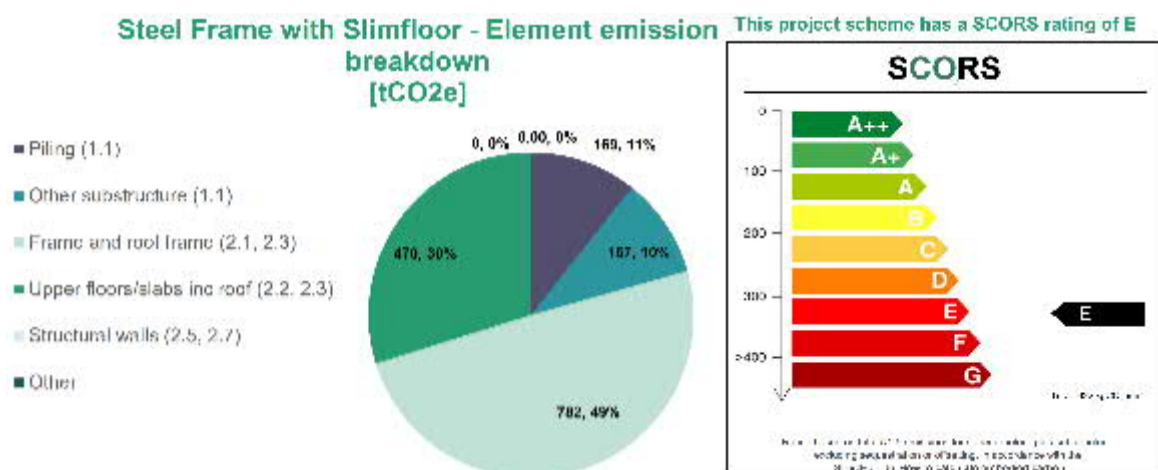


Figure 18 – Carbon Emission Breakdown tCO₂e and SCORS Rating for Slim Floor Steel Frame Option

Advantages

- ✓ Quick to erect as the majority of the frame is prefabricated
- ✓ Reduction in overall weight of the structure translates to fewer piles
- ✓ Possibility to reuse existing piles
- ✓ Beams normally require no fire protection for up to 60 minutes fire protection.
- ✓ Shallow floor zone translates in overall reduction in building height and cladding.
- ✓ Virtually flat soffit allows easy service installation and offers flexibility of internal wall positions.

Disadvantages

- ✗ The steel beams are made of heavier UC sections increasing overall structural weight compared to typical steel construction
- ✗ Extra fabrication is involved in welding the plate to the UC.
- ✗ Connections are more expensive and require more detailing as the plate is wider than the column.
- ✗ Precast units involve more individual lifting operations than decking, which is delivered and erected in bundles.
- ✗ The erection sequence requires access for installation of the concrete units.
- ✗ Carbon rating is highest but can be reduced by introducing alternative greener steel sections such as Deltabeam green

22. SUSTAINABILITY / ENERGY STRATEGY

This project presents a fantastic opportunity to embrace sustainability (including embodied carbon and operational carbon) to provide a scheme that delivers for the future residents and the wider city throughout the life of these developments. With early consideration of sustainability as an integral part of the design and consultation process, this project will be able to demonstrate that the inclusion of sustainability does not present a barrier to the creation of affordable, desirable spaces.

The regeneration of the three sites should focus on passive opportunities to limit the energy demands of the buildings.

The ultimate aim of the project is to replace the existing inefficient buildings with a new low carbon, efficient and environmentally considered development. The desire is to provide a template for future developments within the city.

CONCLUSIONS

23. CONCLUSIONS

The document summarises the condition of the blocks and results on recent surveys assessment the robustness and fire resistance capabilities of the blocks. In addition, the report highlights and provides details on three options for the three LPS sites looking at works required to undertake essential safety works, provide opportunities for refurbishments, details constraints around potential demolition and options for regeneration of the sites.

23.1. Next Steps

Ridge are in the process of producing the Building Safety Risk Assessments for each of the LPS sites, which will provide a further assessment of the risks associated with retention of the LPS blocks. This assessment will detail the structural and fire safety risks associated with building, mitigation measures and anticipated consequences of accidental loads scenarios which should paint a further, more detailed picture of the condition and risks associated in retaining the blocks.

Once the decision has been made as to the future of the blocks at each of the three sites, Ridge and Partners can assist with design and management services to provide the necessary detail undertake the works.

Should the blocks be retained, Ridge can undertake the following:

- Detailed design for strengthening solutions.
- Detailed design for necessary building upgrades to provide adequate fire safety features i.e. sprinkler.
- Further surveys on the condition of the non-structural or fire related items within the building i.e. mechanical and electrical systems.

If the blocks are to be demolished and the sites regenerated, Ridge can provide detailed methodologies and management services of the proposed demolition as well as full multidisciplinary services for regeneration schemes.

APPENDIX A

ECE Architecture – Option 2 Report

Brighton and Hove City Council

Large Panel System (LPS) Buildings Study

Option 02 – Strengthening and Refurbishment

Architectural Study



Project Name: BHCC LPS Buildings Study – Option 02 Strengthening and Refurbishment Architectural Study

Location: Bird Blocks, Whitehawk; Dudeney Lodge and Nettleton Court, Hollingdean; St James House, Kempdown

Client: Brighton and Hove City Council

File Reference: 7606

	27.05.25	Rev A	CC	CB	Preliminary Issue
Issue	Date	Revision	Author	Checker	Notes

Introduction

Large Panel System (LPS) buildings, a type of prefabricated concrete construction method used commonly for high-rise social housing projects from the 1950s to the 1980s, are known to have a legacy of structural issues. These concerns stem from both design flaws and aging materials, and they have led to significant safety concerns.

Brighton and Hove City Council have identified 8 council-owned large panel system (LPS) high-rise blocks in the city and as part of their responsibilities under the Building Safety Act 2022 and Social Housing (Regulation) Act 2023, commissioned detailed structural surveys on the buildings in 2024.

Independent consultants, Ridge and Partners LLP, carried out observational and intrusive surveying. The surveys found that the buildings do not meet the current safety standards in relation to their ability to resist a disproportionate collapse in the case of an explosion or large fire.

Acknowledgement

This report should be read in conjunction with the studies undertaken by Ridge and Partners LLP:

- St James House Structural Robustness Preliminary Executive Summary Report - BHCC Aug '24
- Dudney Lodge Structural Robustness Preliminary Executive Summary Report - BHCC Aug '24
- Nettleton Court Structural Robustness Preliminary Executive Summary Report - BHCC Jun '24
- Falcon Court Structural Robustness Preliminary Executive Summary Report - BHCC Jun '24
- Heron Court Structural Robustness Preliminary Executive Summary Report - BHCC Jun '24
- Kestrel Court Structural Robustness Preliminary Executive Summary Report - BHCC Jun '24
- Kingfisher Court Structural Robustness Preliminary Executive Summary Report - BHCC Jun '24
- Swallow Court Structural Robustness Preliminary Executive Summary Report - BHCC Jun '24
- LPS Options Study – BHCC Apr '25

Scope

The LPS buildings within the BHCC stock under consideration are distributed across three sites in Whitehawk, Hollingdean and Kemptown. They are comprised of the Bird Blocks, Whitehawk – Heron Court, Kingfisher Court, Swallow Court, Kestrel Court and Falcon Court, Nettleton Court, and Dudney Lodge on Hollingdean Road and St. James House, Chapel Street, Kemptown.



Fig 01 – Location plan (Not to scale)

The report by Ridge and Partners LLP looked at 3 No options to cover the scenarios:

- Option 1 – Essential building safety works including completing strengthening works and essential fire safety works in isolation and understanding the impact on tenants, programme, finance, etc.
- Option 2 – Strengthening works and full refurbishment of the blocks, improving fire safety, improving thermal comfort, energy efficiency and ensuring the refurbishment complies with new building regs, Building Safety Act.
- Option 3 – Demolition of existing buildings and new build from scratch.

This report is concerned exclusively with Option 2 – strengthening and refurbishing works, focusing upon the architectural considerations of implementing this option. The study is based primarily on the work undertaken by Ridge and Partners LLP and has not benefited from extensive site surveys or interventions to explore existing construction and junctions.

Architectural considerations

It is clear from the proposals outline by Ridge for the strengthening options that this building work constitutes a material alteration to the building under Regulation 3 of Building Regulations 2010.

All the work undertaken will, on completion, need to comply with the Schedule 1 of the Building Regulations 2010 (i.e. the Approved Documents).

Strengthening improvements to the building fabric will ensure compliance with AD Part A (Structure). Work to address the requirements of the Building Safety Act 2022 e.g. re-cladding the façade, adapting the Fire detection/alarm system will need to comply with AD Part B.

The thermal strategy (AD Part L – Conservation of fuel and power; AD Part F – Ventilation) may need to be reviewed if the external cladding/windows are being replaced or indeed if heating/ventilation systems are proposed to upgrade existing. We note that this may be scheduled upgrade or maintenance work, timed to coincide with strengthening works to minimise the disruption to the occupants.

It may be the case that mandatory upgrades to the heating/ventilation system are required because of fabric improvements (or vice-versa), deemed consequential improvements by the Regulating Authority. Depending upon the significance of the structural alterations, it may result in replanning or adjustment to the accommodation layouts, which may impact AD Part M e.g. level thresholds bathroom layouts.

Other, notifiable work that may be affected because of the structural works include:

- Part C – Site preparation and resistance to contaminants and moisture
- Part G – Sanitation, hot water safety and water efficiency
- Part H – Drainage and waste disposal
- Part J – Combustion appliances and fuel storage systems
- Part K – Protection from falling, collision, and impact
- Part P – Electrical safety (in dwellings)
- Part O - Overheating

Bird Blocks



Fig 02 – Bird Blocks (Kestrel Court foreground: Heron Court background) from Swanborough Drive, Whitehawk.

Structural Strengthening

The Engineer's report states that strengthening is required to the internal floor slabs and walls to all Bird Block buildings, Whitehawk. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels

The Ridge report details options to achieve the strengthening:

- Steelwork - steel sections and plates bolted through the floor and to flank walls
- FRB – soffit reinforcement utilising Fibre Reinforced Polymer (FRB)

It is evident that both these options will require significant intrusive works to expose the existing structure and that the existing wall/floor/ceiling finishes will have to be removed to facilitate this work. In addition to the finishes strip-out, small power and lighting circuitry and fittings will be affected; radiators may need to be removed or relocated, and pipework re-routed. Existing doors will need to be modified to suit the revised finishes level.

Should the strengthening works occur in kitchen or bathroom areas, the room layouts will require detailed study to ensure that subsequent fitout of fixtures and fittings meet ergonomic practicalities and the requirements of AD Part M. A revised layout or replacement fittings will require compliance with AD Part H – alterations to, or new connections to, a drainage stack, AD Part G - installation of hot water and wholesome water to the sink and AD Part P – for electrical circuits especially in the proximity of sanitary fittings.

The assumption is that existing services penetrations in the party walls and floors will be re-used wherever practicable. New services penetrations will require fire-stopping in accordance with AD Part B and the pipework insulated to prevent the passage of sound (AD Part E).

Fire

An assessment of the Bird Block buildings has been undertaken to determine the Fire Risk including assessment of façade materials, compartmentation, evacuation strategy and access and facilities for the fire service.

Focussing on the internal layout of each apartments, the recommendation is to improve the early warning and detection system by providing a category L5 common fire alarm and detection system in accordance with BS5839-1, where the sound pressure level of the fire alarm signal within flats provides 85dB(A) at the open doorway of every bedroom in each flat to support the change in evacuation strategy. The assumption is that this L5 system, which could support a stay-in-place evacuation strategy, would be used in conjunction with an interlinked fire detection system in all flats and common areas (L1 system). With the structural soffit exposed for strengthening, it would be opportune to run the containment for the fire alarm and detection system.

Likewise, there is recommendation to fit a Category 4 residential sprinkler system throughout the building in accordance with BS 9251:2021. Leaving aside the logistical constraints of where the sprinkler tanks, duplicate pumps and secondary power supplies would be located, the pipework for the sprinklers and the sprinkler heads could fix directly to the structural soffit. If the sprinkler outlets are co-ordinated with other the ceiling mount services to avoid crossovers, the overall depth of the ceiling service void can be kept to a minimum.

The escape distance within the flats is limited to 9m, larger escape distances require a 30min protected corridor within the apartments. Refurbishment works should confirm that the partition construction meets the AD Part B requirement, including the requisite fire stopping at junctions with party walls and floor. All doors on this corridor are to be certified FD30s, any services penetrating the partition will require dampers or fire-stopping to ensure integrity.

The flat entrance doors open onto protected escape routes that should be 60 minutes fire-resisting construction. These doors should be replaced if they are not certified 30-minute fire rated construction with smoke seals. They should also have an effective opening width of 775mm to be compliant with AD Part M. Where modification have been made to structural walls it will be necessary to reinstate any breached compartmentation. Any anomalies or deficiencies in the existing fire-stopping or cavity barrier placement can be rectified when these areas are opened-up; newly formed penetrations will require compliant fire collars, wraps, and mastic where required.

The strip out of existing finishes will remove any combustible legacy finishes (e.g., polystyrene tiles), and should be replaced with wall/ceiling finishes that achieve a minimum Class B-s3, d2 rating. The reinstated finishes should also address any acoustic deficiencies.

The Bird Blocks are clad in external wall insulation (EWI), which was probably installed 10-15 years ago. Although it is noted that the façade is suffering leaks, once repaired it should not require wholesale replacement for the next 20 years. The recommendation from Ridge is to undertake a FRAEW assessment, (Fire Risk Assessment of External Walls) to determine if the cladding system is compliant with BRE 135 (BS 8414) and that the components /materials are non-combustible (BS EN 13501-1 Class A2-s1, d0 or better)

The Bird Blocks, Whitehawk are residential buildings over 18m with a single stair core. Approved Document B (ADB) 2019 (with 2020 amendments) of the Building Regulations in England does not explicitly mandate a second stair is required to be retrofitted, however the Building Safety Act 2022 does put emphasis on how existing buildings should be improved.

Improvement to the Fire Detection and Alarm system, as well as sprinkler provision has been discussed, but this could also extent to additional smoke clearance strategies such as providing AOV's in the stair lobbies or providing a dedicated smoke shaft, should these provision not already be in place.

Energy Performance

To make significant improvement to the energy efficiency of the Bird Block buildings it is necessary to examine the whole building – heating strategy, ventilation strategy, thermal envelope and any mitigating renewable or energy strategies that can be utilised.

The Ridge report states that the existing buildings are currently fed by a temporary external plant room containing temporary boilers which supply the buildings heat system and that a strategy for replacement with Air Source Heat Pumps (ASHP) local to each flat has been explored and found not to be viable. There is an option to utilise a centralised system with roof mounted heat pumps in lieu of the local units, or if this proves unviable, the buildings will need to be switched to an all-electric system. Regardless of the strategy adopted, it is likely that a full rewire of the buildings will be required. It is also likely to require a new electrical sub-station to service the demand.

This sub-station will be located at ground floor level, more than likely remote from the existing building, and will have prescriptive requirements imposed by the Energy provider regarding the means of access, construction, environmental impact, and safety concerns to consider.

The siting of the sub-station must not impede Fire service access to the buildings or encroach on the minimum boundary distances required between buildings to avoid upgrades to the fire resistance of existing structures.

Should roof mounted heat pumps be installed, the service routes to the individual flats need to be designed and detailed. The Ridge report notes that the existing common ventilation system should be removed so there may be scope to utilise some of these existing service routes. Fire stopping will be required on all redundant penetrations.

The options for ventilation systems to meet AD Part F include:

- System 1: Background ventilators (e.g., trickle vents) and intermittent extract fans
- System 3: MEV (Mechanical Extract Ventilation)
- System 4: MVHR (Mechanical Ventilation with Heat Recovery)

The System options will require penetrations being made to the external façade, these will require fire-stopping and cavity barrier to comply with AD Part B. Given the thermal bridging and poor insulation common in LPS buildings, MVHR may only be viable if a deep retrofit is proposed.

If roof mounted ASHP's are adopted as the heating strategy for the scheme, consideration must be given to plant access and maintenance, which may lead to upgrades to the existing edge restraint system.

Acoustic

LPS buildings often have Acoustic concerns as a consequence of:-

- Poor airborne sound insulation between units due to rigid, continuous panel junctions.
- Flanking transmission caused by sound traveling along structural
- Impact noise

Transfer of airborne sound can be addressed by inducing independent wall construction i.e. internal walls and party walls lined with acoustic panels or independent stud walls with insulation and resilient fixings to reduce sound transfer. Airborne sound is also less likely to propagate through denser constructions, so double boarding of plasterboard systems may be required, and it is essential that all gaps, joints, and penetrations are sealed meticulously—especially where services pass through.

To mitigate the effect of impact sound acoustic floor treatments such as floating floors with resilient layers (rubber, mineral wool, or acoustic mats). Avoid rigid floor finishes directly on concrete.

Flanking Transmission can be alleviated by disrupting the flanking paths by decoupling wall linings from structural elements by using resilient bar systems or isolation mounts and carefully detailing junctions to avoid direct rigid connections.

Replacing the windows to improve the thermal envelope and energy performance of the building may also be advised if environmental noise concerns are an issue, single-glazed windows offer poor noise insulation and should be replaced with high-performance double or triple glazing with acoustic laminates. If background ventilation is required acoustic trickle vents can be specified.

The report by Ridge draws attention to the ventilation ductwork to ensure that it is acoustically treated and not directly connected across units.

Water

The cold-water system is understood to not have been renewed within the last 50 years and as such will require upgrading.

Façade

Refurbishment of the façade can be argued from a fire safety point of view, compliance with AD Part B (Regulation 7), and as intrinsic component to improve the energy performance AD Part L.

It is stated in the Ridge Report that Bird Blocks, were reclad 10-15 years ago with a new external wall insulation (EWI) system, however there are continual leaks through the façade. Should the leaks be repairable, a wholesale replacement of the façade should not be required within the next 20 years.

As part of the façade replacement, existing windows are also expected to require replacement. This will ensure compliance with AD Part L and AD Part F; however, they are exempt AD Part B (Regulation 7).

Balconies

The existing balconies are original would therefore likely require upgrading as a part of the refurbishment project. As these structures are deemed 'specified attachments' under Regulation 7(3) of the Building Regulations they will require replacement and components/finishes will need to achieve a minimum European Class A2-s1, d0 or better, unless listed on the schedule of exempt materials.

Roof

To ensure that the waterproofing integrity of the roof is in step with the performance of the building structure afforded by the strengthening works, it is likely that a full roof replacement will be required as a part of a refurbishment of the blocks. In respect to AD Part B, the roof must achieve BROOF(t4) classification.

Thermal performance should also be considered for this building element as part of AD Part L. Adding additional insulation material to the roof build-up may alter the parapet detailing and guarding requirements (AD Part K). It has already been noted that access will be required to any plant or PV panels, these in turn may require modification to the roof build-up for anchor points/upstands etc.

Nettleton Court & Dudeney Lodge



Fig 03 - Nettleton Court and Dudeney Lodge, Hollingdean from Upper Hollingdean Road

Structural Strengthening

The Engineer's report states that strengthening is required to the internal floor slabs and walls to all Nettleton Court and Dudeney Lodge, Hollingdean. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels

The Ridge report details options to achieve the strengthening:

- Steelwork - steel sections and plates bolted through the floor and to flank walls
- FRB – soffit reinforcement utilising Fibre Reinforced Polymer (FRB)

The Ridge report (5025201-RDG-XX-XX-RP-S-2001 - LPS Options Study) notes that at Nettleton Court and Dudeney Lodge the strengthening is not as extensive as the other blocks. Whilst this is noted, to affect structural alterations even to localised areas of the building, it will entail significant disruption and will still require wall/floor/ceiling finishes to be removed.

There is currently an upgrade in progress to the electrical system, although the scope of this upgrade has not been ascertained. It is unlikely that structural strengthening works would overlap with the electrical upgrades, consequently recently completed works may need to be altered/revisited to accommodate essential building safety works.

The report also notes that it is likely that existing bathrooms and kitchens can be retained at Nettleton and Dudeney due to the reduced extent of strengthening required.

Fire

An assessment of the Nettleton Court & Dudeney Lodge buildings has been undertaken to determine the Fire Risk including assessment of façade materials, compartmentation, evacuation strategy and access and facilities for the fire service.

The recommendation is to improve the early warning and detection system by providing a category L5 common fire alarm and detection system in accordance with BS5839-1 to affect a stay-in-place evacuation strategy, in conjunction with an interlinked fire detection system in all flats and common areas (L1 system). With the structural soffit exposed for strengthening, it would be opportune to run the containment for the fire alarm and detection system.

The recommendation is to fit a Category 4 residential sprinkler system throughout the building in accordance with BS 9251:2021. The sprinkler tanks, duplicate pumps and secondary power supplies could be located, at basement level, utilising existing plant space or extending the plantroom into the carparking areas where required.

The escape distance within the flats is limited to 9m, larger escape distances require a 30min protected corridor within the apartments. Refurbishment works should confirm that the partition construction meets the AD Part B requirement, including the requisite fire stopping at junctions with party walls and floor. All doors on this corridor are to be certified FD30s, any services penetrating the partition will require dampers or fire-stopping to ensure integrity.

The flat entrance doors open onto protected escape routes that should be 60 minutes fire-resisting construction. These doors should be replaced if they are not certified 30-minute fire rated construction with smoke seals. They should also have an effective opening width of 775mm to be compliant with AD Part M. Where modification have been made to structural walls it will be necessary to reinstate any breached compartmentation. Any anomalies or deficiencies in the existing fire-stopping or cavity barrier placement can be rectified when these areas are opened-up; newly formed penetrations will require compliant fire collars, wraps, and mastic where required.

The strip out of existing finishes will remove any combustible legacy finishes (e.g., polystyrene tiles), and should be replaced with wall/ceiling finishes that achieve a minimum Class B-s3, d2 rating. The reinstated finishes should also address any acoustic deficiencies.

The blocks have a rainscreen cladding system was probably installed 10-15 years ago. The recommendation from Ridge is to undertake a FRAEW assessment, (Fire Risk Assessment of External Walls) to determine if the cladding system is compliant with BRE 135 (BS 8414) and that the components /materials are non-combustible (BS EN 13501-1 Class A2-s1, d0 or better).

Both Nettleton Court & Dudeney Lodge buildings are residential buildings over 18m with a single stair core. Approved Document B (ADB) 2019 (with 2020 amendments) of the Building Regulations in England does not explicitly mandate a second stair is required to be retrofitted, however the Building Safety Act 2022 does put emphasis on how existing buildings should be improved.

Improvement to the fire detection and alarms, as well as sprinkler provision has been discussed, but this could also extent to additional smoke clearance strategies such as providing AOV's in the stair lobbies or providing a dedicated smoke shaft, should these provision not already be in place.

Energy Performance

Nettleton Court & Dudeney Lodge are currently supplied by a centralised gas boiler situated in a plant room between the two buildings. The Ridge report states that this been installed recently (within the last 5 years) and therefore would not likely factor as part of improvements to the energy efficiency of the buildings.

The buildings were reclad 10-15 years ago with a rain screen cladding system. The Ridge report discounts these elements as requiring refurbishment but it should be noted that even although the details of external wall construction are to be determined, it is unlikely they would meet the current thermal requirements – AD Part L states that the U value for refurbished wall elements short reach a minimum 0.18W/m²K..It would also

need to be determined if the external wall construction meets the requirement of AD Part B (Regulation 7) and the limitation of combustible materials in the façade construction.

Replacement windows could improve the performance of the thermal envelope (AD Part L), address concerns with environmental noise (AD Part E), ventilation (AD Part F) and overheating (AD Part O)

Water:

The cold-water system is understood to not have been renewed within the last 50 years and as such will require upgrading. To upgrade the system to be compliant with BS EN 806 & BS 8558, the work would involve (but not limited to) replacing existing pipework with plastic pipework, riser modifications or even creating new routes, storage tank removal to mains-fed system (subject to capacity studies on pressure and flow rates).

The pipework will need to be insulated to prevent freezing and maintain thermal efficiency, with the required fire stopping detailing to ensure the integrity of all fire compartments.

Roof

It is likely that a full roof replacement will be required as a part of a refurbishment of the blocks. In respect to AD Part B, the roof must achieve BROOF(t4) classification.

Thermal performance should also be considered for this building element as part of AD Part L. Adding additional insulation material to the roof build-up may alter the parapet detailing and guarding requirements (AD Part K). Access requirements will need to be considered.

Balconies

The Fire Risk Assessment of the blocks identified that the spandrel panels forming the front elevation of the existing wintergarden balconies are defective and require replacement.

In addition to the above, a general internal redecoration of communal areas should be included with the building refurbishment.

St James House



Fig 04 – St James House, Kemptown from High Street

Structural Strengthening

The Engineer's report states that strengthening is required to the internal floor slabs and walls to St James House, Kemptown. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- External steel frame fixed through to angles to provide additional strengthening to flank wall panels

The Ridge report details options to achieve the strengthening:

- Steelwork - steel sections and plates bolted through the floor and to flank walls
- FRB – soffit reinforcement utilising Fibre Reinforced Polymer (FRB)

In addition to the strengthening works above, the Ridge report (5025201-RDG-XX-XX-RP-S-2001 - LPS Options Study) also highlights concerns regarding the steel reinforcement within the panels at St James House and the need to remediate the risk of corrosion, as it was observed some of the reinforcement is actively corroding

There is also concern on the effectiveness of the structural panels to provide sufficient fire integrity as the concrete cover to the embedded reinforcement appeared to vary throughout the inspected ceiling areas, in some areas the cover to the reinforcement was noted as <10mm.

Fire

An EVAC fire alarm system is being installed at St James House. This is a type of fire alarm system that uses voice announcements to guide occupants during an emergency evacuation. EVAC systems work in conjunction with standard fire alarm systems, using the same detection devices (smoke detectors, heat detectors, etc.) to trigger the evacuation.

Any deficiencies identified in fire stopping and compartmentation will need to be addressed during the installation of alarm systems or when the strengthening work proceeds.

The recommendation is to fit a Category 4 residential sprinkler system throughout the building in accordance with BS 9251:2021. The sprinkler tanks, duplicate pumps and secondary power supplies could be located, at basement level, utilising existing plant space or extending the plantroom into the carparking areas where required.

The escape distance within the flats is limited to 9m, larger escape distances require a 30min protected corridor within the apartments. Refurbishment works should confirm that the partition construction meets the AD Part B requirement, including the requisite fire stopping at junctions with party walls and floor. All doors on this corridor are to be certified FD30s, any services penetrating the partition will require dampers or fire-stopping to ensure integrity.

The flat entrance doors open onto protected escape routes that should be 60 minutes fire-resisting construction. These doors should be replaced if they are not certified 30-minute fire rated construction with smoke seals. They should also have an effective opening width of 775mm to be compliant with AD Part M. Where modification have been made to structural walls it will be necessary to reinstate any breached compartmentation. Any anomalies or deficiencies in the existing fire-stopping or cavity barrier placement can be rectified when these areas are opened-up; newly formed penetrations will require compliant fire collars, wraps, and mastic where required.

The blocks have a rainscreen cladding system was probably installed 10-15 years ago. The recommendation from Ridge is to undertake a FRAEW assessment, (Fire Risk Assessment of External Walls) to determine if the cladding system is compliant with BRE 135 (BS 8414) and that the components /materials are non-combustible (BS EN 13501-1 Class A2-s1, d0 or better).

St James House is a residential building over 18m that has alternative means of escape i.e. 2 No. stair cores. However, to comply with AD Part B, the distance between the furthestmost flat entrance and the stair core should not be greater than 30m. Extended travel distances can be mitigated by sprinkler provision, additional smoke clearance strategies such as providing AOV's in the stair lobbies or providing a dedicated smoke shaft, should these provision not already be in place.

Energy performance

To make significant improvement to the energy efficiency of the Bird Block buildings it is necessary to examine the whole building – heating strategy, ventilation strategy, thermal envelope and any mitigating renewable or energy strategies that can be utilised.

The viability of replacing the existing heating system with a centralised Air Source Heat Pumps (ASHP) is being investigated. Some of the factors influencing this proposal are the capacity of the existing electrical system, the containment routes for the ductwork - whether existing routes/risers can be utilised or if new penetrations are required in the existing structure. Where the plant is located, potentially at roof top level or at basement/ carpark level, will be determined by structural constraints, servicing routes and access requirements.

The strengthening proposed for St James House provides an opportunity to develop a full façade replacement strategy on the building. Steel members will be required on the external face of the building, to implement this the existing façade covering will need to be removed. Furthermore, the steels will introduce a massive cold-bridging element to the existing building. A thorough appraisal of the cladding options needs to be undertaken to ascertain the optimum wall construction to meet AD Part L in terms of thermal performance, airtightness, and AD Part B.

The external walls should be upgraded to meet the performance criteria described in BRE report BR 135 or satisfy the criteria that any insulation product construction of an external wall should be class A2-s1, d0 or better and that the external wall surface should achieve class A2-s1, d0 or better for surface spread of flame

classification. Cavity barriers should follow compartment sub-divisions and surround all penetrations in the façade. Replacement of the external cladding should include the curtain walling on staircases.

The existing windows are also expected to require replacement which would also improve the performance of the thermal envelope (AD Part L), address concerns with environmental noise (AD Part E), ventilation (AD Part F) and overheating (AD Part O).

Roof:

It is likely that a full roof replacement will be required as a part of a refurbishment of the blocks. In respect to AD Part B, the roof must achieve BROOF(t4) classification.

Thermal performance should also be considered for this building element as part of AD Part L. Adding additional insulation material to the roof build-up may alter the parapet detailing and guarding requirements (AD Part K). Access requirements will need to be considered.

Balconies

It is noted that some repairs are required to balcony soffits due to some known concrete defects. As these structures are deemed 'specified attachments' under Regulation 7(3) of the Building Regulations, replacement components/finishes will need to achieve a minimum European Class A2-s1, d0 or better, unless listed on the schedule of exempt materials.

Below Ground Car Park

The existing below ground car park is currently closed to prohibited Electric vehicles using the car park due to the risk of fire. Provision of an access control system, such as a ANPR (Automatic Number Plate Recognition) cameras linked to barrier control, sprinkler systems and enhanced smoke clearance, if included within the refurbishment, would address safety concerns.

In addition to the above, a general internal redecoration of communal areas should be included with the building refurbishment.

Summary

As noted in the introduction, this is a high-level architectural assessment of refurbishment option 02. To obtain a detailed break-down of the architectural work to be undertaken further information is required, including;

- Comprehensive structural review required of each building to determine strengthening scope
- Comprehensive MEP review required of each building to determine scope of servicing strategy
- Utilities study to understand service routes and existing capacity.
- Intrusive survey to understand construction build-ups, junction details etc.
- Asbestos survey including removal and disposal of any material discovered.
- Discussion with the regulatory authorities to determine the requirement for consents
- An understanding from BHCC on programme, procurement and costs.
- A detailed understanding of the proposed building decant.

Summary table of refurbishment actions;

	Whitehawk	Hollingdean	Kemptown
Fire			
Fire detection and alarm system upgrade	✓	✓	✓
Sprinkler system to apartments and communal areas	✓	✓	✓
Sprinkler tanks and pumps	✓	✓	✓
Communal and flat entrance fire doors	✓	✓	✓
Fire-stopping to compartment junctions and penetrations	✓	✓	✓
Fire doors to protective corridor within apartments	✓	✓	✓
Internal			
Floor, wall and ceiling finishes	✓	✓	✓
Replacement sanitary ware and fittings to bathrooms	✓	✓	✓
Replacement joinery and fittings to kitchens	✓	✓	✓
Refurbishment and decoration to communal areas	✓	✓	✓
External			
External plantroom	✓		
New electrical sub-station (dependent on capacity study)	✓		
Replacement façade cladding			✓
Replacement roof	✓	✓	✓
Access control to car parking areas			✓
M&E			
New small power and lighting layouts	✓	✓	✓
New cold water plumbing system	✓	✓	✓
Upgrade to existing heating system (new ASHP)	✓		✓

Conclusion

It is evident that significant structural, fire safety, and energy efficiency deficiencies that must be addressed as part of the strengthening and refurbishment works to the BHCC LSP Building stock.

Strengthening works are required to improve the integrity of internal slabs, walls, and external flank panels, with additional measures needed to mitigate corrosion risks in reinforcement and to restore fire compartmentation.

Fire safety upgrades are critical, including the installation of a full sprinkler system, EVAC fire alarm, certified fire doors, and fire stopping measures, along with a FRAEW assessment to verify the compliance of the existing cladding. Escape strategies, fire integrity of structural panels, and protected routes within flats must be aligned with Approved Document B standards.

Whilst undertaking the critical safety improvement to the buildings the opportunity exists to improve the thermal performance and energy efficiency of the building.



RIDGE



www.ridge.co.uk

Options Study: New Build Feasibility Cost Estimate

Brighton & Hove City Council
BHCC LPS Blocks

27 05 2025
BM4161
Rev -

Contents

1 - Executive Summary	2
2 - Project Description	3
3 - Project Budget.....	8
4 - Status of Cost Plan.....	8
5 - Statement of Cost.....	8
6 - Information Used.....	9
7 - Statement of Floor Areas.....	9
8 - Cost Plan	9
9 - Basis of Cost Estimates.....	9
10 - Risk Allowances	12
11 - Changes to Previous Cost Targets.....	12
12 - Decisions on Alternative Proposals	12
13 - Value Engineering Criteria	13
14 - Conclusions.....	13

Appendix A – Cost Summary – All Blocks

Appendix B – Cost Summary and Detail – Hollingdean

Appendix C - Cost Summary and Detail – St James House

Appendix D - Cost Summary and Detail – Whitehawk

Appendix E – BCIS Data

Owner	Ria Carr
Issue	27 th May 2025
Version	-

1 – Executive Summary

The Project is to provide the following (further details are included within this report under Project Description):

- Hollingdean - 233 no. new build affordable residential units across 3, 13 and 20-storey blocks on the site currently occupied by Dudeney Lodge and Nettleton Court (LPS Blocks).
- St James House - 97 no. new build affordable residential units across 5 and 14-storey blocks on the site currently occupied by St James House (LPS Blocks).
- Whitehawk - 205 no. new build affordable residential units across 4, 6, 8 and 9-storey blocks on the site currently occupied by Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court (LPS Blocks).
- Provision for community hub space
- Basement car parking
- Associated external works

The Feasibility Report suggests a budget of £205,380,000 (exc VAT) will be required to deliver this project – details are included within the report under Project Budget.

This Feasibility report is based on RIBA Stage 1. The status of this is described within the report under Status of Cost Plan.

This report details the expected costs as follows: -

Construction Works Estimate (A)	£169,735,000 (exc VAT)
Contract Works Estimate (B)	£186,709,000 (exc VAT)
Project Cost Estimate (C)	£205,380,000 (exc VAT)

A: Building works, including main contractor's preliminaries cost, overheads and profit.

B: Construction Works Estimate (A), and risk allowances.

C: Contract Works Estimate (C), design fees and surveys.

Cost details are included within this report under **Statement of Cost**.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

4.2. Lower Ground Plan



4.3. Typical Lower Level Plan



4.4. Typical Upper Level Plan



Figure 2.2 – Hollingdean Proposed Typical Floor Plans



Figure 2.3 – Hollingdean Proposed 3D View

St James House:

KEY	
■	Site Area: 3117sqm - 0.311 Hectares
■	Hard Surface - 2295sqm
■	Neighboring green space
■	Existing Building Footprint
Accommodation Schedule	
•	St James House: 822sqm
•	1 Bed Units: 1 Unit
•	2 Bed Units: 121 Units
•	3 Bed Units: 1 Unit
Residents Car Parking Spaces	
•	81 Car Parking Spaces
Cycle Parking Spaces	
•	N/A
Refuse and recycling bins	
•	St James House bin store: 20sqm
•	New external recycling bin store: approx 50sqm



Figure 2.4 – St James House Existing Building Audit



Figure 2.5 – St James Proposed Typical Floor Plans



Figure 2.6 – St James Proposed 3D View

Whitehawk:

KEY

- Site Area: 20176sqm - 2.017 Hectares
- Hard Surface - 10549sqm
- Green space - 6677sqm

Existing Building Footprint

- Kingsfisher Court: 590sqm
- Falcon Court: 590sqm
- Kestrel Court: 590sqm
- Heron Court: 590sqm
- Swallow Court: 590sqm

Accommodation Schedule

- 1 Bed Units: 1 Unit
- 2 Bed Units: 260 Units

Commercial Spaces

- Kingsfisher Court: N/A
- Falcon Court: N/A
- Kestrel Court: 98sqm
- Heron Court: N/A
- Swallow Court: N/A

Residents Car Parking Spaces

- Kingsfisher Court: 22 Spaces including 2 visitor spaces
- Falcon Court: 41 Spaces including 4 visitor spaces
- Kestrel Court: 26 Spaces including 2 visitor spaces
- Heron Court: 34 Spaces including 2 visitor spaces
- Swallow Court: 28 Spaces including 1 visitor space

Cycle Parking Spaces

- Kingsfisher Court: N/A
- Falcon Court: N/A
- Kestrel Court: N/A
- Heron Court: N/A
- Swallow Court: N/A

Refuse and recycling bins

- Kingsfisher Court bin store: 47sqm
- Falcon Court bin store: 47sqm
- Kestrel Court bin store: 26sqm
- Heron Court bin store: 47sqm
- Swallow Court bin store: 47sqm



Figure 2.7 – Whitehawk Existing Building Audit



Figure 2.8 Whitehawk Proposed Typical Floor Plans



Figure 2.9 Whitehawk Proposed 3D View

3 – Project Budget

The Cost Plan suggests a project budget of £205,380,000 is likely to be required (subject to the scope, exclusions and assumptions identified within this report).

Budgets include all costs and fees except where noted as excluded.

4 – Status of Cost Plan

This document is a report on the RIBA 1 cost plan. The level of this report is based on RIBA Works stage 1 Preparation and Brief being the following: -

“Development of initial statement of requirements into the Design Brief by or on behalf of the Employer, confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project.”

This cost plan is based on information available at this stage.

5 – Statement of Cost

The following costs have been estimated for this project. A further breakdown of costs is included elsewhere.

Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
£169,735,000	£186,709,000	£205,380,000

Definitions:-

A: Construction Works Estimate – the cost of the building works, including main contractor’s preliminaries cost, overheads and profit. Excludes inflation, risk allowances, design fees, surveys, client costs, and VAT

B: Contract Cost Estimate – the Construction Works Estimate, plus allowances for inflation, design and construction risks, and contractor’s design and survey fees. Excludes client-side costs and VAT.

C: Project Cost Estimate – the Contract Cost Estimate, plus client direct design team fees, surveys, other client project costs (refer to exclusions) excluding VAT.

Please note that we are not VAT specialists and advice should be sought as necessary.

6 – Information Used

The following information was made available by the Design Team at time of Cost Plan preparation:-

ECE Architecture:

- Dudeney Lodge & Nettleton Court, Hollingdean – Interim Ideas Presentation April 2025 (7567_DO01_rev B_Hollingdean_Ideas Presentation)
- St James House, Kemptown – Interim Ideas Presentation April 2025 (7567_DO03_rev B_ St James House, Kemptown_ Ideas Presentation)
- North Whitehawk – Interim Ideas Presentation April 2025 (7567_DO03_Whitehawk_Vision Document_Ideas Presentation)

7 – Statement of Floor Areas

The estimated Gross Internal Areas (GIA) used have been calculated based on the ECE Schedule of Accommodation and typical unit sizes described therein. A net to gross efficiency of 75% has been assumed to generate the total GIA. It should be noted that quantities are assumed and approximate given that scalable drawings are not currently available:-

Building	GIA (m2)
<i>Hollingdean</i>	<i>19,830 m2</i>
<i>St James House</i>	<i>8,929 m2</i>
<i>Whitehawk</i>	<i>17,664 m2</i>
Total	46,423m2

The information used to obtain the above areas are included within **Section 6** of this report.

8 – Cost Plan

A breakdown of the Feasibility costs of this project are included in Appendices A-D.

9 – Basis of Cost Estimates

Flats (apartments), 6 storey or above; typical building allowance £/m2 comprising of:

- Substructure – piled foundations
- Structural frame – reinforced concrete frame - primary load-bearing structure of the building, including columns, slabs and core walls.
- Roof – concrete roof structure, insulation and waterproofing.
- External walls – SFS infills with basic finish e.g. brickwork, rainscreen cladding or render

- External windows & doors – Glazed composite windows and doors.
- Internal walls – blockwork load bearing and metal partitions.
- Internal finishes – basic finishes i.e. tape and joint with paint finish walls and ceilings throughout. Carpet to bedrooms, LVT to living areas and non-slip vinyl to bathrooms. Carpet tile to communal areas.
- FF&E – kitchen and associated white goods, wardrobes to master bedrooms, vanities to bathrooms.

Building Abnormal Costs:

- Major Demolition Works – Demolition of all existing buildings within the red line site boundaries except for the basement car park to St James House which is retained.
- Enhanced Design – An allowance has been included for Swales/SUDS, subject to review upon receipt of the civil engineer's design. Allowances have also been included to form roof terraces to the areas highlighted on the ECE drawings and external open sided walkways to Hollingdean and St James House.
- Biodiversity Net Gain – An allowance has been included for a green roof. It has been assumed that between the green roof and the soft landscaping allowance – any biodiversity net gain requirements can be met. Advice will need to be sought from an ecologist to confirm this assumption.
- Services Upgrades – A general allowance has been included enhancements to the MEP strategy to achieve compliance with the updated building regulations. It has been assumed that air source heat pumps will provide heating and hot water to the building and that mechanical ventilation will be required to mitigate overheating.
- Basement / Under Croft Car Park – To Hollingdean and Whitehawk, allowances have been included to construct basement/under croft car parking in waterproof concrete, based on 50% open-sided, 50% retaining walls; including provision of ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures. At St James House, the existing basement car park is retained. Allowances have been included to upgrade the car park including provision of ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.
- Tall Buildings allowance – An extra over allowance has been included for the tall buildings elements of the scheme to account for additional requirements including but not limited to structure, wind loads, façade, plant and services distribution, vertical transportation, Building Safety Act Higher Risk Buildings and associated gateways process and construction logistics etc.
- Substructure upgrades – At St James House, an extra over allowance has been included to cover the technical and logistical challenge of constructing the new substructure within/through the retained basement car park. This will be subject to review upon receipt of the structural engineer's design.
- S278 Works – At St James House, an allowance has been included for the traffic calming measures and connections to Ardingly Court. Also, the implementation of a one-way system at Ardingly court with home zone and landscape enhancements.

External Works:

The external works have been measured and costed separately based on the sketches provided, it should be noted that quantities are assumed and approximate given that scalable drawings are not currently available.

Main Contractors Costs

Main contractor's costs for preliminaries and overheads and profit have been allowed at 15% and 7.5%, respectively for the abnormal elements and external works and have been accounted for within the rates applied for buildings.

Professional Fees and Surveys

Professional fees and fees for surveys/reports have been estimated at 10%.

Inflation

Inflation has been excluded.

Procurement

This Feasibility Report assumes that the works will be priced competitively, tendered on a single-stage basis using a design and build procurement route.

Exclusions

The following matters are excluded from the project cost report: -

- VAT.
- Legal fees associated with the works.
- Marketing fees and associated costs.
- Client Direct Costs beyond those listed in the cost plan.
- Site acquisitions costs.
- Loose furniture and fittings.
- Any off-site drainage works
- Any major service diversion works.
- Any new substation or substantial upgrades to the power network, assumes there is sufficient capacity in the network to serve the buildings with the exception of Whitehawk where an allowance for a new substation has been included.
- Any new gas supplies.
- Any significant cut and carve or removal of arisings from site.
- Any new retaining walls
- Costs associated with finding contamination in the ground
- Any allowance for air conditioning or comfort cooling
- Out of sequence works.
- Costs related to Section 106 and CIL contributions.
- Costs in relation to party wall matters.
- Costs associated with unexploded ordnance found on site.
- Costs associated with archaeological investigations.
- Inflation.
- Client contingency.

- Any costs associated with BREEAM requirements.
- Any costs associated with relocating or rehousing tenants.

10 – Risk Allowances

Risk allowances are allocated against three criteria, each treated as an individual cost target. It is anticipated that as the project progresses the realised risks will be allocated to the corresponding aspect of the cost plan. The cost targets are: -

- Design Development risks (5.00%) – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks (5.00%) – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.
- Employer risks (Excluded) – an allowance for use during both design process and construction process to provide for the risks of employer driven changes, and matters such as early handover, postponement, acceleration, availability of funds, unconventional tender action and special contract arrangements.

We highlight a number of key items here, namely: -

- The cost and programme implications of complying with the requirements for Higher-Risk Buildings under the Building Safety Act 2022 and the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023.

11 – Changes to Previous Cost Targets

As this is the initial Formal Cost Plan, we have not recorded here changes to previous cost targets

12 – Decisions on Alternative Proposals

No alternative proposals have been identified.

13 – Value Engineering Criteria

We have noted the following areas that may benefit from some targeted value engineering as the project develops:

- Simplification of the building form to reduce façade area and thermal breaks.
- Underground car parking strategy

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes

As we move into the next RIBA Stage, we plan to explore the project costs in more detail. We will look to review the developing design against value engineering criteria with the project team.

14 – Conclusions

This Feasibility Study suggests that the current project will require a budget in the region of £205,380,000 (exc VAT).

Appendix A

Cost Summary – All
Blocks

Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	46423 m2	499508 ft2
Gross Internal Floor Area (Hollingdean)	19830 m2	
Gross Internal Floor Area (St James House)	8929 m2	
Gross Internal Floor Area (Whitehawk)	17664 m2	
Construction Works Estimate	169,735,000	Total (A) - see details below
Contract Cost Estimate	186,709,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	205,380,000	Total (C) - see details below

Elemental Cost Summary

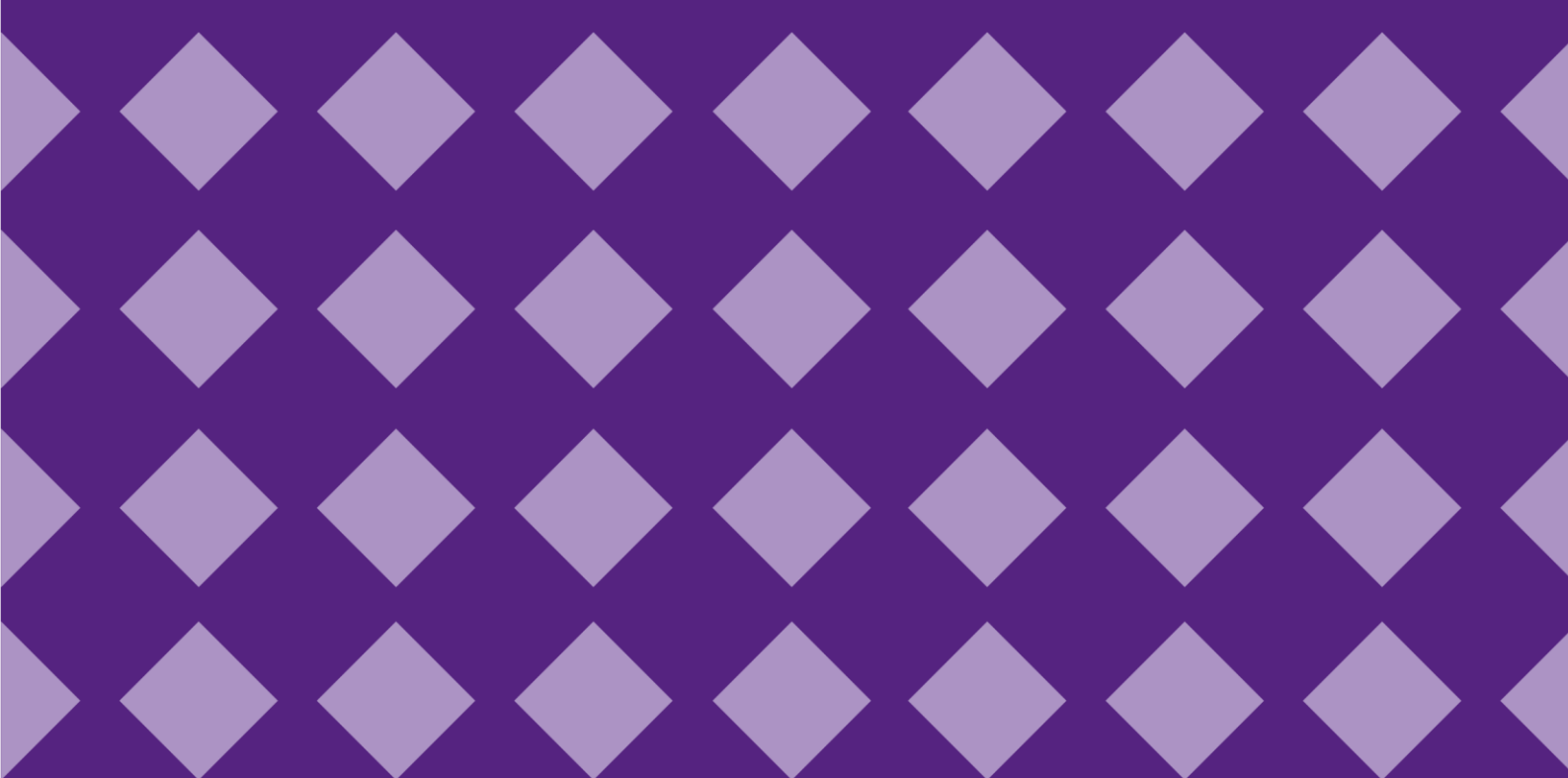
Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Hollingdean	44,617,000	19830 m2	2,250	209
1.1.2	St James House	20,090,000	8929 m2	2,250	209
1.1.3	Whitehawk	39,744,000	17664 m2	2,250	209
	Sub-Total	104,451,000	46423 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	104,451,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	104,451,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Hollingdean	23,059,000		497	46
1.2.2	St James House	9,402,000		203	19
1.2.3	Whitehawk	14,163,000		305	28
	Sub-Total	46,624,000		1,004	93
	Main Contractor's Preliminaries Estimate	6,994,000	based on 15.0%	151	14
	Sub-Total	53,618,000		1,155	107
	Main Contractor's Overheads & Profit	4,021,000	based on 7.5%	87	8
	Total	57,639,000		1,242	115
1.3	<u>External Works</u>				
1.3.1	Hollingdean	1,775,000		38	4
1.3.2	St James House	718,000		15	1
1.3.3	Whitehawk	3,691,000		80	7
	Sub-Total	6,184,000		133	12
	Main Contractor's Preliminaries Estimate	928,000	based on 15.0%	20	2
	Sub-Total	7,112,000		153	14
	Main Contractor's Overheads & Profit	533,000	based on 7.5%	11	1
	Total	7,645,000		165	15
Construction Works Estimate					
1.1	Building Works	104,451,000		2,250	209
1.2	Abnormal Costs	57,639,000		1,242	115
1.3	External Works	7,645,000		1,242	115
(A)	Construction Works Estimate (Total)	169,735,000		3,656	340

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	8,487,000	based on 5.0%	183	17
5.2	Construction Risks Estimate	8,487,000	based on 5.0%	183	17
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	186,709,000		4,022	374
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	186,709,000		4,022	374
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	18,671,000	based on 10.0%	402	37
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	205,380,000		4,424	411
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	205,380,000		4,424	411
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	205,380,000		4,424	411

Appendix B

Cost Summary and Detail - Hollingdean



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area	19830 m2	213368 ft2
Construction Works Estimate	75,318,000	Total (A) - see details below
Contract Cost Estimate	82,850,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	91,135,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Dudeney Lodge and Nettleton Court	44,617,000	19830 m2	2,250	209
	Sub-Total	44,617,000	19830 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	44,617,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	44,617,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Major Demolition Works	1,163,000		59	5
1.2.2	Design enhancements	603,000		30	3
1.2.3	Biodiversity Net Gain	429,000		22	2
1.2.4	Services upgrades	1,748,000		88	8
1.2.5	Tall Building	17,771,000		896	83
1.2.6	Basement car park	1,345,000		68	6
	Sub-Total	23,059,000		1,163	108
	Main Contractor's Preliminaries Estimate	3,459,000	based on 15.0%	174	16
	Sub-Total	26,518,000		1,337	124
	Main Contractor's Overheads & Profit	1,989,000	based on 7.5%	100	9
	Total	28,507,000		1,438	134
1.3	<u>External Works</u>				
1.3.1	Site Clearance	78,000		4	0
1.3.2	Roads, Paths and Pavings	711,000		36	3
1.3.3	Planting	143,000		7	1
1.3.4	Fencing, Railings and Walls	125,000		6	1
1.3.5	Site / Street Furniture and Equipment	15,000		1	0
1.3.6	External Drainage	633,000		32	3
1.3.7	External Services	70,000		4	0
	Sub-Total	1,775,000		90	8
	Main Contractor's Preliminaries Estimate	266,000	based on 15.0%	13	1
	Sub-Total	2,041,000		103	10
	Main Contractor's Overheads & Profit	153,000	based on 7.5%	8	1
	Total	2,194,000		111	10
Construction Works Estimate					
1.1	Building Works	44,617,000		2,250	209
1.2	Abnormal Costs	28,507,000		1,438	134
1.3	External Works	2,194,000		1,438	134
(A)	Construction Works Estimate (Total)	75,318,000		3,798	353

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	3,766,000	based on 5.0%	190	18
5.2	Construction Risks Estimate	3,766,000	based on 5.0%	190	18
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	82,850,000		4,178	388
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	82,850,000		4,178	388
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	8,285,000	based on 10.0%	418	39
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	91,135,000		4,596	427
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	91,135,000		4,596	427
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	91,135,000		4,596	427

BHCC LPS Blocks - Hollingdean
Detailed Breakdown - Building Works



	Quant	Unit	Rate (£)	Total (£)
Building Works				44,616,900.00
Building Works				£ 44,616,900.00
Dudeney Lodge and Nettleton Court	19,830	m2	2,250.00	44,616,900.00
			Total	44,616,900.00

BHCC LPS Blocks - Hollingdean

Detailed Breakdown - Abnormals



	Quant	Unit	Rate (£)	Total (£)
Abnormals				23,058,339.67
Major Demolition Works				£ 1,162,885.00
Demolition of existing buildings (Dudeney Lodge, Nettleton Court, Remedial Reading Center and House No. 176c)	13,681	m2	85.00	1,162,885.00
Design enhancements				£ 603,370.00
Swales and SUDs	1	item	100,000.00	100,000.00
Roof Terraces	480	m2	500.00	240,000.00
External walkways	527	m2	500.00	263,370.00
Biodiversity Net Gain				£ 428,814.00
Biodiversity Enhancements; extra over for green roof	1,429	m2	300.00	428,814.00
Services upgrades				£ 1,747,500.00
Uplift to achieve Part O, L and F:	233	nr	7,500.00	1,747,500.00
Basement car park				£ 1,345,104.00
Basement car park; assume 50% open-sided, 50% retaining walls; external services including ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.	1,681	m2	800.00	1,345,104.00
Tall Building				£ 17,770,666.67
Extra over cost for tall buildings	17,771	m2	1,000.00	17,770,666.67
Total				23,058,339.67

BHCC LPS Blocks - Hollingdean

Detailed Breakdown - External Works



	Quant	Unit	Rate (£)	Total (£)
External Works				1,774,422.03
Site Preparation Works				£ 77,907.15
Vegetation Clearance	2,414	m2	5.00	12,070.95
Grub up existing hard standing	3,292	m2	20.00	65,836.20
Roads Paths and Pavings				£ 710,887.00
Allowance for road	690	m2	400.00	276,080.00
Allowance for hard landscaping; site	713	m2	200.00	142,512.00
Allowance for hard landscaping; podium	808	m2	300.00	242,295.00
Allowance for ramps	1	item	20,000.00	20,000.00
Allowance for steps	1	item	30,000.00	30,000.00
Soft Landscapes, Planting and Irrigation Systems				£ 143,497.30
Allowance for soft landscaping; site	2,132	m2	30.00	63,963.30
Allowance for soft landscaping; podium	907	m2	50.00	45,334.00
Allowance for new trees	1	item	30,000.00	30,000.00
Allowance for protection to retained trees	140	m	30.00	4,200.00
Fencing, Railings and Walls				£ 124,688.00
Allowance for balustrade to podium; assume PPC steel	312	m	400.00	124,688.00
Allowance for retaining walls to level changes; assume not required		excl.		-
Site/Street Furniture and Equipment				£ 15,000.00
Allowance for street furniture	1	item	15,000.00	15,000.00
External Drainage				£ 632,848.73
Allowance for surface water drainage based on £/m2 rate for the roof area plus areas of hard landscaping	4,570	m2	30.00	137,105.40
Allowance for foul water drainage based on £/m2 GIA	19,830	m2	25.00	495,743.33
Allowance for drainage to basement car park - included in abnormals		incl		-
External Services				£ 69,593.85
Allowance for street lighting	6,919	m2	5.00	34,593.85
Allowance for connections; electricity	1	nr	20,000.00	20,000.00
Allowance for connections; water	1	nr	10,000.00	10,000.00
Allowance for connections; gas (assume not required)		N/A	-	-
Allowance for connections; telecoms	1	nr	5,000.00	5,000.00
Total			Total	1,774,422.03

Appendix C

Cost Summary and Detail – St James House



BHCC LPS Blocks - St James House

Cost Plan RIBA Stage 1 Revision -



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	8929 m2	96075 ft2
Construction Works Estimate	32,601,000	Total (A) - see details below
Contract Cost Estimate	35,861,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	39,447,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	St James House	20,090,000	8929 m2	2,250	209
	Sub-Total	20,090,000	8929 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	20,090,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	20,090,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Major Demolition Works	1,118,000		125	12
1.2.2	Design enhancements	483,000		54	5
1.2.3	Biodiversity Net Gain	485,000		54	5
1.2.4	Services upgrades	728,000		82	8
1.2.5	Basement car park	329,000		37	3
1.2.6	Tall Building	5,263,000		589	55
1.2.7	Substructure upgrades	446,000		50	5
1.2.8	S278 works	550,000		62	6
	Sub-Total	9,402,000		1,053	98
	Main Contractor's Preliminaries Estimate	1,410,000	based on 15.0%	158	15
	Sub-Total	10,812,000		1,211	113
	Main Contractor's Overheads & Profit	811,000	based on 7.5%	91	8
	Total	11,623,000		1,302	121
1.3	<u>External Works</u>				
1.3.1	Site Clearance	46,000		5	0
1.3.2	Roads, Paths and Pavings	247,000		28	3
1.3.3	Planting	57,000		6	1
1.3.4	Fencing, Railings and Walls	14,000		2	0
1.3.5	Site / Street Furniture and Equipment	15,000		2	0
1.3.6	External Drainage	289,000		32	3
1.3.7	External Services	50,000		6	1
	Sub-Total	718,000		80	7
	Main Contractor's Preliminaries Estimate	108,000	based on 15.0%	12	1
	Sub-Total	826,000		93	9
	Main Contractor's Overheads & Profit	62,000	based on 7.5%	7	1
	Total	888,000		99	9
Construction Works Estimate					
1.1	Building Works	20,090,000		2,250	209
1.2	Abnormal Costs	11,623,000		1,302	121
1.3	External Works	888,000		1,302	121
(A)	Construction Works Estimate (Total)	32,601,000		3,651	339

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	1,630,000	based on 5.0%	183	17
5.2	Construction Risks Estimate	1,630,000	based on 5.0%	183	17
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	35,861,000		4,016	373
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	35,861,000		4,016	373
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	3,586,000	based on 10.0%	402	37
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	39,447,000		4,418	411
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	39,447,000		4,418	411
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	39,447,000		4,418	411

BHCC LPS Blocks - St James House
Detailed Breakdown - Building Works



	Quant	Unit	Rate (£)	Total (£)
Building Works				20,090,100.00
Building Works				£ 20,090,100.00
St James House	8,929	m2	2,250.00	20,090,100.00
			Total	20,090,100.00

BHCC LPS Blocks - St James House

Detailed Breakdown - Abnormals



	Quant	Unit	Rate (£)	Total (£)
Abnormals				9,400,883.33
Major Demolition Works				£ 1,117,920.00
Demolition of existing buildings (St James House)	13,152	m2	85.00	1,117,920.00
Design enhancements				£ 482,885.00
Swales and SUDs	1	item	50,000.00	50,000.00
Roof Terraces	64	m2	500.00	32,025.00
External Walkways	802	m2	500.00	400,860.00
Biodiversity Net Gain				£ 484,665.00
Biodiversity Enhancements; extra over for green roof	1,616	m2	300.00	484,665.00
Services upgrades				£ 727,500.00
Uplift to achieve Part O, L and F:	97	nr	7,500.00	727,500.00
Basement car park				£ 328,800.00
Upgrades to retained basement car park; external services including ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.	822	m2	400.00	328,800.00
Tall Building				£ 5,262,666.67
Extra over cost for tall buildings	5,263	m2	1,000.00	5,262,666.67
Substructure upgrades				£ 446,446.67
Substructure upgrades in retained basement car park	8,929	m2	50.00	446,446.67
S278 works				£ 550,000.00
S278 works; traffic calming measures and connections to Ardingly Court. Homezone and landscape enhancements to Ardingly Street; possible one way system.	1	item	550,000.00	550,000.00
Total				9,400,883.33

BHCC LPS Blocks - St James House

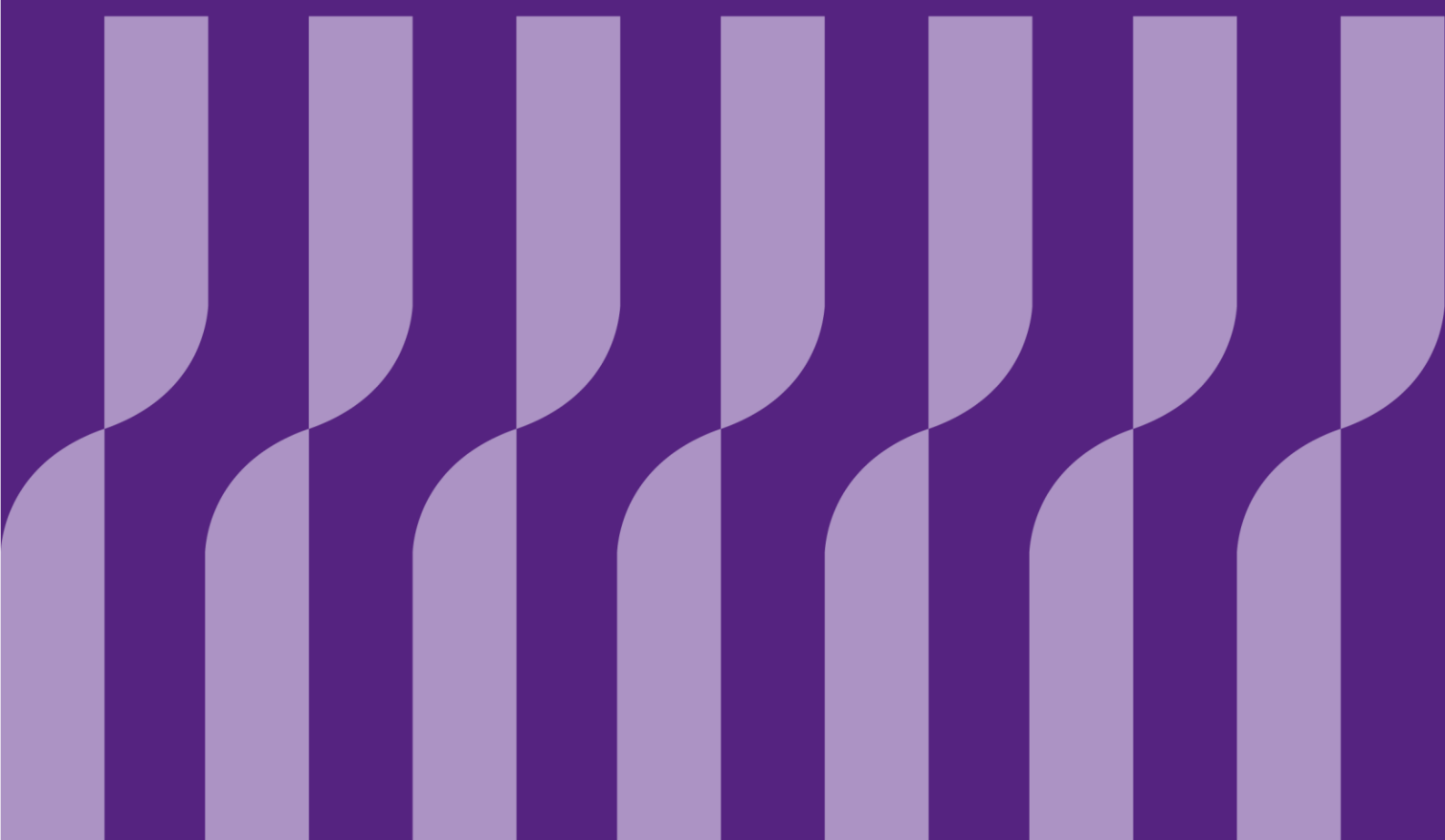
Detailed Breakdown - External Works



	Quant	Unit	Rate (£)	Total (£)
External Works				716,738.88
Site Preparation Works				£ 45,900.00
Vegetation clearance		n/a		-
Grub up hardstanding	2,295	m2	20.00	45,900.00
Roads Paths and Pavings				£ 246,688.00
Allowance for hard landscaping	833	m2	200.00	166,688.00
Allowance for feature ramp to courtyard; including walls to side, handrails and balustrade	1	item	50,000.00	50,000.00
Allowance for steps	1	item	20,000.00	20,000.00
Allowance for grassed steps	1	item	10,000.00	10,000.00
Soft Landscapes, Planting and Irrigation Systems				£ 56,846.30
Allowance for soft landscaping	728	m2	30.00	21,846.30
Allowance for new trees	1	item	35,000.00	35,000.00
Fencing, Railings and Walls				£ 13,839.00
Allowance for retaining walls to level changes; assume not required		excl.		
Allowance for planters	92	m2	150.00	13,839.00
Site/Street Furniture and Equipment				£ 15,000.00
Allowance for street furniture	1	item	15,000.00	15,000.00
External Drainage				£ 288,884.93
Allowance for surface water drainage based on £/m2 rate for the roof area plus areas of hard landscaping	2,189	m2	30.00	65,661.60
Allowance for foul water drainage based on £/m2 GIA	8,929	m2	25.00	223,223.33
Allowance for drainage to basement car park - included in abnormals		incl.		-
External Services				£ 49,580.65
Allowance for street lighting	2,916	m2	5.00	14,580.65
Allowance for connections; electricity	1	nr	20,000.00	20,000.00
Allowance for connections; water	1	nr	10,000.00	10,000.00
Allowance for connections; gas (assume not required)		N/A	-	-
Allowance for connections; telecoms	1	nr	5,000.00	5,000.00
Total			Total	716,738.88

Appendix D

Cost Summary and Detail - Whitehawk



BHCC LPS Blocks - Whitehawk

Cost Plan RIBA Stage 1 Revision -



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	17664 m2	190065 ft2
Construction Works Estimate	61,816,000	Total (A) - see details below
Contract Cost Estimate	67,998,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	74,798,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Buildings 1-7	39,744,000	17664 m2	2,250	209
	Sub-Total	39,744,000	17664 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	39,744,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	39,744,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Major Demolition Works	2,758,000		156	14
1.2.2	Site Preparation Works	100,000		6	1
1.2.3	Piling	1,401,000		79	7
1.2.4	Design enhancements	1,538,000		87	8
1.2.5	Biodiversity Net Gain	2,883,000		163	15
1.2.6	Services upgrades	5,483,000		310	29
	Sub-Total	14,163,000		802	75
	Main Contractor's Preliminaries Estimate	2,124,000	based on 15.0%	120	11
	Sub-Total	16,287,000		922	86
	Main Contractor's Overheads & Profit	1,222,000	based on 7.5%	69	6
	Total	17,509,000		991	92
1.3	<u>External Works</u>				
1.3.1	Site Clearance	241,000		14	1
1.3.2	Roads, Paths and Pavings	1,986,000		112	10
1.3.3	Planting	309,000		17	2
1.3.4	Fencing, Railings and Walls	-		0	0
1.3.5	Site / Street Furniture and Equipment	50,000		3	0
1.3.6	External Drainage	839,000		47	4
1.3.7	External Services	266,000		15	1
	Sub-Total	3,691,000		209	19
	Main Contractor's Preliminaries Estimate	554,000	based on 15.0%	31	3
	Sub-Total	4,245,000		240	22
	Main Contractor's Overheads & Profit	318,000	based on 7.5%	18	2
	Total	4,563,000		258	24
Construction Works Estimate					
1.1	Building Works	39,744,000		2,250	209
1.2	Abnormal Costs	17,509,000		991	92
1.3	External Works	4,563,000		991	92
(A)	Construction Works Estimate (Total)	61,816,000		3,500	325

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	3,091,000	based on 5.0%	175	16
5.2	Construction Risks Estimate	3,091,000	based on 5.0%	175	16
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	67,998,000		3,850	358
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	67,998,000		3,850	358
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	6,800,000	based on 10.0%	385	36
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	74,798,000		4,234	394
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	74,798,000		4,234	394
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	74,798,000		4,234	394

BHCC LPS Blocks - Whitehawk
Detailed Breakdown - Building Works



	Quant	Unit	Rate (£)	Total (£)
Building Works				39,744,000.00
Building Works				£ 39,744,000.00
Buildings 1-7	17,664	m2	2,250.00	39,744,000.00
			Total	39,744,000.00

BHCC LPS Blocks - Whitehawk

Detailed Breakdown - Abnormals



	Quant	Unit	Rate (£)	Total (£)
Abnormals				14,162,133.00
Major Demolition Works				£ 2,758,250.00
Demolition of existing buildings (Kingsfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court)	32,450	m2	85.00	2,758,250.00
Design enhancements				£ 100,000.00
Swales and SUDs	1	item	100,000.00	100,000.00
Roof Terraces		excl.		
Biodiversity Net Gain				£ 1,401,363.00
Biodiversity Enhancements; extra over for green roof	4,671	m2	300.00	1,401,363.00
Services upgrades				£ 1,537,500.00
Uplift to achieve Part O, L and F:	205	nr	7,500.00	1,537,500.00
Basement car park				£ 2,882,520.00
Basement car park; assume 50% open-sided, 50% retaining walls; external services including ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.	3,603	m2	800.00	2,882,520.00
Tall Building				£ 5,482,500.00
Extra over cost for tall buildings (Block 4, 5 and 6 only)	7,310	m2	750.00	5,482,500.00
Total				14,162,133.00

BHCC LPS Blocks - Whitehawk

Detailed Breakdown - External Works



	Quant	Unit	Rate (£)	Total (£)
External Works				3,690,697.65
Site Preparation Works				£ 240,948.30
Vegetation clearance	6,905	m2	5.00	34,523.90
Grub up existing hard standing	10,321	m2	20.00	206,424.40
Roads Paths and Pavings				£ 1,986,094.00
Allowance for road	3,396	m2	400.00	1,358,596.00
Allowance for hard landscaping	2,987	m2	200.00	597,498.00
Allowance for ramps	1	item	10,000.00	10,000.00
Allowance for steps	1	item	20,000.00	20,000.00
Soft Landscapes, Planting and Irrigation Systems				£ 308,654.50
Allowance for soft landscaping;	6,141	m2	30.00	184,228.50
Allowance for soft landscaping; above underground car park	789	m2	50.00	39,426.00
Allowance for new trees	1	item	85,000.00	85,000.00
Allowance for protection to retained trees		n/a		-
Fencing, Railings and Walls				£ -
Allowance for retaining walls to level changes; assume not required		excl.		-
Site/Street Furniture and Equipment				£ 50,000.00
Allowance for street furniture	1	item	50,000.00	50,000.00
External Drainage				£ 839,103.00
Allowance for surface water drainage based on £/m2 rate for the roof area plus areas of hard landscaping	13,250	m2	30.00	397,503.00
Allowance for foul water drainage based on £/m2 GIA	17,664	m2	25.00	441,600.00
Allowance for drainage to basement car park - included in abnormals		incl		-
External Services				£ 265,897.85
Allowance for street lighting	20,180	m2	5.00	100,897.85
Allowance for connections; electricity	1	nr	150,000.00	150,000.00
Allowance for connections; water	1	nr	10,000.00	10,000.00
Allowance for connections; gas (assume not required)		N/A	-	-
Allowance for connections; telecoms	1	nr	5,000.00	5,000.00
Total				3,690,697.65

Appendix E

BCIS Data



£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 17-May-2025 07:44

Rebased to Brighton and Hove (110; sample 34)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
816. Flats (apartments)								
Generally (15)	2,033	1,055	1,673	1,903	2,304	6,893	748	
1-2 storey (15)	1,943	1,166	1,624	1,825	2,230	3,843	157	
3-5 storey (15)	2,002	1,055	1,664	1,892	2,261	4,173	501	
6 storey or above (15)	2,375	1,454	1,887	2,254	2,583	6,893	88	

Where concepts become reality

Canterbury

The Old Bakehouse,
18A Ivy Lane,
Canterbury,
CT1 1TU

01227 471186

Brighton

Nile house,
Nile Street,
Brighton,
BN1 1HW

01273 963733

Leeds

7 Park Row,
Leeds
LS1 5HD

01135 263753

B-corp Certified

We are proud to be a
B-corp Certified business

Options Study: Strengthening Feasibility Cost Estimate

Brighton & Hove City Council
BHCC LPS Blocks

28 05 2025
BM4161
Rev A

Contents

1 - Executive Summary	2
2 - Project Description	3
3 - Project Budget.....	5
4 - Status of Cost Plan.....	5
5 - Statement of Cost.....	5
6 - Information Used.....	6
7 - Statement of Floor Areas	7
8 - Cost Plan	7
9 - Basis of Cost Estimates.....	7
10 - Risk Allowances	9
11 - Changes to Previous Cost Targets.....	9
12 - Decisions on Alternative Proposals	10
13 - Value Engineering Criteria	12
14 - Conclusion	12

Appendix A – Cost Summary – All Blocks

Appendix B – Cost Summary and Detail – Hollingdean

Appendix C - Cost Summary and Detail – St James House

Appendix D - Cost Summary and Detail – Whitehawk

Appendix E – BCIS Data

Appendix F - Cost Summary and Detail – Refurbishment Works

Owner	Ria Carr
Issue	28 th May 2025
Version	A

1 – Executive Summary

The Project is to provide the following (further details are included within this report under Project Description):

- The strengthening of existing LPS buildings at Dudeney Lodge, Nettleton Court, St James House, Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court.

The Feasibility Report suggests a budget of £87,573,000 (exc VAT) will be required to deliver this project – details are included within the report under Project Budget.

This Feasibility report is based on RIBA Stage 1. The status of this is described within the report under Status of Cost Plan.

This report details the expected costs as follows: -

Construction Works Estimate (A)	£72,374,000 (exc VAT)
Contract Works Estimate (B)	£79,612,000 (exc VAT)
Project Cost Estimate (C)	£87,573,000 (exc VAT)

A: Building works, including main contractor's preliminaries cost, overheads and profit.

B: Construction Works Estimate (A), and risk allowances.

C: Contract Works Estimate (C), design fees and surveys.

Cost details are included within this report under **Statement of Cost**.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

2 - Project Description

The Project is to provide the strengthening of existing LPS buildings at Dudeney Lodge, Nettleton Court, St James House, Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court.

An outline of these works are as follows: -

- Strip out of FF&E, finishes and services locally to expose structural walls and floors
- Removal of asbestos
- The fixing of structural steel angles, channels, beams and strapping to the existing concrete structure as described in the Ridge strengthening drawings
- Internal reinstatement works on a like for like basis
- Enhancement of foundations

The Project Description should be read in connection with the Ridge strengthening design information (as listed in Section 6 of this report) of which extracts are included below: -

Nettleton Court & Dudeney Lodge

Strengthening is required to the internal floor slabs and walls within Dudeney and Nettleton. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels

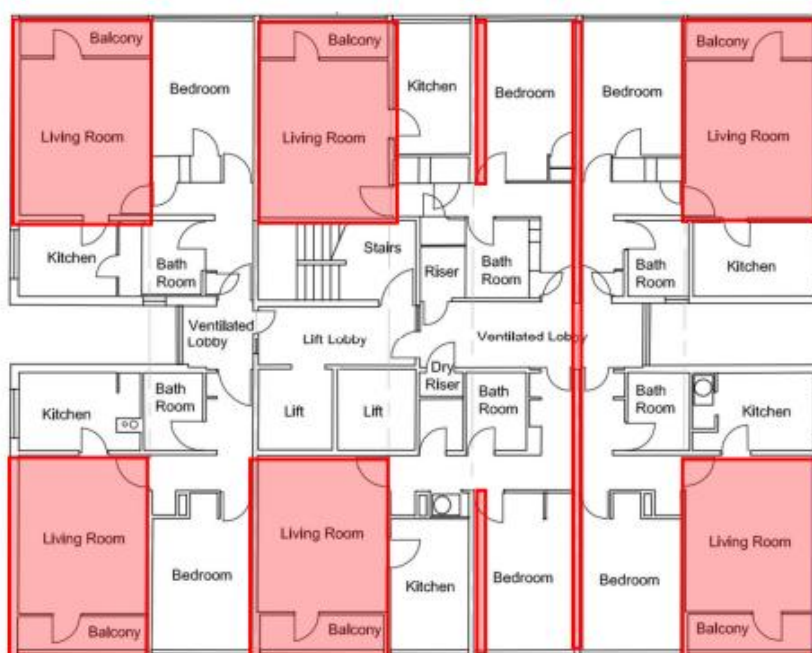


Figure 2.1 – Typical Nettleton and Dudeney floor layout showing areas where strengthening is required

St James House

Strengthening is required to the internal floor slabs and walls within the St James House. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- External steel frame fixed through to angles to provide additional strengthening to flank wall panels



Figure 2.2 – Typical St James House floor layout showing areas where strengthening is required

Bird Blocks

Strengthening is required to the internal floor slabs and walls within the Bird Blocks. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels



Figure 2.3 – Typical Bird Block floor layout showing areas where strengthening is required

3 – Project Budget

The Cost Plan suggests a project budget of £87,573,000 is likely to be required (subject to the scope, exclusions and assumptions identified within this report).

Budgets include all costs and fees except where noted as excluded.

4 – Status of Cost Plan

This document is a report on the RIBA 1 cost plan. The level of this report is based on RIBA Works stage 1 Preparation and Brief being the following: -

“Development of initial statement of requirements into the Design Brief by or on behalf of the Employer, confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project.”

This cost plan is based on information available at this stage.

5 – Statement of Cost

The following costs have been estimated for this project. A further breakdown of costs is included elsewhere.

Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
£72,374,000	£79,612,000	£87,573,000

Definitions:-

A: Construction Works Estimate – the cost of the building works, including main contractor’s preliminaries cost, overheads and profit. Excludes inflation, risk allowances, design fees, surveys, client costs, and VAT

B: Contract Cost Estimate – the Construction Works Estimate, plus allowances for inflation, design and construction risks, and contractor’s design and survey fees. Excludes client-side costs and VAT.

C: Project Cost Estimate – the Contract Cost Estimate, plus client direct design team fees, surveys, other client project costs (refer to exclusions) excluding VAT.

Please note that we are not VAT specialists and advice should be sought as necessary.

6 – Information Used

The following information was made available by the Design Team at time of Cost Plan preparation:-

Ridge:

All Blocks:

- LPS Further Advice Report P01 dated 16th April 2025 (5025201-RDG-XX-XX-RP-S-2000 - LPS Further Advice)
- LPS Options Study P02 dated 2nd May 2025 (5025201-RDG-XX-XX-RP-S-2001 - LPS Options Study - 1st Draft)

Dudeney Lodge & Nettleton Court (Hollingdean):

- Typical Floor Strengthening Arrangement and Details (5018671-RDG-XX-XX-D-S-010001-1.0)
- Typical Soffit Strengthening Arrangement and Details (5018671-RDG-XX-XX-D-S-010002-1.0)
- Strengthening Elevations (5018671-RDG-XX-XX-D-S-200001-1.0)
- Strengthening Details (5018671-RDG-XX-XX-D-S-200002-1.0)
- Dudeney Lodge & Nettleton Court Strengthening Design Rev 01 dated October 2024 (5018671-RDG-XX-XX-T-S-300005 Dudeney and Nettleton Strengthening Philosophy-1.0)

St James House:

- Typical Floor Strengthening Arrangement (5018671-RDG-XX-XX-D-S-0100_WIP 28-09-2023-1.0)
- Roof Slab Strengthening Arrangement (5018671-RDG-XX-XX-D-S-0101 Roof-1.3)
- Existing Floor / Wall Strengthening Work Typical Details (5018671-RDG-XX-XX-D-S-0200 Internal Details-1.3)
- Existing Roof / Wall Strengthening Work Typical Details (5018671-RDG-XX-XX-D-S-0201 Details-1.3)
- St James' House Brighton, Estimate of Cost for Strengthening Works, Betterment and New Build dated October 2023 (Brighton LPS Strengthening Works + Options-1.4)
- St James' House Brighton, Estimate of Cost for Strengthening Works dated October 2023 (Brighton LPS Strengthening Works-1.6)

Whitehawk (Bird Blocks: Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court):

- Typical Floor Plan Strengthening Works (5018671-RDG-ZZ-ZZ-D-S-011000-P02-1.0)
- Steelwork Details (5018671-RDG-ZZ-ZZ-D-S-202200-P02-1.0)
- Wall Elevations (5018671-RDG-ZZ-ZZ-D-S-223001-P01-1.0)
- North Whitehawk Estate Disproportionate Collapse Risk Management Report, Rev - dated September 2024 (5018671-RDG-XX-XX-T-S-300003.pdf).
- Swallow Court Brighton, Estimate of Cost for Strengthening Works dated August 2024 (Swallow Court Strengthening Works Cost Report V1-1.0)

7 – Statement of Floor Areas

Given that scalable existing building drawings are not currently available, the estimated Gross Internal Areas (GIA) used have been calculated using the Building Footprint areas described in the ECE Interim Ideas Presentations dated April 2025 and an assumed number of storeys as noted below:-

Building	GIA (m2)	Total Storeys
Hollingdean	12,416 m2	16nr
St James House	13,152 m2	16nr
Whitehawk	29,008 m2	9-11nr
Total	54,576m2	

8 – Cost Plan

A breakdown of the Feasibility costs of this project are included in Appendices A & B.

9 – Basis of Cost Estimates

The cost estimate is based on providing the following scope of works:

- Strip out of FF&E, existing finishes and services locally to expose structural walls and floors. FF&E carefully removed and stored for reuse. Existing kitchens and bathrooms are to be removed from St James House and Whitehawk, existing kitchens and bathrooms at Hollingdean are retained. The cost plan includes for replacement of 50% of FF&E which is removed.
- An allowance has been included for the removal of asbestos which is provisional and subject to review following the undertaking of an R&D survey.
- The fixing of structural steel angles, channels, beams and strapping to the existing concrete structure as described in the Ridge strengthening drawings noted in Section 2 above.
- An allowance has been included for internal reinstatement works on a like for like basis only. No allowance has been included for improvement or enhancement to meet current regulations or standards.
- An allowance has been included to enhance the foundations to take into consideration the additional load of the steel. This assumes piling or similar can be installed to the perimeter of the building using external access only. No allowance has been included for destructive access to enable piling rigs to operate within the building. This allowance is subject to review once the Structural Engineer has designed the substructure.

The estimate has been prepared using elemental costs on a £/m2 GIA basis, taking into consideration a range of cost data including BCIS average prices, Spons pricing book and in-house cost data adjusted as appropriate to reflect the scope of works outlined above.

Main Contractors Costs

Main contractor's costs for preliminaries and overheads and profit have been allowed at 15% and 7.5%, respectively for the abnormal elements and external works and have been accounted for within the rates applied for buildings.

Professional Fees and Surveys

Professional fees and fees for surveys/reports have been estimated at 10%.

Inflation

Inflation has been excluded.

Procurement

This Feasibility Report assumes that the works will be priced competitively, tendered on a single-stage basis using a design and build procurement route.

Exclusions

The following matters are excluded from the project cost report: -

- VAT.
- Legal fees associated with the works.
- Marketing fees and associated costs.
- Client Direct Costs beyond those listed in the cost plan.
- Site acquisitions costs.
- Loose furniture and fittings.
- Any external works.
- Any off-site drainage works
- Any major service diversion works.
- Any new utilities supplies or upgrades to utility networks.
- Any services upgrades.
- Any enhancement to the existing building condition including but not limited to services upgrades, insulation upgrades, fire protection upgrades, replacement of combustible materials/cladding, replacement of windows/doors, enhanced fit out specification etc.
- Costs associated with finding contamination in the ground
- Costs associated with finding and removing significant amounts of asbestos or other contaminated material in the existing building. A provisional allowance has been included to remove some asbestos but an R&D survey will need to be undertaken for each of the buildings to be able to firm up this cost allowance.
- Any allowance for air conditioning or comfort cooling.
- Out of sequence works.
- Costs related to Section 106 and CIL contributions.
- Costs in relation to party wall matters.
- Costs associated with unexploded ordnance found on site.
- Costs associated with archaeological investigations.
- Inflation.
- Client contingency.
- Any costs associated with BREEAM requirements.
- Based on all-steel, carbon fibre option is excluded.

- Any further strengthening works over and above what is described in the Ridge Strengthening Design noted in Section 2 of this report.
- Any destructive access to enable a rig to pile the building internally. This estimate assumes the foundation strengthening can be installed using external access only.
- This cost estimate assumes that FF&E will be carefully removed, stored for reuse and reinstated. We have assumed a replacement rate of 50% for FF&E which is removed.
- Any costs associated with the relocation or rehousing of tenants.

10 – Risk Allowances

Risk allowances are allocated against three criteria, each treated as an individual cost target. It is anticipated that as the project progresses the realised risks will be allocated to the corresponding aspect of the cost plan. The cost targets are: -

- Design Development risks (5.00%) – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks (5.00%) – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.
- Employer risks (Excluded) – an allowance for use during both design process and construction process to provide for the risks of employer driven changes, and matters such as early handover, postponement, acceleration, availability of funds, unconventional tender action and special contract arrangements.

We highlight a number of key items here, namely: -

- The cost and programme implications of complying with the requirements for Higher-Risk Buildings under the Building Safety Act 2022 and the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023.
- The potential requirement to comply with the latest building regulations – we would advise engaging building control to provide clarification of this risk.

11 – Changes to Previous Cost Targets

As this is the initial Formal Cost Plan, we have not recorded here changes to previous cost targets

12 – Decisions on Alternative Proposals

12.1 RFP Strengthening Option

Ridge have identified an alternative option which may be considered - for the slabs soffits to be strengthened using FRP (Fibre Reinforced Polymer) instead of steel strapping. The solution would remove the requirement for strapping to the topside of slabs – as a result a reduced area of floor finishes would need to be removed. FRP is a more lightweight solution than steel, Ridge have noted that the existing foundations would likely be sufficient to support the load of this option. The cost saving for FRP compared to steel is estimated as follows:

Project Cost Estimate for Steel Strengthening Option (excl VAT)	87,573,000
Enabling works - saving for reduced strip-out of floor finishes	-170,000.00
Substructure - saving for reduced load	-1,320,000.00
FRP Soffit Strapping - Extra over to steel for FRP option	330,000.00
Finishes - saving for reduced extent of floor finish replacement	-1,650,000.00
Main Contractor Preliminaries - reduction in time-related preliminaries associated with programme saving	-790,000.00
Adjusted Project Cost Estimate for FRP Strengthening Option (excl VAT)	83,973,000

It should be noted that design information for the FRP Strengthening option was not available at the time of preparing this cost estimate. The above is an indicative adjustment of the cost of the steel strengthening option taking into consideration the design implications of this option suggested by Ridge in their report and in meetings.

12.2 Additional Refurbishment Scope

Additionally, to the steel strengthening option, the extra over cost for refurbishment works to the buildings at Hollingdean, St James House and Whitehawk based on the scope (as noted by BHCC by email on 13th May and discussed at a teams meeting on 14th May 2025) is estimated as follows:

Project Cost Estimate for Steel Strengthening Option (excl VAT)	87,573,000
Hollingdean Refurbishment Works	6,961,000
St James House Refurbishment Works	12,996,000
Whitehawk Refurbishment Works	26,346,000
Project Cost Estimate for Steel Strengthening Option plus Refurbishment Works (excl VAT)	133,876,000

Further details of the extent of refurbishment works included in the above allowances can be found in **Appendix F**.

It should be noted that design information for the refurbishment works was not available at the time of preparing this cost estimate. The following assumptions and exclusions should be noted:

- The scope is as explicitly noted in the Appendix F Cost Detail, any other works described within the Ridge reports as relating to the refurbishment (i.e. essential building safety works) are excluded.
- New sanitaryware has been included for based on 1nr bathroom per property
- Spandrel panel replacement, fire alarm system replacement and sprinklers are excluded. We have assumed this will be covered by a separate budget.
- Any works to the existing lifts or provision of new lifts/firefighting lifts are excluded.
- Any services works beyond those explicitly stated as included in the cost estimate.
- Any works as a consequence of retrofitting a 2nd staircase to Hollingdean and Whitehawk except where stated as included.
- Any other works required as a consequence of the refurbishment works are not included unless explicitly stated. Given that design information is not yet available, we have made some assumptions about consequential works where we can, however this is subject to design development.
- Any works to the basement car park are excluded except for access control.
- Any external works are excluded. Biodiversity Net Gain has not been considered.
- Other exclusions are as Section 9 above.

We highlight a number of key risks associated with these works, namely: -

- The potential requirement to comply with the latest building regulations.
- The logistical feasibility of retrofitting the existing building to the extent described therein, noting particular concern around the floor to ceiling heights and the possibility of accommodating services at ceiling level and ensuring adequate fire protection.

13 – Value Engineering Criteria

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes

As we move into the next RIBA Stage, we plan to explore the project costs in more detail. We will look to review the developing design against value engineering criteria with the project team.

14 – Conclusion

This Feasibility Study suggests that the current project will require a budget in the region of £87,573,000 (exc VAT).

Appendix A

Cost Summary – All
Blocks

BHCC LPS Blocks - Strengthening Works

Cost Plan RIBA Stage 1 Revision -



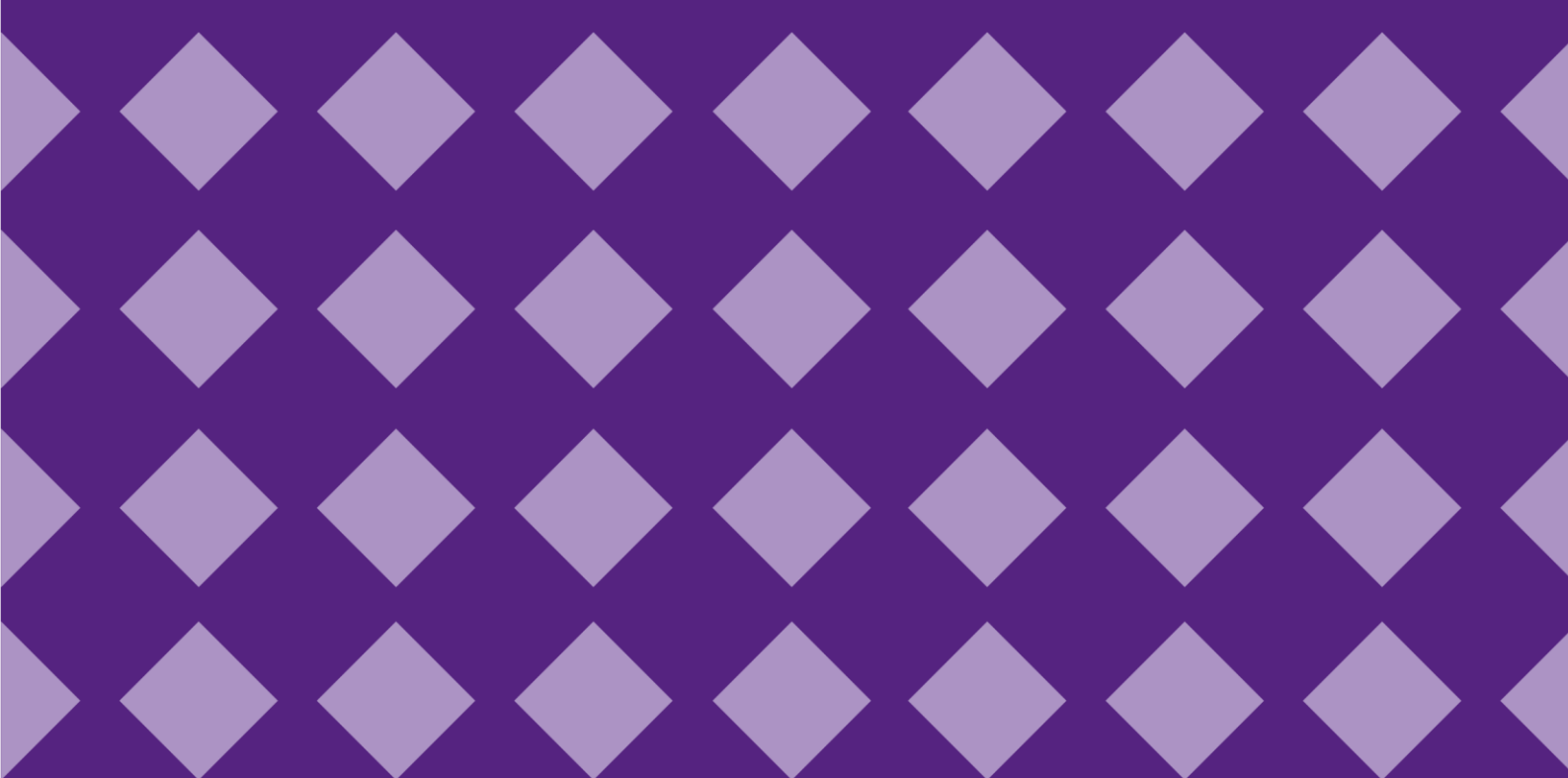
Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	54576 m2	587238 ft2
Gross Internal Floor Area (Hollingdean)	12416 m2	133596 ft2
Gross Internal Floor Area (St James House)	13152 m2	141516 ft2
Gross Internal Floor Area (Whitehawk)	29008 m2	312126 ft2
Construction Works Estimate	72,374,000	Total (A) - see details below
Contract Cost Estimate	79,612,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	87,573,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Hollingdean	14,402,000	12416 m2	1,160	108
1.1.2	St James House	18,084,000	13152 m2	1,375	128
1.1.3	Whitehawk	39,888,000	29008 m2	1,375	128
	Sub-Total	72,374,000	54576 m2	1,326	123
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	72,374,000		1,326	123
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	72,374,000		1,326	123
Construction Works Estimate					
1.1	Building Works	72,374,000		1,326	123
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	72,374,000		1,326	123
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	3,619,000	based on 5.0%	66	6
5.2	Construction Risks Estimate	3,619,000	based on 5.0%	66	6
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	79,612,000		1,459	136
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	79,612,000		1,459	136
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	7,961,000	based on 10.0%	146	14
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	87,573,000		1,605	149
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	87,573,000		1,605	149
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	87,573,000		1,605	149

Appendix B

Cost Summary and Detail - Hollingdean



BHCC LPS Blocks - Hollingdean Cost Plan RIBA Stage 1 Revision -



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	12416 m2	133596 ft2
Gross Internal Floor Area (Dudeney Lodge)	6208 m2	66798 ft2
Gross Internal Floor Area (Nettleton Court)	6208 m2	66798 ft2
Construction Works Estimate	14,402,000	Total (A) - see details below
Contract Cost Estimate	15,842,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	17,426,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	Building Works				
1.1.1	Dudeney Lodge	7,201,000	6208 m2	1,160	108
1.1.2	Nettleton Court	7,201,000	6208 m2	1,160	108
1.1.3	Remedial Reading Center	-	Excluded	0	0
1.1.4	House No 176C	-	Excluded	0	0
	Sub-Total	14,402,000	12416 m2	1,160	108
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	14,402,000		1,160	108
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	14,402,000		1,160	108
Construction Works Estimate					
1.1	Building Works	14,402,000		1,160	108
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	14,402,000		1,160	108
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	720,000	based on 5.0%	58	5
5.2	Construction Risks Estimate	720,000	based on 5.0%	58	5
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	15,842,000		1,276	119
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	15,842,000		1,276	119
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	1,584,000	based on 10.0%	128	12
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	17,426,000		1,404	130
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	17,426,000		1,404	130
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	17,426,000		1,404	130

Appendix C

Cost Summary and Detail – St James House



BHCC LPS Blocks - St James House

Cost Plan RIBA Stage 1 Revision -



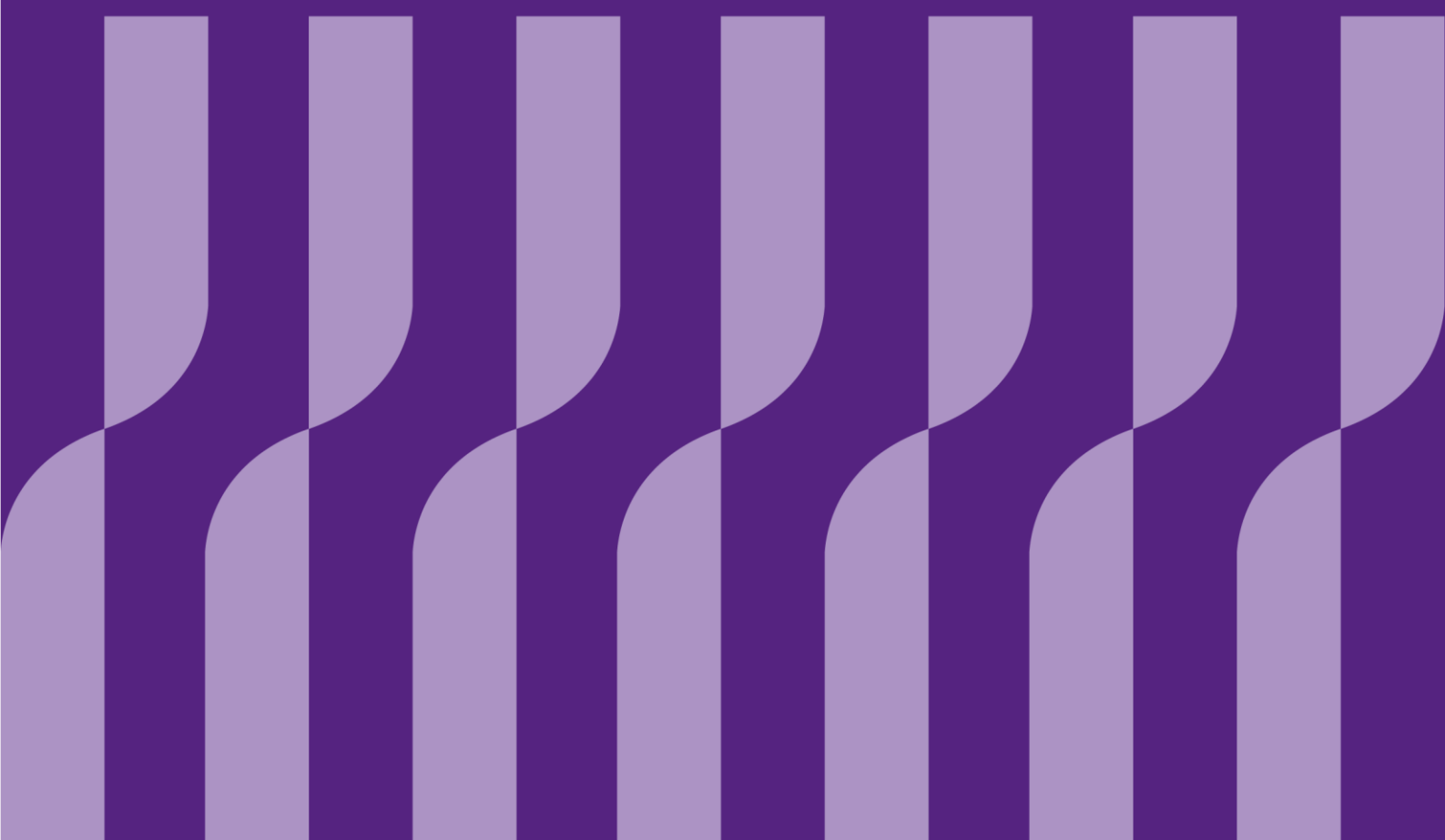
Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area	13152 m2	141516 ft2
Construction Works Estimate	18,084,000	Total (A) - see details below
Contract Cost Estimate	19,892,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	21,881,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	St James House	18,084,000	13152 m2	1,375	128
	Sub-Total	18,084,000	13152 m2	1,375	128
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	18,084,000		1,375	128
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	18,084,000		1,375	128
Construction Works Estimate					
1.1	Building Works	18,084,000		1,375	128
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	18,084,000		1,375	128
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	904,000	based on 5.0%	69	6
5.2	Construction Risks Estimate	904,000	based on 5.0%	69	6
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	19,892,000		1,512	141
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	19,892,000		1,512	141
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	1,989,000	based on 10.0%	151	14
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	21,881,000		1,664	155
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	21,881,000		1,664	155
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	21,881,000		1,664	155

Appendix D

Cost Summary and Detail - Whitehawk



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	29008 m2	312126 ft2
Gross Internal Floor Area (Kingfisher Court)	5310 m2	57136 ft2
Gross Internal Floor Area (Falcon Court)	5900 m2	63484 ft2
Gross Internal Floor Area (Kestrel Court)	6588 m2	70887 ft2
Gross Internal Floor Area (Heron Court)	5310 m2	57136 ft2
Gross Internal Floor Area (Swallow Court)	5900 m2	63484 ft2
Construction Works Estimate	39,888,000	Total (A) - see details below
Contract Cost Estimate	43,876,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	48,264,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	Building Works				
1.1.1	Kingfisher Court	7,301,000	5310 m2	1,375	128
1.1.2	Falcon Court	8,113,000	5900 m2	1,375	128
1.1.3	Kestrel Court	9,059,000	6588 m2	1,375	128
1.1.4	Heron Court	7,301,000	5310 m2	1,375	128
1.1.5	Swallow Court	8,113,000	5900 m2	1,375	128
	Sub-Total	39,888,000	29008 m2	1,375	128
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	39,888,000		1,375	128
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	39,888,000		1,375	128
	Construction Works Estimate				
1.1	Building Works	39,888,000		1,375	128
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	39,888,000		1,375	128
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	1,994,000	based on 5.0%	69	6
5.2	Construction Risks Estimate	1,994,000	based on 5.0%	69	6
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	43,876,000		1,513	141
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	43,876,000		1,513	141
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	4,388,000	based on 10.0%	151	14
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	48,264,000		1,664	155
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	48,264,000		1,664	155
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	48,264,000		1,664	155

Appendix E

BCIS Data



£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 03-May-2025 07:58

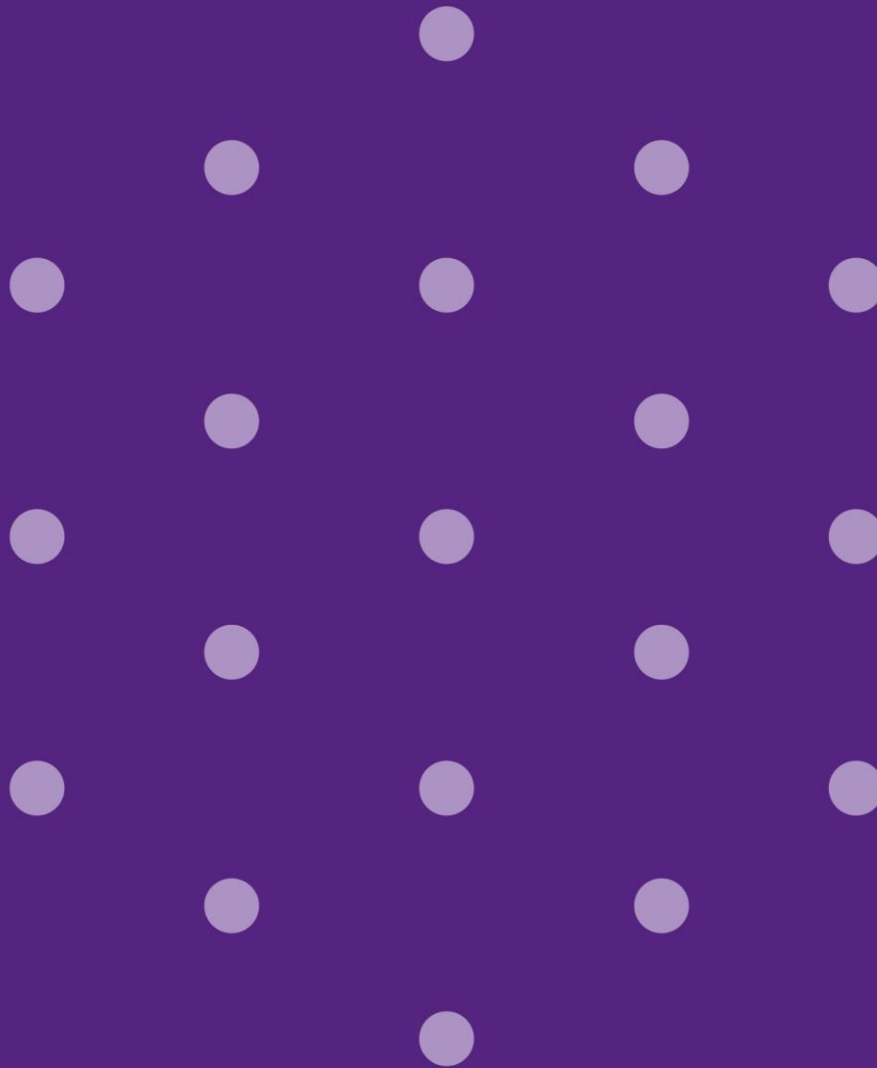
Rebased to Brighton and Hove (110; sample 34)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Rehabilitation/Conversion								
816. Flats (apartments)								
Generally (15)	2,090	448	1,192	1,633	2,111	7,207	74	
1-2 storey (15)	2,951	886	1,445	1,878	3,683	7,207	14	
3-5 storey (15)	1,744	448	1,180	1,519	1,966	6,672	45	
6 storey or above (15)	2,412	695	1,126	1,641	3,651	6,041	14	

Appendix F

Cost Summary and Detail – Refurbishment Works



BHCC LPS Blocks - Refurbishment Works

Cost Plan RIBA Stage 1 Revision -



Base Date of Cost Plan	28-May-2025	
Gross Internal Floor Area (combined)	54576 m2	587238 ft2
Gross Internal Floor Area (Hollingdean)	12416 m2	133596 ft2
Gross Internal Floor Area (St James House)	13152 m2	141516 ft2
Gross Internal Floor Area (Whitehawk)	29008 m2	312126 ft2
Construction Works Estimate	38,266,609	Total (A) - see details below
Contract Cost Estimate	42,092,609	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	46,301,609	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Refurbishment Works</u>				
1.1.1	Hollingdean	5,752,692	12416 m2	463	43
1.1.2	St James House	10,740,376	13152 m2	817	76
1.1.3	Whitehawk	21,773,541	29008 m2	751	70
	Sub-Total	38,266,609	54576 m2	701	65
	Main Contractor's Preliminaries Estimate	-	Included	0	0
	Sub-Total	38,266,609		701	65
	Main Contractor's Overheads & Profit	-	Included	0	0
	Total	38,266,609		701	65
Construction Works Estimate					
1.1	Refurbishment Works	38,266,609		701	65
(A)	Construction Works Estimate (Total)	38,266,609		701	65
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	1,913,000	based on 5.0%	35	3
5.2	Construction Risks Estimate	1,913,000	based on 5.0%	35	3
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	42,092,609		771	72
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	42,092,609		771	72
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	4,209,000	based on 10.0%	77	7
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	46,301,609		848	79
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	based on 0.0%	0	0
8.2	Loose Fittings and Equipment	-	based on 0.0%	0	0
	Sub-Total	46,301,609		848	79
9	Employer Risk Allowance	-	based on 0.0%	0	0
(C)	Project Cost Estimate (excl VAT)	46,301,609		848	79

	Quant	Unit	Rate (£)	Total (£)
Refurbishment Works				5,752,692.00
Facilitating Works				£ 496,640.00
Major demolition and strip-out works (removing windows and external doors, strip roof covering, strip out finishes, strip out kitchens and bathrooms, strip out redundant services etc).	12,416	m2	40.00	496,640.00
Substructure				£ -
Assume no works required		excl.		-
Superstructure				£ 1,404,560.00
New windows and doors (uPVC triple glazed); no change to size or number of openings	12,416	m2	105.00	1,303,680.00
Full roof replacement; bitumen felt roofing covering; insulation and vapour control barrier	776	m2	130.00	100,880.00
Spandrel panel replacement to front elevation only		excl.		
Internal Finishes				£ 962,240.00
Redecoration of residential areas; floors, walls and ceilings	9,312	m2	30.00	279,360.00
Redecoration of communal areas; floors, walls and ceilings	3,104	m2	220.00	682,880.00
Fittings, Furnishings and Equipment				£ 870,000.00
New kitchens; to all units	174	nr	5,000.00	870,000.00
Services				£ 1,043,560.00
New sanitaryware to bathrooms to all units	174	nr	3,500.00	609,000.00
Ventilation upgrade to prevent damp; mechanical vent and extract	12,416	m2	15.00	186,240.00
Cold water system upgrade	12,416	m2	20.00	248,320.00
Work to Existing Buildings				£ 873,992.00
Firestopping improvements; to service penetrations only	12,416	m2	12.00	148,992.00
Allowance for asbestos remediation; provisional, subject to survey	1	item	260,000.00	260,000.00
Retrofit a 2nd staircase; including alteration works to floor slabs, pre-cast RC stairs, metal handrail and balusters and carpet tile finish.	30	nr	15,500.00	465,000.00
External Works				£ 101,700.00
Upgrade drainage systems; replacement of rainwater down pipes internally	4,068	m2	25.00	101,700.00
			Total	5,752,692.00

BHCC LPS Blocks - St James House

Cost Plan RIBA Stage 1 Revision -



	Quant	Unit	Rate (£)	Total (£)
Refurbishment Works				10,740,375.80
Facilitating Works				£ 789,120.00
Major demolition and strip-out works (removing façade, windows and external doors, strip roof covering, strip out finishes, strip out kitchens and bathrooms, strip out redundant services etc).	13,152	m2	60.00	789,120.00
Substructure				£ -
Assume no works required		excl.		-
Superstructure				£ 5,017,816.80
New windows and doors (uPVC triple glazed); no change to size or number of openings	13,152	m2	105.00	1,380,960.00
Full roof replacement; bitumen felt roofing covering; insulation and vapour control barrier	822	m2	130.00	106,860.00
Full façade replacement; insulation and rainscreen cladding	13,152	m2	230.00	3,024,960.00
EO for replacement of curtain walling to staircases	1578	m2	320.00	505,036.80
Internal Finishes				£ 920,640.00
Redecoration of residential areas; floors, walls and ceilings	9,864	m2	20.00	197,280.00
Redecoration of communal areas; floors, walls and ceilings	3,288	m2	220.00	723,360.00
Fittings, Furnishings and Equipment				£ 307,500.00
New kitchens; to the remaining 50% of units	62	nr	5,000.00	307,500.00
Services				£ 3,174,450.00
New sanitaryware to bathrooms; to the remaining 50% of units	62	nr	3,500.00	215,250.00
Ventilation upgrade to prevent damp; mechanical vent and extract	13,152	m2	15.00	197,280.00
Cold water system upgrade	13,152	m2	20.00	263,040.00
Heating system upgrade; ASHP	13,152	m2	75.00	986,400.00
Electrical installations; full building re-wire	13,152	m2	115.00	1,512,480.00
Fire alarm system replacement		excl.		
Work to Existing Buildings				£ 442,924.00
Firestopping improvements; to service penetrations only	13,152	m2	12.00	157,824.00
Allowance for asbestos remediation; provisional, subject to survey	1	item	180,000.00	180,000.00
Concrete repairs to balcony soffits	128	nr	500.00	64,000.00
Strengthening roof slab locally for new ASHPs	822	m2	50.00	41,100.00
External Works				£ 87,925.00
Upgrade drainage systems; replacement of rainwater down pipes internally	3,117	m2	25.00	77,925.00
Access control to underground car park to prevent electric vehicle access	1	item	10,000.00	10,000.00
Total			Total	10,740,375.80

	Quant	Unit	Rate (£)	Total (£)
Refurbishment Works				21,773,541.00
Facilitating Works				£ 1,740,480.00
Major demolition and strip-out works (removing façade, windows and external doors, strip roof covering, strip out finishes, strip out kitchens and bathrooms, strip out redundant services etc).	29,008	m2	60.00	1,740,480.00
Substructure				£ -
Assume no works required		excl.		-
Superstructure				£ 10,497,180.00
New windows and doors (uPVC triple glazed); no change to size or number of openings	29,008	m2	105.00	3,045,840.00
Full roof replacement; bitumen felt roofing covering; insulation and vapour control barrier	2,950	m2	130.00	383,500.00
Upgrade balconies; replace finishes and balustrades	330	nr	1,200.00	396,000.00
Full façade replacement; insulation and rainscreen cladding	29,008	m2	230.00	6,671,840.00
Internal Finishes				£ 2,030,560.00
Redecoration of residential areas; floors, walls and ceilings	21,756	m2	20.00	435,120.00
Redecoration of communal areas; floors, walls and ceilings	7,252	m2	220.00	1,595,440.00
Fittings, Furnishings and Equipment				£ 652,500.00
New kitchens; to the remaining 50% of units	131	nr	5,000.00	652,500.00
Services				£ 4,807,950.00
New sanitaryware to bathrooms; to the remaining 50% of units	131	nr	3,500.00	456,750.00
Ventilation upgrade to prevent damp; mechanical vent and extract	29,008	m2	15.00	435,120.00
Cold water system upgrade	29,008	m2	20.00	580,160.00
Electrical installations; full building re-wire	29,008	m2	115.00	3,335,920.00
Work to Existing Buildings				£ 1,563,096.00
Firestopping improvements; to service penetrations only	29,008	m2	12.00	348,096.00
Allowance for asbestos remediation; provisional, subject to survey	1	item	390,000.00	390,000.00
Replacement of external plant room; relocate within the building envelope; replacement of equipment on a like for like basis.	1	item	50,000.00	50,000.00
Retrofit a 2nd staircase; including alteration works to floor slabs, pre-cast RC stairs, metal handrail and balusters and carpet tile finish.	50	nr	15,500.00	775,000.00
External Works				£ 481,775.00
Upgrade drainage systems; replacement of rainwater down pipes internally	13,271	m2	25.00	331,775.00
Allowance for new substation	1	item	150,000.00	150,000.00
Total				21,773,541.00

Where concepts become reality

Canterbury

The Old Bakehouse,
18A Ivy Lane,
Canterbury,
CT1 1TU

01227 471186

Brighton

Nile house,
Nile Street,
Brighton,
BN1 1HW

01273 963733

Leeds

7 Park Row,
Leeds
LS1 5HD

01135 263753

B-corp Certified

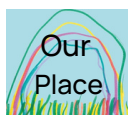
We are proud to be a
B-corp Certified business

East Brighton Neighbourhood Action Plan (NAP) 2023-2026 refresh

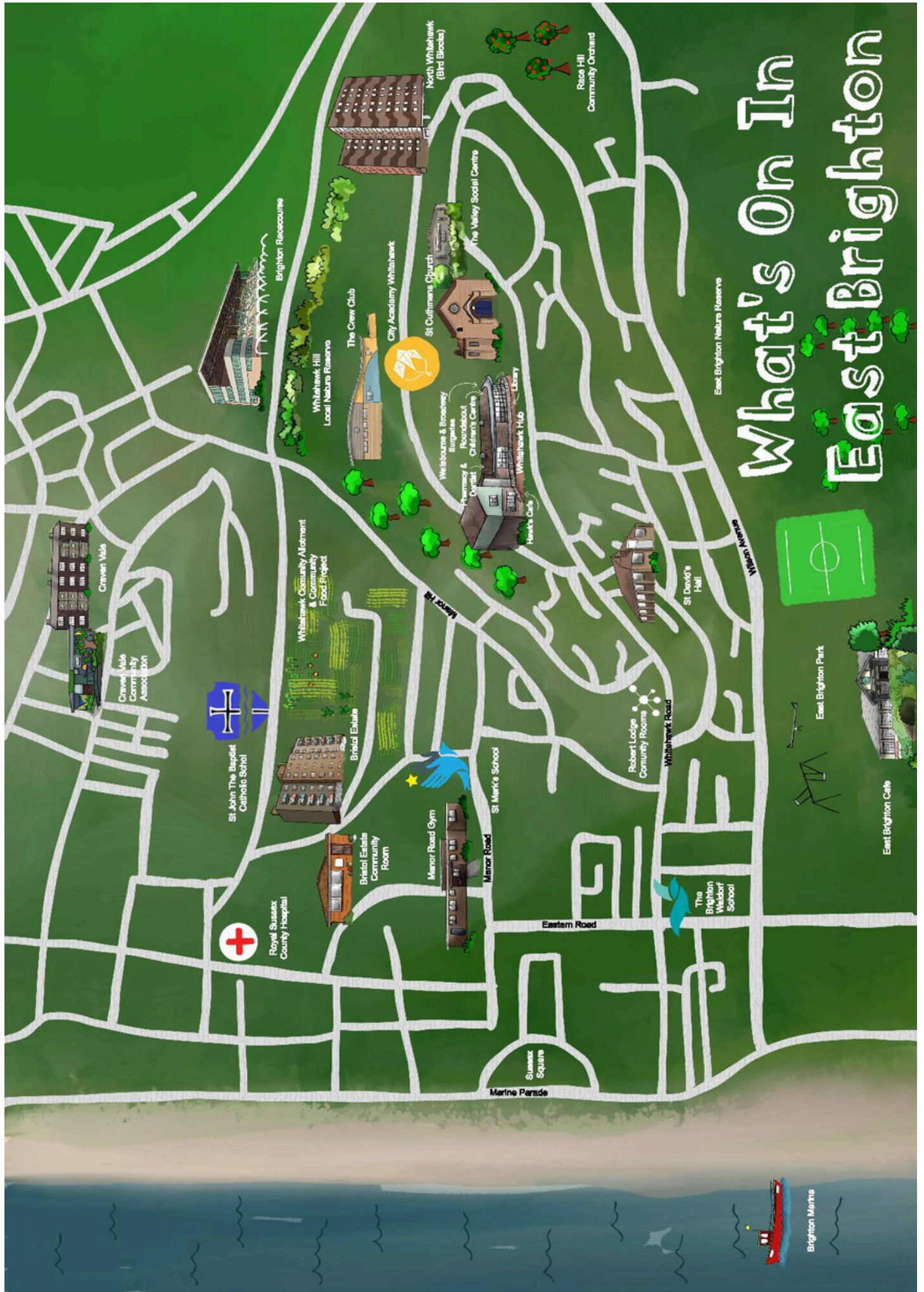
East Brighton
Trust



EAST + CENTRAL BRIGHTON
Primary Care Network
Arch | Ardingly | Broadway
Park Crescent | Pavilion
Regency | St Peter's | Wellsbourne



for brighton & hove



Due East Brighton

We are a Neighbourhood Charity that is entirely voluntary. We are all local residents who come together to ensure the views of our community are heard and information is shared. To this end we host public meetings and discussion groups, run a newsletter (3 issues annually) and administer the 'Bn2 Five' Facebook page.



Partnership

We work with other organisations like Bristol Estate Tenants and Leaseholders (BELTA), Craven Vale Community Association (CVCA) and East Brighton Trust (EBT) who know their communities best.



We also work with The Trust for Developing Communities (TDC) to administer a Healthy Neighbourhood Fund grant pot (Public Health funds). This can include matching groups to partners who can hold funds for them. We have given out grants to over 20 projects in the last 3 years.

Update

This Neighbourhood Action Plan is a commitment to working collaboratively to improve and develop East Brighton. It is based on a range of information that has come from events, meetings & conversations with residents from Whitehawk, Manor Farm, Bristol Estate and Craven Vale.

The last NAP was finished in 2018 and since then we have seen some good progress on projects, but we have also had the Covid pandemic and are experiencing the huge impact on people's health and well-being through the increasing cost of living. We have seen our communities come together in extraordinary ways to support each other and this is evident in some of our

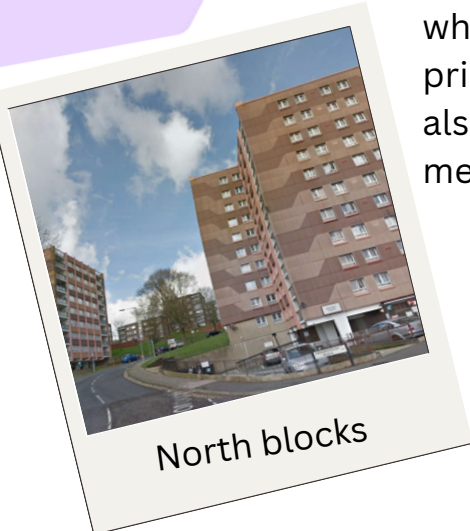
updates that follow under our themes:

- Housing & Safety for all
- Learning & Employment for all
- Health & Wellbeing for all
- Places & Spaces for all



East Brighton Neighbourhood Action Plan Update

Due East alongside host community spaces with support from TDC held pop-ups stalls at events, door knocked across Bristol Estate, North Whitehawk, Robert Lodge & Manor Farm as well as survey consultations both in person and online throughout 2022 and into 2023. We asked people to look at the NAP and tell us where there had been progress and what their new community priorities were. Over 800 people have responded so far. We also talked to services & and held 11 East area Networking meetings with providers.



North blocks

doorknocked over
500 households



Robert Lodge

10 pop-up consultation
stalls with over 200
responses



Bristol Estate

Asked over 300
residents at local
events and activities



Middle Park



Top Park

Focus groups with older people, young people & families, people with additional needs as well as a NAP community event at Whitehawk Library and Hub all played a part in gathering the data

East Brighton Communities



There are 14,010 people living in East Brighton,
of these 7,778 live in Whitehawk, Bristol Estate, manor Farm & Craven Vale



42% of families have lone parents compared to 24% in England.

27% children are in low income families compared to 20% in England.

Housing

66% live in social rented households and 55% in council housing compared to 18% and 9% respectively in England.
32% households in need of Housing Benefit compared to 9% in England.



Health



29% have a limiting long-term illness compared to 17% in England.

14% benefits claimants are not expected to work at present due to Health or a caring responsibility preventing them.

12% claim incapacity benefits compared to 4% in England.

Economy

94% are living in the most deprived 10% of areas of England.
48% are economically inactive compared to 39% in England.
19% claim working age workless benefits claimants compared to 8% in England.



Learning & Employment



25% are in full time employment compared to 34% in England.

30% have no qualifications compared to 18% in England.



Housing & Safety for all

Progress Report

The City council carried out a planning for real consultation for the new homes planned for North Whitehawk and need for a community space & green space are being included as a result. East Brighton Trust also surveyed residents about the development of the Green Room in Manor Farm.

Local Councillors and housing services offered a series of pop-up repairs and maintenance sessions. And residents on Bristol Estate were consulted on the Hidden Homes initiative and wider redevelopment of the Royal Sussex County Hospital and parking enforcement on the Estate.



Youth delivery has included outreach in the form of TDC youth bus and detached street work, which continued throughout the pandemic as allowed. And Children and family holiday schemes have run across a variety of locations, supporting over 100 children through the Holiday Activities Fund, Sussex Community Foundation & East Brighton Trust.

The Household support fund & warm homes fund has supported Older people, children and families to access a range of help which included energy vouchers and warm homes equipment like new radiators, microwaves and heated airer's

Parklife Community group worked with City Parks and the Council to redesign Middle and Top Park's for young people and families creating safer open spaces.

Craven Vale Community Association worked with a range of agencies to remove County-lines networks and Antisocial behaviour on their estate.



Housing & Safety for all Craven Vale's Story



Craven Vale is a Neighbourhood in East Brighton with around 750 households and the Craven Vale Community Association (CVCA) has been engaged in making their community a great place to live for almost 20 years. They hold regular meetings for residents to meet and work together on anything from seasonal celebrations, activities and events, to fundraising for community building projects.

During the last couple of years, residents started coming forward to report anti-social behaviour which was affecting multiple households. It was quickly apparent that several properties were being used and exploited by County-lines drug dealers. At the forefront were concerns for vulnerable residents & how it was affecting the wider community's health, safety and wellbeing.

The Committee and residents worked together to report their concerns safely, including inviting service providers such as the Council's Housing Department, the Police and Community Safety experts to regular meetings so everyone's voice was heard. A community safety reporting matrix was shared with every household and support was put in place for residents to report and gather the evidence needed to remove them from Craven Vale.

It took much courage and time, but the community, Police and partners were resolute in removing the drug dealers and the violence which came with them. The Committee and those affected attended the Violence Vulnerability & Exploitation (VVE) strategy meeting in 2022 to share with local police and service providers this model of good practice and how this could be used to help other communities tackle these issues in the future.

To find out more about
Craven Vale Community
and its activities and
history you can visit their
website at
cravenvale.wixsite.com



Housing & Safety for all

Priorities

Priority	Actions	Who	When
Safe & secure housing for local residents including new developments and existing infrastructure	Ensure community are consulted n developments and engaged in design	Residents BHCC Housing, estates, Highways & investment Team Social Landlords Brighton Housing Trust	Ongoing
Residents feel able to report ASB and crime & feel safer in their community	Raise awareness of reporting & communicating with the police & community safety team	Sussex Police BHCC Communities & Community Safety teams TDC Residents	Now
Park and pedestrian safety	Continue to explore a motorbike safety strategy	Residents BHCC Communities, Parks & Community Safety Sussex Police TDC	Ongoing
More Housing support including help to move & repairs & maintenance & other options for mobility adaption	digital support to to access help to move & more accessible housing advice for all social landlords	Residents & Community Groups BHCC Communities & Housing Teams All Social Landlords Ageing well Wellsbourne CIC AG	Soon



Learning & Employment for all Progress Report

A Community learning plan continues to be developed and has included:

- accredited offers in First Aid & Food Hygiene
- entry level courses offered by Varndean Adult Education College.
- bespoke courses in running community activity, including during the pandemic.
- managing stress and helping to regulate emotions.
- support to use digital tools.

You can get updates on The [Brighton Community Learning Facebook page](#).



Class Divide is an established campaign group striving for fairer access to education. You can find out more on their website and Facebook page.

Be the Change' mentoring programme has developed confidence and skills of young people.

My Place project in partnership with the Dome has engaged all ages in photography skills and put on a local exhibition.

Sussex Surplus based in Bristol Estate funded paid internships for young people aged 18+ with neurodiversity.

TDC recruited local people into project worker and engagement roles.

Finding your way, a learning course created pathways to employment for ethnically diverse communities and Brighton Chamber has co-created with TDC an inclusive annual Employment Fair.



Learning and Employment for All

Lunch & Learn - our ESOL Story

TDC has been supporting Ukrainian families for over a year now with a focus on employability. Through this work we came into contact with Ukrainian senior members who said they had a real need for absolute beginner English classes. This message also came through Community Workers engaged with ethnically diverse residents at the St Cuthman's food project in Whitehawk.

So we came up with an idea of setting up a group in East and ran our first course late spring 2023. To encourage peer group and friendships the last days session was a trip to Stanmer park to share a picnic together. Now we are running the second course. On average 12 people attend each class at the Whitehawk Community Hub. This is highly motivated group; they study hard and even do homework! After each session the students share a lunch together and chat.



'After the course we have a lovely lunch together and I love it. The course is helping me to trust myself to be comfortable with different people and I have made new friends people and I have made new friends'

The participants didn't want to stop supporting each other after their course so TDC is now supporting them in partnership with Vardean College to become a peer coffee and conversation club so they can continue meeting to support each other's learning and well-being. This frees up the trainer to start another class.

'I am volunteering with the group, really makes me happy and makes really big difference to the vulnerable Ukrainian people'

Learning and Employment for all

Priorities

Priority	Actions	Who	When
More learning volunteering and employment opportunities for school leavers	Work with youth partners, schools and employability providers to develop	BHCC Schools East Youth providers Class Divide TDC Youth	Soon
Harness the intergenerational skillsets local people have to share & teach others	Develop a skills share space and recruit to project	Family Hub TDC Learning Local Groups Wellsbourne CIC	Now
Make learning & volunteering more inclusive and accessible to all ages	Provide more opportunities both in person and online	Varndean College TDC Learning and development Class Divide Community Works BHCC Health Lifestyles Team Ageing Well	Ongoing
Learning, volunteering and employment opportunities are communicated	Cascade more offers both online and off-line via posters, leaflets, newsletters	Due East BHCC Communities Team Employability Team TDC Community Learning	Now



Health & Wellbeing for all

Progress Report

Local food groups continue to work towards providing accessible support in partnership with Brighton & Hove Food Partnership and other providers. These include meal groups like East Brighton Food Cooperative, affordable food schemes like BrightStore and Emergency food offers like Whitehawk and Craven Vale food banks. Pay as you feel cafes also exist at Bristol Estate, Craven Vale and St Cuthman's with new Community fridges at both Belta & Hawks Cafe. Local food offers are listed on bhfood.org.uk/directory-hub

East Brighton Health Forum, Wellsbourne health Care CIC, Broadway and the East & Central Primary Care Network (PCN), Brighton & Hove City Council, TDC, The Carer's Centre, Macmillan are working with local venues to gather insight about health inequalities and improve access. This includes access to clinicians in community settings and access to healthy activities e.g. Qi-gong with a physiotherapist and Dementia drop-in's planned in North Whitehawk.



Due East and East Brighton Trust have funded over 30 local groups and projects over the past 3 years. These include food groups, activity & exercise groups, and well-being & connection groups. They reach communities of identity, e.g. Jasmine Sudanese women's group and People into Permaculture group that is inclusive of LGBTQ communities and disabled communities.

Heads On NHS Charities Together has funded various local Organisations to address health inequalities, including a project with Wellsbourne CIC, Speak Out and TDC that developed health advocacy groups to feed into the health forum and conditions specific peer networks, e.g. Diabetes.

Since 2018 a range of new networks have been established including

- Macmillan Horizon support for residents with cancer
- Amaze for parents and families with neurodiversity,
- Speak Out East drop in has built links with local partners so their members with learning difficulties can be more involved in their communities.
- The Carers Centre is offering outreach support for unpaid carer's.



Health & Wellbeing for All East Brighton Health Forum Story

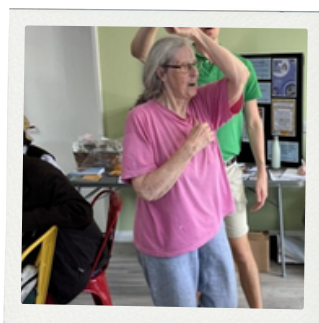
In June 2022, a group of community partners and residents came together to form the East Brighton Health Forum. This came after a consultation period, where TDC asked local residents what was important to them in their community, feeding directly into the Neighbourhood Action Plan from 2018. Much of the feedback focused around health & well-being, and it was decided that a designated group could take community priorities forward and bring the right services and solutions in.

Their Priorities included:

- **Staying safe through the costs of living crisis ~ Mental health and isolation**
- **Connecting communications and information about health activities and services**
- **Working better together to make activities and services more accessible**

Over the last 18 months, the group has

- Shared insights with practitioners, services and commissioners.
- Coordinated local responses to avoid duplication and reach those most in need.
- Introduced new organisations to the community e.g. Macmillan Horizon Centre.
- Co-produced BN2 5 local information about health and well-being offers.
- Supported community-led cost of living and winter warm welcome offers.
- Co-designed and delivered a Whitehawk community health event- bringing together public, private and voluntary health services and community providers.



“thanks for asking us to come down and get involved, it was great to see so many people volunteering and enjoying themselves, me included, I loved every minute of it”

Health & Wellbeing for all

Priorities

Priority	Actions	Who	When
Improved insight, coordination and communication about health service offers	Develop the health Forum and communication strategy.	East Brighton health Forum Due East TDC The PCN and partners BHCC Teams Community Spaces	Now
More activities for Older People	Increase 50+ community activity groups & services.	TDC Ageing Well partners BHCC healthy lifestyles Team BN2 5 Health forum 50+ groups	Ongoing
More diverse, accessible and inclusive activities	Bespoke health offers with community & city partners. Community group activity.	Due East Health Forum TDC health providers Speak Out East Amaze Diabetes group Wellsbourne CIC BHCC Healthy Lifestyles Team	Now
More affordable activities for children and young peoples & families	Community run family groups & activities Partnerships with community & city providers.	Due East BHCC Communities Team & Family Hub Park Life Hawks families group Albion Foundation The Manor Gym St Cuthmans TDC BHCC Healthy Lifestyles Team	Now



Places & Spaces for all

Progress Report

During the Pandemic community activity became more focused in essentials, like food and energy support; with local facilities offering open access drop ins. These facilities were supported with planning, managing risk, safeguarding and fundraising by TDC, Brighton & Hove Food Partnership, Community Works and The Resource Centre. Bristol Estate and Craven Vale community spaces continue to offer open access drop ins, along with Whitehawk library and St Cuthman's. For information on community space check our [what's on directory on BN2 5 Facebook](#).

East Brighton Trust contracted TDC to carry out a buildings audit in the area to see how they could support and develop community assets going forward.

The Manor Gym continues to offer low cost/free activities for residents of all ages to improve their health and well-being and social opportunities, including outreach with partners and at community events there and at other sites.

Robert Lodge rooms have been refurbished & have a new planning group and Kingfisher rooms in North Whitehawk have reformed the North Whitehawk Residents Association.

The Roundabout Children's Centre is extending into a Family Hub for 0-19's services and is collaborating with local providers and parents.

Green spaces have also become more appreciated through the pandemic and we have seen an increase in nature days, tree planting, gardening and allotment projects as well as Community gardening project at Wellsbourne GP surgery. Parklife successfully campaigned for the re-development of both Middle & Top Parks and continues to work on developing these spaces and others.





Places and Spaces for All Bristol Estate's Story

We opened up our community room for a drop-in space in Winter 2022. This began as a collaborative four-week pilot between ourselves, Sussex Surplus and TDC. It was one of four pilots across the city. Partners co-produced the project in response to a community consultation and adjusted in a weekly feedback loop. We have always shared information online, but found that in-person door knocking and leafleting really improved engagement. It also enabled us to tailor sessions to what people wanted on the door step.

The rising cost of living and opportunities to relax and socialise informally with food on weekday afternoons was a clear ask. They also wanted activities that supported their health and well-being, including cooking and healthy eating.



Public Living room sessions were hosted drop-ins, offering a range of optional activities with partners, e.g. Chair yoga. People could also drop in just to use our Wi-Fi or charge their phones and have a cuppa and use the Community Fridge.

We have reached new members of our community and have been able to link them into needed support services, from housing or financial advice services to health & well-being services. Some of the tasters have developed into their own activity groups. We have learnt and developed robust safeguarding and governance practices. We are developing new and extended well-being offers to meet the increased mental health concerns.



Chair yoga gives you a boost of energy. It's nice for people to come to the community Centre and do it together as a group it spurs you on.

Places & Spaces for all Priorities

Priorities	Actions	Who	When
Improve use of green and outside spaces for multi-generational use including pocket Parks	More Seating in green spaces and play equipment for different age groups. Support Skatepark project.	BHCC Parks & Housing Teams ParkLife Green groups Wellsbourne Garden Group BHCC Healthy Lifestyles Team Bristol Estate hub	Now
Accessible, Diverse & inclusive community spaces including informal spaces for all ages	Take actions on equality impact assessments with venues to Improve inclusive access.	The Manor Gym Bristol Estate Room Whitehawk Family Hub & Library The Vale East Area Network Speak Out East	Soon
Residents know what places & spaces & activities are available locally	Updated in person, hard copy and online communications & venue Coordination meetings.	Due East TDC All community Spaces BHCC community Team All providers of services	Now
Increased open access offers	Venues expand informal drop-in offers.	The Manor Gym Bristol Estate Whitehawk Family Hub & Library The Vale St Cuthmans Kingfisher Rooms Robert Lodge BHCC Communities	Soon

Acknowledgements

Due East would like to thank all those residents who took part in the NAP conversations, and our amazing volunteers who make such a difference to our Community. It was particularly difficult during the pandemic, but this document clearly celebrates the progress made even in challenging circumstances. We would also like to acknowledge the many dedicated service providers who take great pride in working in partnership with East Brighton's vibrant voluntary groups. If you would like to feedback on the NAP or be apart of the conversation contact Due East on feedbackdueeast@gmail.com

ABC Boxing Gym

Albion in the Community Foundation

Ageing Well Partnership

Amaze

Brighton People's Theatre

Bristol Estate Community Hub

Brighton & Hove City Council

Communities Team, Whitehawk Family Hub

Library, Public Health, Parks (Environment)

Resident involvement Team (Housing) Highways
& Investment Teams

Brighton & Hove Clinical Commissioning Group

East and Central Primary Care Network (PCN)

Wellsbourne and Broadway Surgeries & the
BHCC Healthy Lifestyles Team

Brighton & Hove Food Partnership

Brightstore & East Brighton Food Co-Op

Brighton Table Tennis Club

Community Works

Craven Vale Community Association

Due East Brighton

East Brighton Trust

East Area Networking

Feedback & Sussex Surplus

Hawks Children & Families Group

Hawks 50+ Group

MacMillan Horizon Centre

Our Place & The Dome

ParkLife

Planning 4 Real

Robert Lodge Community Space

Speak Out East

St Cuthmans Church

St Davids Hall

St Mark's School

Sussex Police

The BN2 5 Health Forum

The Manor Gym

The Resource Centre

The Trust for Developing
Communities

Walter May House

Ward Councillors

Whitehawk Arts Collective