

People Overview & Scrutiny

Date: **28 January 2026**

Time: **4.00pm**

Venue: **Hove Town Hall Council chamber**

Members: **Councillors:** O'Quinn (Chair), Gauge (Deputy Chair), Cattell, Lyons, Mackey, McLeay, Parrott, Shanks, Sheard and Winder.

Co-optees: Lesley Hurst (Church of England diocesan representative), Maria Cowler (Catholic Church diocesan representative), Sara Fulford (Older People's Council), Joanna Martindale (Community Works Rep), Adam Muirhead (Community Works Rep), Fiona England (PaCC), and Dr Anusree Biswas Sasidharan (Community Works)

Contact: **Luke Proudfoot**
Overview & Scrutiny Officer

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Chief Executive
Hove Town Hall

Norton Road
Hove BN3 3BQ

Date of Publication - Tuesday, 20 January 2026

AGENDA

Part One

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34 PROCEDURAL BUSINESS

(a) **Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak vote in their place for that meeting.

(b) **Declarations of Interest:**

(a) Disclosable pecuniary interests;

(b) Any other interests required to be registered under the local code;

(c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare:

(i) the item on the agenda the interest relates to;

(ii) the nature of the interest; and

(iii) whether it is a disclosable pecuniary interest or some other interest.

35 MINUTES

7 - 14

35.1 To agree the draft minutes of the 08 October 2025 People Overview & Scrutiny Committee meeting.

35.2 To agree the draft minutes of the 10 November 2025 People Overview & Scrutiny Committee meeting.

36 PUBLIC INVOLVEMENT

35.1 To consider the following items raised by members of the public: (a) Petitions: To receive any petitions presented by members of the public to the full Council or to the meeting itself; (b) Written Questions: To receive any questions submitted by the due date of 10am on the 22nd January; (c) Deputations: To receive any deputations submitted by the due date of 10am on the 16th January.

37 MEMBER INVOLVEMENT

36.1 To consider the following matters raised by Members: (a) Petitions: To receive any petitions submitted to the full Council or to the meeting itself. (b) Written Questions: To receive any written questions from members. (c) Letters: To consider any letters submitted by Members. (d) Notices of Motion: To consider any Notices of Motion.

38 CHAIR'S COMMUNICATION

39 SCRUTINY OF ADULT SOCIAL CARE IMPROVEMENT PLAN

15 - 36

Contact Officer: Luke Proudfoot

**40 LARGE PANEL SYSTEMS BUILDING AND ESTATES RENEWAL -
S105, REHOUSING POLICY AND LEASEHOLDER OFFER
CONSULTATION PROGRAMME**

37 - 94

Contact Officer: Darren Levy

*Ward Affected: Hollingdean & Fiveways;
Kemptown; Whitehawk & Marina*

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The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fourth working day before the meeting.

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Further information

For further details and general enquiries about this meeting contact Luke Proudfoot, (, email Luke.Proudfoot@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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- You will be asked to sign in upon arrival and may be asked to show proof of identity.

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- Sharp items e.g. knives (including Swiss army knives) scissors, cutlery and screwdrivers;
- Paint spray or similar items;
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- Items that make a noise (e.g. whistles, loud hailer, mega phones); and,
- Banners, placards and flags or similar items.

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- interrupts the proceedings
- acts in a way that impacts the proper and orderly conduct of the meeting

In the interest of order during a meeting, the Mayor/Chair may suspend or adjourn a meeting for any length of time they decide.

You must follow the Mayor's/Chair's direction, including any requests to sit down or stop acting in a way that disrupts the Council business.

In most meetings, there are no incidents and Council is not disturbed. We hope this continues so there is no need for the Mayor or any Chair of a meeting to take these actions.

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- Do not re-enter the building until told that it is safe to do so

BRIGHTON & HOVE CITY COUNCIL

PEOPLE OVERVIEW & SCRUTINY

4.00pm 8 OCTOBER 2025

HOVE TOWN HALL COUNCIL CHAMBER

MINUTES

Present: Councillor O'Quinn (Chair) Cattell, McLeay, Parrott, Sheard, Winder, Meadows and Hill

Other Members present: Maria Cowler (Catholic Church diocesan representative), Sara Fulford (Older People's Council), Joanna Martindale (Community Works Rep), Adam Muirhead (Community Works Rep), Dr Anusree Biswas Sasidharan (Community Works),

PART ONE

17 PROCEDURAL BUSINESS

17 a) Apologies received from Cllr Gauge, Cllr Mackey, and Lesley Hurst. Cllr Meadows for Cllr Lyons. Cllr Hill for Cllr Shanks.

18 MINUTES

18.1 Cllr Mcleay requested that the written answer to the supplementary public question at the last meeting be included in the minutes of the meeting. This was agreed.

18.2 Cllr Mcleay requested that her ask to include Mr Lee Catt as a witness in the committee's ongoing Task & Finish Group be included in the minutes of the meeting. This was agreed.

18.3 RESOLVED Subject to 18.1 and 18.2 the draft minutes of the 15th September 2025 People Overview & Scrutiny Committee were approved.

19 PUBLIC INVOLVEMENT

19.1 There was no public involvement.

20 MEMBER INVOLVEMENT

20.1 There was no member involvement.

21 CHAIR'S COMMUNICATION

21.1 The Chair gave the following communication:

In this meeting of the People Overview & Scrutiny Committee we have two items

First, building on from our July meeting where we discussed homelessness and rough sleeping, we will look at the draft Homelessness & Rough Sleeping Strategy.

Secondly, we will be looking at the draft Housing Hate Incidents Policy, which will be of particular interest to those members who are on our Task & Finish Group looking into antisocial behaviour in social housing.

Members will have received an invitation to a special meeting of the People Overview & Scrutiny Committee on the 10th of November. At this meeting we will look at libraries following the consultation on the Libraries Sustainability Plan. I know that special meetings can cause difficulty for members to attend as we plan things around meetings, but the team have tried to give as much notice as possible for this meeting, so hopefully as many of you as possible can attend.

22 HOMELESSNESS AND ROUGH SLEEPING STRATEGY 2025 TO 2030

22.1 Cllr Paul Nann, Cabinet Advisor for Homelessness and Rough Sleeping, and Harry Williams, Director for Housing People Services, presented the report to the committee. The priorities of the strategy are: innovative ways of predicting rough sleeping, improving temporary accommodation, and targeting support for vulnerable people particularly families and children.

22.2 The committee asked questions on topics including: lessons learnt from the previous strategy, the inclusion of the Homeless Bill of Rights in the strategy, co-production and sharing of data, the need for better collection of data on young people, recognising the difference between young people who are homeless with their families and those who are homeless on their own, the desire to have service users represented in the consultation, work with the community and voluntary sector, the correlation between sexual/domestic abuse and homelessness, work with health professionals, awareness in schools, LGBTQ+ people and sudden homelessness, temporary accommodation needs specific for 18-24 year olds, access needs for disabled people who are homeless, prevention of homeless people being forced into sex work, the potential future reduction in the homeless prevention grant, the national homelessness strategy, the use of council powers to purchase smaller student blocks, new legislation that may see landlords selling properties, the difference between the number of application and those the council has a duty for, working with landlords to improve standards, work with 6th forms, support for women suffering economic abuse, support for care leavers, older people's homelessness.

22.3 RESOLVED:

People Overview & Scrutiny Committee agree to note the findings of the review of homelessness 2025.

People Overview & Scrutiny commented on proposed priorities and commitments set out in the draft homelessness and rough sleeping strategy 2025 to 2030.

23 HOUSING HATE INCIDENT POLICY

23.1 Cllr Gill Williams, Cabinet Member for Housing and New Homes, spoke of the impact of hate incidents on residents, providing appropriate support to them, promoting community cohesion, and empowering communities in standing up to hate.

23.2 Harry Williams, Director of Housing People Services, presented to the committee. He was joined by Justine Harris, Head of Tenancy Services.

23.3 The committee asked questions on topics including: dispersed housing not on estates, the need for neighbourhood teams to engage with councillors acting on behalf of residents, communicating with tenants and the wider community, the need for receipts when issues are reported, the disappointment in the lack of responses to the consultation, that racially minoritised people do not often report hate crimes, the EIA, the consultation response data, support for children, the community security trust, misogyny as a hate crime, mental health, working with other agencies, and if there was a feedback loop on the closure of reports.

23.4 RESOLVED:

People Overview & Scrutiny Committee reviewed and commented on the draft Housing Hate Incident Policy (Appendix 1) ahead of adoption by the Council's Housing service.

People Overview & Scrutiny Committee agreed to note the consultation report (Appendix 2).

The meeting concluded at 6.54pm

Signed

Chair

Dated this

day of

BRIGHTON & HOVE CITY COUNCIL

PEOPLE OVERVIEW & SCRUTINY

4.00pm 10 NOVEMBER 2025

COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE, BN3 3BQ - HTH/CC

MINUTES

Present: Councillor O'Quinn (Chair) Cattell, Lyons, Mackey, McLeay, Parrott, Shanks, Sheard and Winder

Other Members present: Cllr Bridget Fishleigh, Lesley Hurst (Church of England diocesan representative), Bernadette Kent (Older People's Council), Adam Muirhead (Community Works Rep), Dr Anusree Biswas Sasidharan (Community Works), and a Youth Council Rep

PART ONE

24 PROCEDURAL BUSINESS

24. 1 There were no substitutions.

24.2 There were no declarations of interest.

25 PUBLIC INVOLVEMENT

25.1 A deputation was presented by Clare Hayes concerning Rottingdean Library. The chair gave the following response: Thank you, Clare, for coming to this evening's meeting and for presenting your deputation to the committee. This is clearly an important issue for you and other Rottingdean residents. Members of the committee will take on board your views as we discuss this issue during today's meeting. We also have the cabinet member and senior officers responsible for libraries with us who will have heard what you have said. As is set out in the report, no decision on this matter has been made and the proceedings today will feed into the decision-making process ahead of the cabinet meeting in December.

RESOLVED:

People Overview & Scrutiny Committee note the deputation concerning Rottingdean Library.

25.2 Alicia Buckingham presented a deputation concerning Westdene Library. The Chair gave the following response: Thank you, Alicia, for taking the time to bring this deputation on the potential closure of Westdene Library to us today. As mentioned previously no decision has been made regarding the proposals that have gone out for consultation. The decision will be made at December's cabinet meeting on the 11th of December. Today's committee provides the opportunity for members to make comments which will be considered during that decision making process, and we will be considering the points you have raised during the discussion.

RESOLVED

People Overview & Scrutiny Committee note the deputation concerning Westdene Library.

25.3 A deputation concerning Westdene Library was presented by David Powell. The Chair gave the following response: Thank you, David, for presenting your deputation to the committee. Your thoughts have been heard by committee members and our cabinet member responsible for libraries and so will be taken into consideration both this evening as we question Cllr Robins and going forward as cabinet colleagues deliberate ahead of making their final decision at cabinet on the 11th of December.

RESOLVED

People Overview & Scrutiny Committee note the petition concerning Westdene Library.

26 MEMBER INVOLVEMENT

26.1 There was no member involvement.

27 CHAIR'S COMMUNICATION

27.1 Today we are here at this special meeting to discuss the important issue of possible changes to the library service in the city. As we have heard from the deputations this is an emotive issue with strong feelings from the communities who may be affected if the changes consulted on were to go ahead. As members will have seen from the report, no decision has been made yet, and that is not what we are being asked to scrutinise this evening. None the less there is plenty of information in the report for us to scrutinise and this meeting gives us an excellent opportunity to look at this issue again and as set out in the recommendations of the report in 2.4 to make comments and recommendations which will be considered in the development of the final recommendations to cabinet in December.

28 SUSTAINABILITY PLAN FOR LIBRARIES

28.1 The report was presented to the committee by Cllr Alan Robins, Cabinet Member for Sport, Recreation, & Libraries. He was joined by Anna Gianfrancesco, Director of Commissioning & Communities, and Ceris Howard, Head of Libraries Services. The main points of the presentation included: the proposals consulted on, the process followed, consultation data & key themes, and ideas & alternative options.

28.2 Members asked questions around the following areas:

- the costs of Rottingdean Library as BHCC owns the freehold
- the need for further consultation should proposals change
- a request for the breakdown of footfall figures & demographics
- whether footfall figures captured repeat visitors
- the need for community spaces
- the impact of the opening hours reduction at Jubilee Library on the Library Extra service
- the low response to the consultation from young people
- Implications of the coming end of the Jubilee Library PFI deal
- the need to consider time spent in the libraries not just footfall

- the suggested amendment to the council's budget in February 2025 which would have reduced the proposed cuts
- the need to work with CVS
- whether officers had actually walked the distance between libraries that are being suggested as alternatives
- libraries as a warm space for people struggling with fuel bills
- the use of community events and groups in libraries to combat loneliness
- the impact on older people of library closures
- the higher percentage of older people in Rottingdean
- the impact on suggested alternative libraries
- the reduction in local government budgets over the last 15 years and increasing pressure on remaining budgets from adult social care and children's services
- whether profit from things like sports facilities could be used to fund libraries
- mitigations to stop people from feeling or being deprived if their local libraries close
- if closures will impact other services
- whether the issue should go to full Council after cabinet
- whether any libraries that are closed could be mothballed until the completion of the Library Strategy refresh
- the cost of the consultation
- the correlation between footfall and number of events hosted at each library
- the need to protect vulnerable people
- libraries being a safe space for refugees
- the tension between aims to be more inclusive and cutting the services
- the impact of library closures on young people and the need for specific mitigations for them
- staff redundancies.

28.3 Issues that were strongly raised by several members were: the desire to have been able to see the EIA to better understand the impact the closures would have on vulnerable people, and the timing of the proposals, impacting only a short time before a new libraries strategy.

28.4 Cllr Mcleay raised the social benefits of investment in libraries, citing research commissioned by Libraries Connected East which found that a typical public library generates approximately £1m of social benefits per year. Using Chartered Institute of Public Finance & Accountancy (CIPFA) spending data for the year 2021/22, illustrated a return on investment of at least six times cost. Cllr Mcleay listed several initiatives connected to libraries across the country and the social benefit that they provided as examples. Cllr Mcleay recommended that the Equalities Impact Assessment (EIAs) for December cabinet analyses the economic value as well as social benefits generated by public libraries. Spend to save - the prevention schemes that will be impacted - impact on other services.

28.5 Cllr Shanks proposed an additional recommendation be added to recommend to Cabinet that they do not proceed with the proposed libraries closure. This was seconded by Cllr Lyons. Members voted unanimously to agree this additional recommendation.

28.6 Cllr Parrott proposed an additional recommendation that the committee recommend that, if Cabinet chooses to proceed with library closures, the library buildings are mothballed until the refreshed Libraries Strategy determines the future use of city libraries. This was seconded by Cllr Sheard. Members voted unanimously to agree this additional recommendation.

28.7 RESOLVED:

That People Overview & Scrutiny Committee:

agrees to note the public consultation and stakeholder engagement that have been carried out, as well as the data gathered, in Summary of Consultation Responses report, Appendix 3.

agrees to note the steps currently underway to analyse the consultation responses data and to take it into account when developing final proposals, including but not only the steps underway to further develop of the Needs & Use Analysis and to assess the equalities implications of the proposals.

agrees to note the opportunity this Report affords it to provide input on the proposals which were consulted upon, by making comment which will be taken into account in the development of the recommendations to be put to Cabinet.

recommends that Cabinet do not proceed with the libraries closure plan at this time.

recommends that if Cabinet chooses to proceed with library closures, the library buildings are mothballed until the refreshed Libraries Strategy determines the future use of city libraries.

The meeting concluded at 6.40pm

Signed

Chair

Dated this

day of

Brighton & Hove City Council

People Overview & Scrutiny

Agenda Item 39

Subject: Scrutiny of Adult Social Care Improvement Plan

Date of meeting: 28th January 2026

Report of: Chair of People Overview & Scrutiny Committee

Contact Officer: Name: Luke Proudfoot
Email: luke.proudfoot@brighton-hove.gov.uk

Ward(s) affected:

Key Decision: No

For general release

1. Purpose of the report and policy context

- 1.1 The recent Care Quality Commission (CQC) inspection of Adult Social Care services provided by Brighton & Hove City Council has given the overall rating for Brighton & Hove City Council as 'Requires Improvement'.
- 1.2 The Council has therefore put together the Adult Social Care Improvement Plan (Appendix 1) to address the concerns raised by the CQC. This report provides an opportunity for the People Overview & Scrutiny Committee to scrutinise the Adult Social Care Improvement Plan.

2. Recommendations

- 2.1 People Overview & Scrutiny notes the Adult Social Care Improvement Plan.

3. Context and background information

- 3.1 A new regulatory framework for Local Authorities with responsibilities for Adult Social Care was announced in 2022, first pilot inspections were completed by early 2024. Brighton & Hove was notified of the Inspection Process starting in November 2024, with onsite inspection completed in April 2025.
- 3.2 The Regulatory Framework measures how well Local Authorities deliver their responsibilities under Part 1 of the Care Act 2014.
- 3.3 A report has been completed by CQC and has given the overall rating for Brighton & Hove City Council as 'Requires Improvement' with a score breakdown below.

Quality Statement	Score
Assessing Needs	1
Supporting people to live healthier lives	2
Equity in experience and outcomes	2
Care provision, integration and continuity	2
Partnerships and communities	2
Safe pathways, systems and transitions	2
Safeguarding	2
Governance, management and sustainability	2
Learning, improvement and innovation	2

- 3.4 The CQC has issued Brighton & Hove a section 50 notice for score of 1 in Assessing Needs, which means that they will give formal notice of the judgement to the Secretary of State for Health & Social Care. As a result of this the Council will work closely with Local Government Association to complete a response plan, which will then be shared with Department for Health & Social Care.
- 3.5 The Section 50 notice highlighted 2 main areas of concern; Waiting times for assessment including waiting well procedures and completion of annual reviews. The Adult Social Care Improvement Plan, included as appendix 1, will address these areas of concern and include other performance areas as explained in the document.
- 3.6 The Adult Social Care Improvement Plan meets objectives set out in the Brighton & Hove City Plan 2023-2027 specifically Outcome 3: A healthy city that helps people to thrive, and Outcome 4: A responsive and learning council with well-run services.

4. Analysis and consideration of alternative options

- 4.1 None for this scrutiny report.

5. Community engagement and consultation

- 5.1 None for this scrutiny report.

6. Financial implications

- 6.1 Those items listed as completed or in progress in the action plan have been assessed from a financial perspective with the appropriate approvals sought to go ahead. However, detailed future proposals, including financial impacts, will need to be subject to formal assessment of financial implications.

Name of finance officer consulted: Jane Stockton
16/01/2026

Date consulted:

7. Legal implications

- 7.1 The Health and Social Care Act 2022 and associated regulations provide CQC with statutory powers to independently assess how well Local Authorities deliver their responsibilities under Part 1 of the Care Act 2014.

Where one or more of the quality statements is given a score of 1 by CQC, pursuant to Section 50 of the Health and Social Care Act 2008 (as amended), CQC must inform the Secretary of State for Health and Social Care.

Name of lawyer consulted: Sandra O'brien Date consulted: 13/01/26

8. Equalities implications

- 8.1 None for this scrutiny report.

9. Sustainability implications

- 9.1 None for this scrutiny report.

10. Health and Wellbeing Implications:

- 10.1 None for this scrutiny report, however the Adult Social Care Improvement Plan (appendix 1) provides details of the services as seen during the CQC inspection, the plans to improve service delivery, and the risks faced.

Other Implications

11. Procurement implications

- 11.1 None for this scrutiny report.

12. Crime & disorder implications:

- 12.1 None for this scrutiny report.

13. Conclusion

- 13.1 Following the recent CQC inspection result, Brighton & Hove City Council's Adult Social Care Improvement Plan has been brought to the People Overview & Scrutiny Committee for scrutiny.

Supporting Documentation

1. Appendices

1. Adult social Care Improvement Plan

Document Title	Adult Social Care Improvement Plan
Senior Responsible Owner (SRO)	Steve Hook, Director of Adult Social Care (DASS)
Programme Manager	Edd Yeo, Homes & ASC Business Improvement Manager

1. Executive Summary & Recommendations

In response to the recent Care Quality Commission (CQC) report on Adult Social Care in Brighton & Hove, we have established this programme to enhance outcomes for residents requiring care and support. The Improvement Plan is designed to fulfil statutory obligations arising from the regulatory judgement and to set targets for additional areas of improvement as detailed in the accompanying document.

Strategic Vision for Adult Social Care in Brighton & Hove

Brighton & Hove will be a city where every adult needing care receives the right support to live safely and with dignity, either independently or with specialist help. We will work with staff, leaders, and residents to design services that address inequalities, strengthen communities, and use innovation and technology to provide high-quality, person-centred care.

The Adult Social Care Improvement Plan will be separated into phases;

- Phase 1 – to deliver on high priority actions identified by CQC on Assessing Needs theme.
- Phase 2 – to deliver improvement actions on areas identified by CQC in the other themes, with targets to move scores from 2 (Requires Improvement) to 3 (Good).
- Phase 3 – to deliver improvement actions on areas identified by CQC as score of 3 (Good).

2. Background/context

Care Quality Commission (CQC) Inspection Framework

A new regulatory framework for Local Authorities with responsibilities for Adult Social Care was announced in 2022, first pilot inspections were completed by early 2024. Brighton & Hove was notified of the Inspection Process starting in November 2024, with onsite inspection completed in April 2025.

The Regulatory Framework measures how well Local Authorities deliver their responsibilities under Part 1 of the Care Act 2014.

A report has been completed by CQC and has given the overall rating for Brighton & Hove City Council as 'Requires Improvement', with a score breakdown below

Quality Statement	Score
Assessing Needs	1

Supporting people to live healthier lives	2
Equity in experience and outcomes	2
Care provision, integration and continuity	2
Partnerships and communities	2
Safe pathways, systems and transitions	2
Safeguarding	2
Governance, management and sustainability	2
Learning, improvement and innovation	2

Section 50 notice

The CQC has issued Brighton & Hove a section 50 notice for score of 1 in Assessing Needs, which means that they will give formal notice of the judgement to the Secretary of State for Health & Social Care. As a result of this we will work closely with Local Government Association to complete a response plan, which will then be shared with Department for Health & Social Care.

The Section 50 notice highlighted 2 main areas of concern; Waiting times for assessment including waiting well procedures and completion of annual reviews. The Adult Social Care Improvement Plan will address these areas of concern and include other performance areas as explained in the document.

Current Performance and benchmarking

Community Support:

71.76% of adults in receipt of long-term services are supported in the community, in line with benchmarking medians and just below the local target (72%).

Safeguarding Outcomes:

84.78% of adults able to express desired outcomes fully or partially achieved them, well above the benchmarking median (65.59%) and within the top quartile nationally.

Permanent Admissions:

Older Adults (65+): Admissions to nursing/residential care are at 618.31 per 100,000, better than the benchmarking median (672.8) and below the local target (660).

Younger Adults (18–64): Admissions are at 23.81 per 100,000, above both the target (18.40) and benchmarking median (16.75), ranking lowest among comparator authorities.

Annual Reviews:

40.33% of long-term clients were reviewed within the year, below the target (45%) and benchmarking median (52.5%). This area is a key focus for improvement.

Future Inspections/Engagement with CQC

The CQC is currently consulting on the future of the Inspection Framework, they are unlikely to inspect Local Authorities in the same way that they have at the introduction of the framework. They are exploring options such as an annual meeting with each Local Authority, shorter more focussed inspections and a new model of inspection. We will continue to monitor this. We have recently seen a document

demonstrating the difference between scores (Outstanding, Good, Requires Improvement & Inadequate) and how we can use that to inform the areas of improvement.

3. Learning Framework

Brighton and Hove City Council is transforming to be a Learning Organisation, as a council, we want to:



Adult Social Care Improvement Plan will;

- be connected – we are working closely with support from external stakeholders (e.g. Department for Health & Social Care, Local Government Association, Benchmark authorities) and Internal Stakeholder with experience of regulation (Children’s Social Care and Housing Regulation). This will ensure we identify best practice examples and can build from shared experiences.
- be confident – the areas identified by regulation for Adult Social Care and national benchmarking have given a clear indication of improvement areas, and we know that improvement in those areas will lead to improved outcomes for residents and results in future regulation.
- be innovative and creative – we have identified opportunities to introduce new ways of working and new technology to support delivery of key actions. E.g. use of digital tools to support case work and speed up processes around reviews and contact whilst individuals wait for a service.
- be diverse and inclusive – we are pleased that we have a diverse workforce that reflects the diversity of Brighton & Hove. We monitor the diversity of our workforce as part of a national programme, and have an established infrastructure to ensure we continue to hear from minority groups in the city.
- be healthy and psychologically safe – we have recognised that our staff played an important part in the CQC Inspection and will continue to monitor responses by Adult Social Care staff in Staff Surveys and engagement opportunities.

4. Objectives

Waiting Times

- *CQC Report* “People often experienced extended delays to having their needs met. Recent changes had not yet led to sustained improvement in waiting times and demand was increasing.”
- As of November 2025 the median wait time from request received until completed across all worklists was 32 days. The median time from request allocated to a worker and completion was 6 days (see OMT Waiting Lists chart in Data section for a breakdown of Service Areas and Worklists).

Waiting Well

- *CQC Report* “People gave us examples of waiting for significant periods of time without any contact from the local authority.”
- *CQC Report* “Performance relating to the local authority’s ‘waiting well’ processes were not fully visible to senior leadership, which meant there was limited oversight of this risk.”
- As of November 2025, there were 447 people awaiting allocation across all Care Assessment worklists (see OMT Waiting Lists chart in Data section for a breakdown of Service Areas and Worklists). Although this marks an overall improvement compared to November 2024 a year ago, there has been a growing trend in recent months, with figures climbing from the low point of 309 reached in February 25.

Annual Reviews

- *CQC Report* “People faced delays to having their needs reviewed. There was a backlog in reviews which was increasing. Plans to address this had not yet been fully implemented but had started to reduce review waiting lists.”
- Our current performance is 40.26% of long-term clients were reviewed within the year, below the target (45%) and benchmarking median (52.5%).
- For 26/27 we have set a target to get to 55% which is above the median score for comparator authorities for 25/26.

Residential Admissions

- For those in receipt of a service, 14% of younger adults were in residential care settings during 2023/24 - this is above the England (12%) and regional (13%) averages. For older adults (65+), 22% were placed in nursing care, significantly above the England average (13%) and above the regional average (19%)
- Our current performance is:
 - Older Adults (65+): Admissions to nursing/residential care are at 618.31 per 100,000, better than the benchmarking median (672.8) and below the local target (660).
 - Younger Adults (18–64): Admissions are at 23.81 per 100,000, above both the target (18.40) and benchmarking median (16.75), ranking lowest among comparator authorities.
- 2026/27 Targets will be set as part of service planning

Reablement

- *CQC Report* “National data showed people were significantly less able to access reablement compared to national averages but the effectiveness of reablement interventions were consistent with outcomes nationally.”
- Latest ASCOF Data (April 2024 – March 2025):
 - Access: 2.9% of people aged 65+ discharged from hospital received local authority-managed reablement, below the SEADASS regional average of 5.7%.

- Outcomes: Of those receiving reablement, 74.2% remained in the community 12 weeks after discharge—above the regional average (65.5%) and the third highest in the region.
- 26/27 targets have been set through budget setting process with an identified target of £888k. The saving will be delivered through an earlier intervention, with more independence and reduced care & support needs.

Prevention

- Prevention is a strategic priority for Adult Social Care, with a focus on diverting individuals from entering the Care Act pathway by offering robust non-statutory support at the front door.
- The current position includes leveraging the Ageing Well contract and third sector partnerships to provide alternatives to formal care, with plans to better align these resources with Access Point processes.
- Previous preventative funding has been reduced, but opportunities exist to repurpose existing budgets, particularly through collaboration with Public Health and commissioning colleagues.
- The future direction involves developing a more visible and integrated prevention offer, including potential use of predictive analytics to identify at-risk individuals earlier, and exploring innovative models such as direct referral pathways and spend-to-save initiatives.
- The plan is to phase this work, starting with immediate improvements to front door diversion and longer-term engagement with wider council services to broaden the scope of prevention.

5. Risks

- **Capacity within Operational Teams** – Brighton & Hove City Council is currently facing a really tough financial situation and has tightened spending controls including management of vacancies and recruitment. For Adult Social Care operational teams this has had an impact on management of waiting lists including reviews across all teams. Reduced capacity in services has reduced the opportunities for allocation of cases meaning that individuals will need to wait longer for an allocated social worker and assessment
- **Increasing Complexity of Need** – Overall number of service users with a Care & Support Plan in Brighton & Hove has been relatively stable for the last few years. However, we have seen a 3.2% increase since April 25 from 3754 to 3880 service users in November 25. Additionally, we are seeing a continued increase in the complexity of those cases matching the increasing needs within the city e.g. rising mental health needs, increased substance misuse and risk of homelessness.
- **Shortage of Experienced practitioners** – linked to both risks above, we are experiencing a shortage of experienced practitioners that are able to respond to complex case work in annual reviews and assessments. As we see complexity of cases increase we need a workforce that can respond to the increased needs of individuals, particularly in specialist services.

6. Roles & Responsibilities

Summary of Roles		
Role	Description	Key responsibilities
Corporate Leadership Team (CLT) Sponsor – Genette Laws	Strategic oversight and responsibility. Member of CLT, to maintain Council Oversight of Programme.	Ensures programme is aligned to organisation's strategic direction. Leads engagement with Councillors
Senior Responsible Owner (SRO) – Steve Hook	Accountable for the success of Adult Social Care Improvement Plan	Provides leadership and direction in partnership with Sponsor
Business Improvement manager – Edd Yeo	Responsible for leading and managing Adult Social Care Improvement Plan from set up to closure	Plans and designs the programme Co-ordinates workstreams and their dependencies Point of contact to CQC

7. Governance

Summary of Roles		
Board/Meeting	Description	Regularity of Updates
Cabinet & Informal Cabinet	Chaired by Leader of Council. Making significant decisions on how the Council is run, proposing budget and overall policy framework. Adult Social Care Improvement Plan will report to Cabinet to maintain oversight of progress against the key objectives.	Quarterly
Corporate Leadership Team (CLT)	Chaired by Chief Executive. Working closely with Leader of Council, Cabinet leads and Councillors to set the organisations strategic direction. Adult Social Care Improvement Plan will report bi-monthly to CLT, as preparation for Cabinet and for opportunities for cross-Council working.	Bi-monthly
Directorate Leadership Team	Chaired by Corporate Director. Weekly meeting to ensure that services within a directorate are successfully delivered	Bi-monthly in line with CLT & Cabinet
Performance & Improvement Board	Chaired by Director of Adult Social Services. Monthly progress reports tracking specific planned actions that	Monthly

	support both directorate objectives and outcomes in individual service plans	
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Service Plans 26/27 – Reporting & Monitoring

All 26/27 Service Plan(s) will include actions for Tier 4 Managers to deliver improved performance, contributing to Adult Social Care Improvement Plan. The service plans will include targets for the key outcomes; all monitored through Performance & Improvement Board on a monthly basis.

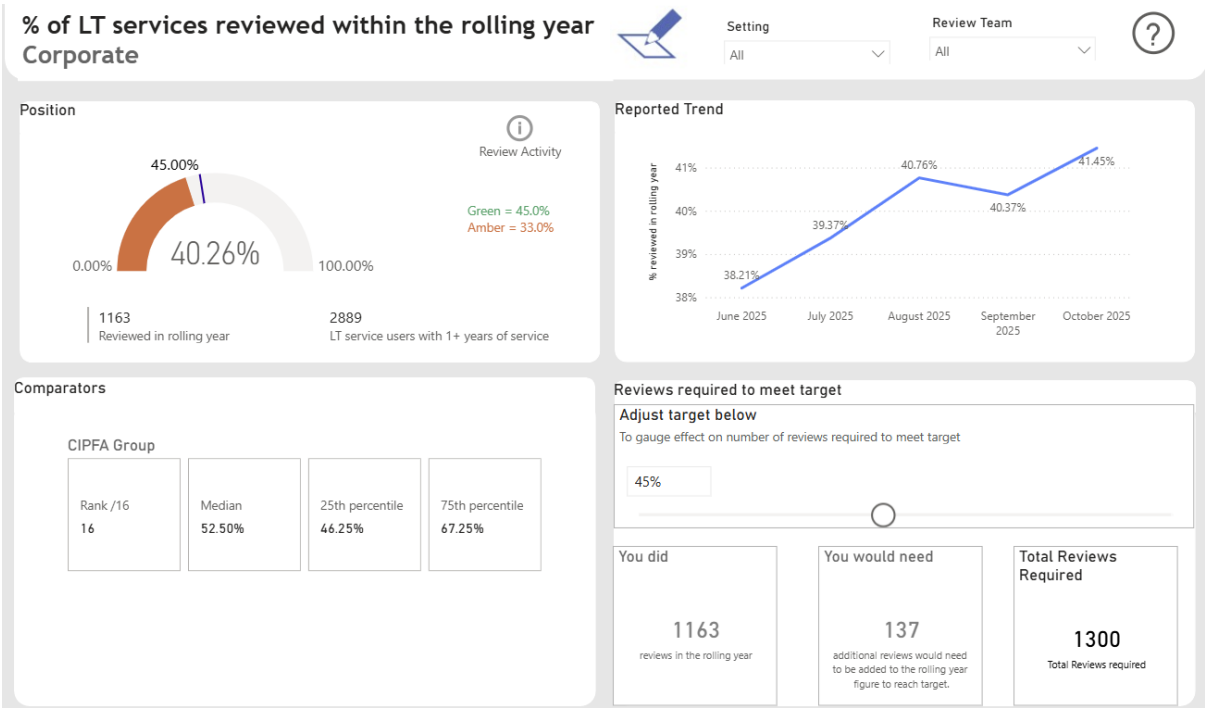
8. Data

Brighton & Hove City Council were notified of CQC Inspection Process starting in November 2024, with later notice for the on-site Inspection starting in April 2025 and then the finalised report being released November/December 2025. Areas for improvement have been listed below with a short narrative to describe that journey through those milestones.

Data used for benchmarking is sourced from the CIPFA Nearest Neighbour Model and the most recent Adult Social Care Outcomes Framework (ASCOF) results. These sources will be re-examined as new national statutory return publications become available.

Reviews –% of those in receipt of a long-term service over a year, reviewed within the year.

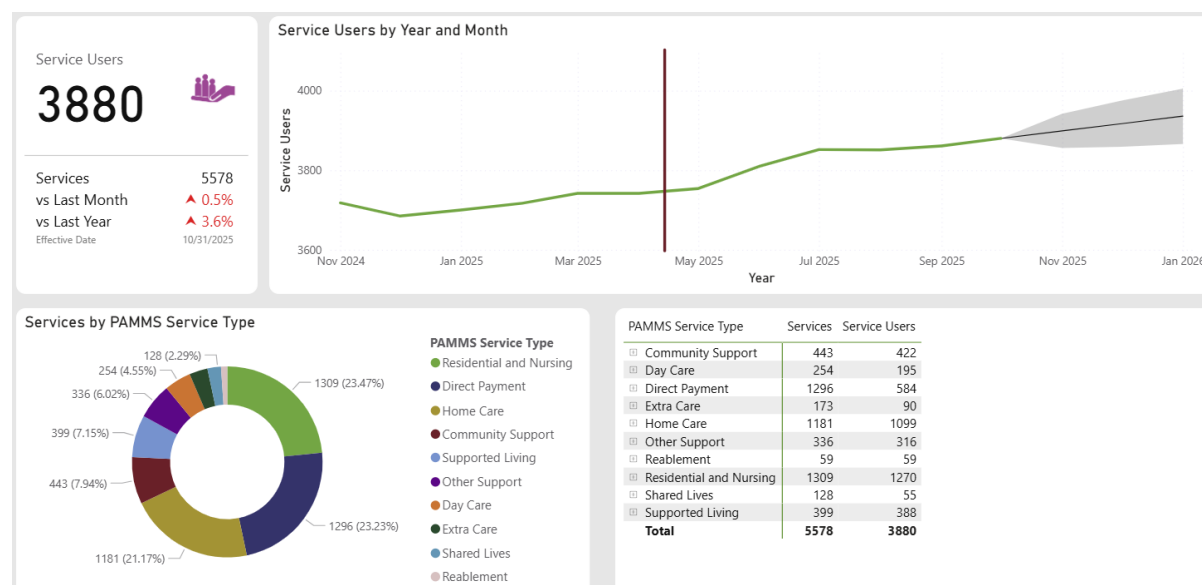
The data indicates that 40.26% of long-term clients received reviews within the year, which falls short of both the target (45%) and the median benchmark (52.5%). However, recent trends since June 2025 show an upward improvement.



Service Users

Adult Social Care Improvement Plan

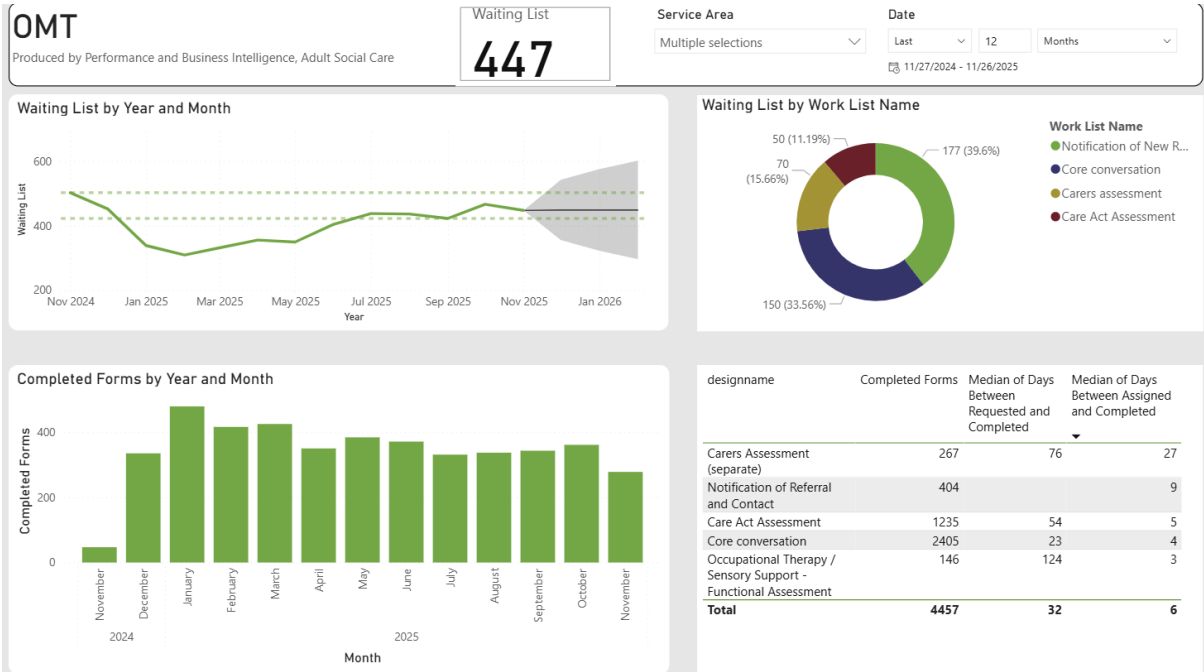
The total number of service users with a Care & Support Plan in Brighton & Hove has remained relatively stable in recent years. However, there has been a 3.6% rise since Nov 24.



Waiting Lists and Times by Team and Work Lists

As of November 2025, the median wait time from request receipt to completion across all worklists was 32 days. The median duration from allocation of a request to a worker through to completion was 6 days (refer to the OMT Waiting Lists chart in the Data section for detailed breakdowns by Service Areas and Worklists). In the same month, 447 individuals remained awaiting allocation across all Care Assessment worklists. While this represents an improvement over November 2024, recent months have shown an upward trend, with the number rising from a low of 309 in February 2025.

Adult Social Care Improvement Plan



Reablement Data – ASCOF 2D – the % of people aged 65+ discharged from hospital into reablement who remained in the community within 12 weeks of discharge

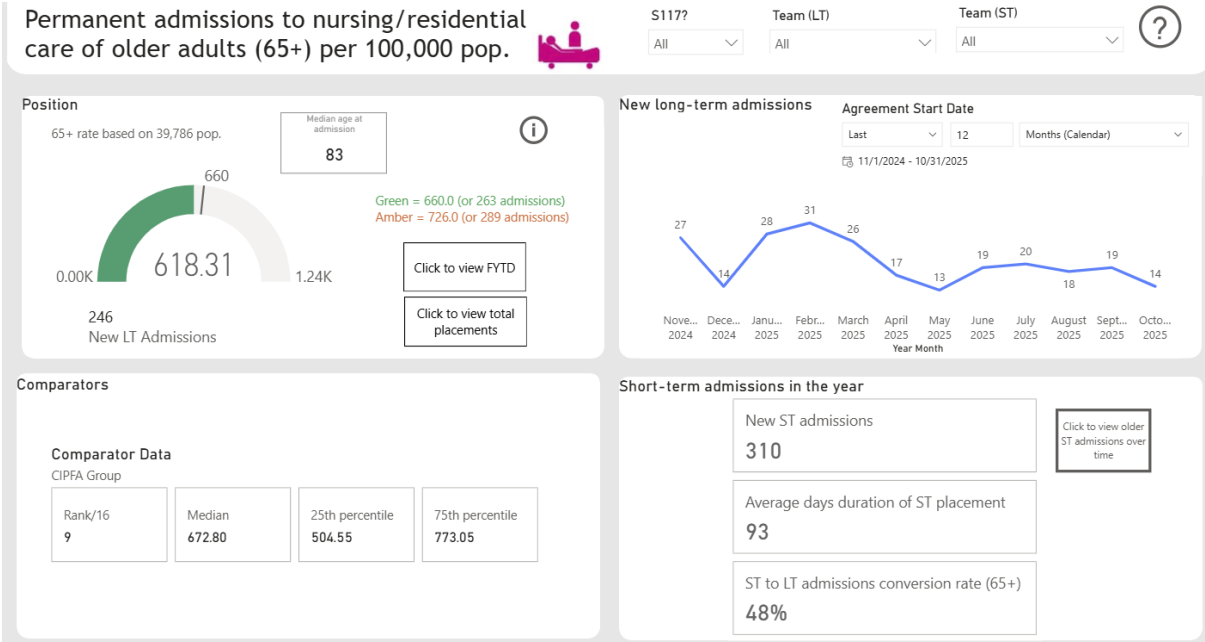
Access: 2.9% of people aged 65+ discharged from hospital received local authority-managed reablement, below the SEADASS regional average of 5.7%.

Outcomes: Of those receiving reablement, 74.2% remained in the community 12 weeks after discharge—above the regional average (65.5%) and the third highest in the region.



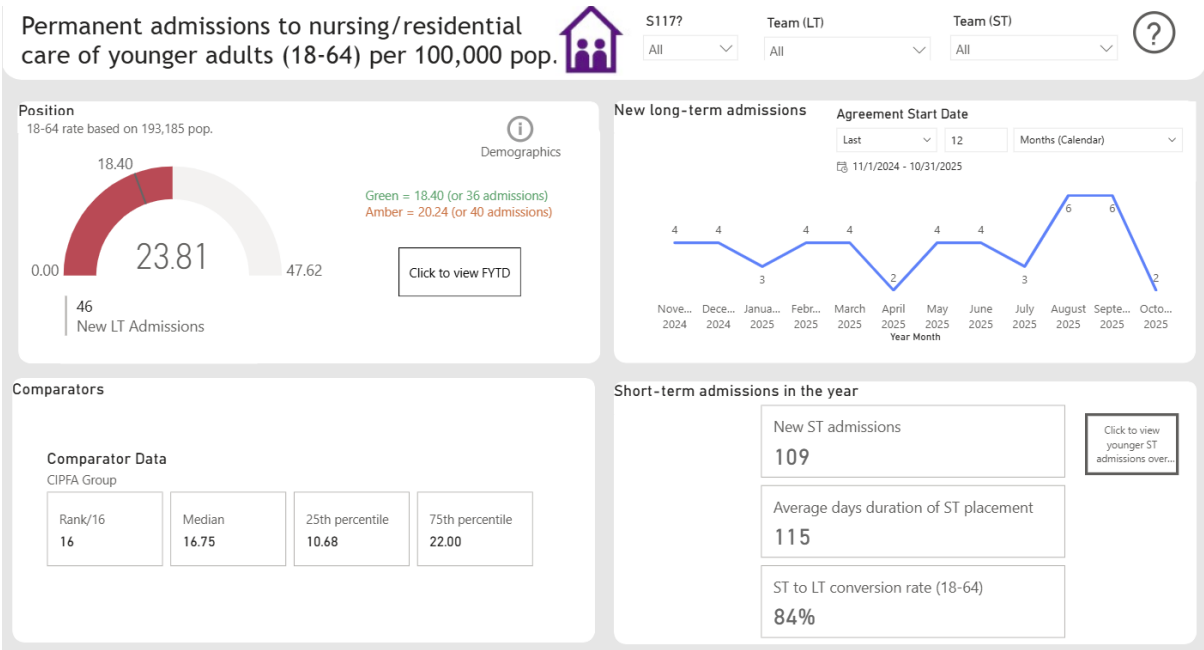
Residential Admissions

Older Adults (65+) - there are 618.31 admissions to nursing or residential care per 100,000 people. This rate is lower than both the benchmarking median of 672.8 and the local target of 660.



Adult Social Care Improvement Plan

Younger Adults (18–64): The admission rate is 23.81 per 100,000, which exceeds both the target of 18.40 and the benchmarking median of 16.75, placing this group at the lowest ranking among comparator authorities



9. Action Plan

Phase 1 – High Priority Actions on Assessing Needs Theme & other key areas

Objective	What does it achieve	Actions	Who	When	Progress
Expanded Reablement Offer	Improving an individuals independence, well-being and quality of life.	Appoint a Senior Programme Manager for reablement	Director of Adult Social Services	December 25/ January 26	On track
	Individual would have reduced care & support needs.	Start a reablement task & finish group	Senior Programme Manager	January/ February 26	Yet to start
		Engage with Health colleagues to work on share opportunities and outcomes	Senior Programme Manager	January/ February 26	Yet to start
		Create a Reablement Plan for Brighton & Hove	Senior Programme Manager	March 2026	Yet to start
Reduced number of placements in Residential & Nursing Homes	More residents with care and support needs would remain in their own home, with greater independence and control over their daily lives.	Create Task & Finish Group to review current performance and identify actions	ASC General Manager	November 2025	Complete
		Progress Report to Performance & Improvement Board	ASC General Manager	Ongoing	Ongoing

Adult Social Care Improvement Plan

		Set targets using a modelling tool for 26/27	ASC Head of Service	November/December 25	On track
		Create Action Plan for reduced Residential & Nursing Home Admissions	ASC Head of Service	January 26	On track
Reduced Wait Times for assessment	Meeting that individuals' needs at the earliest opportunity when their care and support needs are at their lowest. Earlier intervention prevents the deterioration of conditions	Create Business Case for use of new digital tools as pilots	Business Improvement Manager	November 25	Complete
		Review waiting list management plans by service incl survey for Operations Managers	General Managers/ Director of ASC Operations	January 26	On track
		Confirm performance targets for 26/27	Director of ASC Operations	January/February 26	On track
		Design support offer for all Operations Managers including practice support and training	Principal Social Worker (Adults)	March 26	On track

Adult Social Care Improvement Plan

<p>A service wide waiting well framework that;</p> <ul style="list-style-type: none"> Ensures safety and fairness for individuals awaiting intervention Standardises prioritisation using agreed timescale and review procedures Supports effective risk management through a shared framework 	<p>Proactive contact to individuals who are waiting for a service will identify safeguarding concerns and ensure that individuals needs are not escalating.</p> <p>Will maintain an accurate reflection of people waiting for a service in each team.</p>	Setup pilots within Operational Teams	Principal Social Worker (Adults)	January 26	On track
		Track progress of pilots and agree next steps	Principal Social Worker (Adults)	January 26	On track
Increased annual reviews completed within 12 months	<p>Will ensure that care plans continue to meet the individuals needs and are person centred.</p> <p>If an individuals needs have reduced then identify opportunities for a reduced package of care</p>	Recruit and establish new Dedicated Review Team	General Manager ASC	October 25	Complete
		Dedicated Review Team fully operational	General Manager ASC	January 26	On track
		Pilot for use of new digital tools	Business Improvement Manager	January 26	On track
		Progress Reports to Performance and Improvement Board	General Manager ASC	Ongoing	On track

Phase 2 & 3 – Improvement actions for areas scored by CQC at 2 or above

Objective	What does it achieve	Actions	Who	When	Progress
Improved and expanded prevention offer/approach	Addressing needs would help reduce reliance on costly packages of care	Improved Information, Advice & Guidance offer at ASC front door	General Manager ASC	June 2026	On track
	Support savings programmes for 4-year financial strategy	Implementation of new pilots for Adult Social Care	Director Adult Social Care	December 2026	On track
	Better utilisation of community assets	Review of opportunities to work with partnership organisations including Health	Director Adult Social Care	Ongoing	On track
Equity in experience and outcomes – ensuring people receive personalised care regardless of their background, circumstances or protected characteristics	High satisfaction from service users and better wellbeing outcomes	Improved equalities data collection from individuals with care and support needs	General Manager ASC	December 2026	On track
	Assurance that the Local Authority is meeting the needs of all residents in the city including under-represented groups	Review and circulate JSNA information updated in 2026	Director Adult Social Care	April 2026, October 2026	On track
		Continued engagement with representative groups, including information collected by partner organisations	Director Adult Social Care	December 2026	On track

Adult Social Care Improvement Plan

Expanded offer for specialists placements in the City	Improved choice for individuals, families and carers.	Complete placement plans for new Support Living Accommodation in the City	Director Commissioning & Partnerships	September 2026	On track
	Supporting independence and reducing reliance on long-term packages of care	Complete Market Position Statement for Adult Social Care in Brighton & Hove	Director Commissioning & Partnerships	February 2026	On track
	Reduce discharge wait times for specialist placements	Review out of city placements, identifying opportunities for people to return to the city	Director Commissioning & Partnerships	September 2026	On track
Review of pathways and customer journey including safeguarding processes	Reduced delays and wait times for individuals	Implement Safeguarding Pilot to improve pathways	General Manager ASC	July 2026	On track
	Assurance on safeguarding principles				
	Successful pathways will maximise multi-agency response to complex cases	Refreshed partnership working between agencies in Safeguarding Adults Board	Head of Safeguarding ASC	September 2026	On track
		Delivery of Safeguarding Adults Board priorities for 2026/27	Head of Safeguarding ASC	December 2026	On track

10. Quality Statements – summary of judgements between gradings

The table below demonstrates some examples of how the CQC have rated Brighton & Hove as a 2 (Requires Improvement), how that is explained in their framework and then what we would need to achieve to be scored a 3 (good)

Theme	Requires Improvement – CQC expectation	Good – CQC expectation
1. How the Local Authority works with people	<ul style="list-style-type: none"> Some assessments and reviews are out of date. There are waiting lists for assessments, care planning and reviews, but there is a system in place to monitor and manage any risks to people's wellbeing. Actions are taken to manage, risk assess and reduce waiting times, but improvements are slow or have not been sustained. 	<ul style="list-style-type: none"> Assessments are up-to-date and staff understand people's current needs. Waiting times for assessments, care planning and reviews are kept to a minimum. They are also equitable, and inequalities are addressed. System in place to monitor and manage any risks to people's wellbeing if there is a waiting list. Actions are taken to manage and reduce waiting times, with improvements clearly evident. Clear and effective triage processes are in place which result in time
2. Providing Support	<ul style="list-style-type: none"> Commissioning strategies at early stage & not embedded. Some known gaps in provision. Plans to address have had limited impact. Partners and providers are involved in commissioning decisions. Inequalities in care and support that people can access. Commissioning decisions not routinely overseen by leaders. 	<ul style="list-style-type: none"> Commissioning strategies are aligned with the strategic objectives of partners and support delivery of preventative approaches. Coproduced commissioning strategies, with people, communities, housing and providers. They focus on what matters to people, address inequalities and improve outcomes. Specific consideration for provision of services to support unpaid carers. Understanding of market challenges and mitigations inform strategic planning. Provider engagement mechanisms enable the LA to be a strong and influential partner. Models of care and support are commissioned in line with best practice.
3. How the Local Authority ensures	<ul style="list-style-type: none"> Immediate action is not always taken to keep people safe from abuse and neglect. Safeguarding partners 	<ul style="list-style-type: none"> Independent oversight, scrutiny and auditing of safeguarding activity. Findings are shared to improve practice.

safety in the system	<p>are not always worked with collaboratively.</p> <ul style="list-style-type: none"> • Training available to staff across the local authority and partner agencies to support them to raise concerns effectively. • Understanding of safeguarding risks and issues in the area. 	<ul style="list-style-type: none"> • Learning from SARs is shared and embedded across partner agencies to reduce risk and prevent similar occurrences. • Proactive work with providers, with evidence of open and supportive culture to keep people safe.
4. Leadership	<ul style="list-style-type: none"> • Positive performance culture is not yet in place. Performance information is not always available or used well to monitor and improve the quality of care. • Governance frameworks are not always robust, leading to poor oversight of some areas. • Some plans in place to address issues, but they are not yet having an impact. • Clear lines of accountability and escalation process with partners. • Elected members are aware of challenges in the service, but they are not always supported to scrutinise effectively. 	<ul style="list-style-type: none"> • Elected leaders have confidence in the scrutiny role and relationship with the DASS. Good cross-party working allows for scrutiny of ASC plans. • Principal Social Worker and Occupational Therapist work together to enable focus and support on practice, with networks to share practice models and ideas. • Culture of learning, transparency and accountability is embedded, driven by leaders who have a clear vision of how to meet future need. • Actions to address shortfalls are having a positive impact on performance and are sustainable.

Brighton & Hove City Council

Overview & Scrutiny

Agenda Item 40

Subject: Large Panel Systems Building and Estates Renewal - S105, Rehousing Policy and Leaseholder Offer Consultation Programme

Date of meeting: 28th January 2026

Report of: Cabinet Member for Housing

Contact Officer: Darren Levy, Interim Director of Housing Regeneration

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

Ward(s) affected: All

Key Decision: No

For general release

1. Purpose of the report and policy context

1.1 This report seeks Overview & Scrutiny's feedback in addition to the public programme of consultation being undertaken in relation to the Large Panel Systems (LPS) Building and Estates Renewal project. The consultation covers:

- Section 105 (Housing Act 1985) requirements
- The Council's Rehousing Policy and draft Local Lettings Plan in accordance with the Council's Allocations Policy 2025
- The Leaseholder Offer for affected properties.

1.2 This will allow feedback and comments from Overview and Scrutiny to be included in the report back to Cabinet 19th March 2026.

1.3 It does not cover consultation with other relevant parties such as neighbours. These will be conducted as part of the usual consultation processes undertaken by the Place team. The consultation carried out so far relates to those directly impacted. If Cabinet subsequently agrees to demolition in principle, then ongoing consultation will include neighbouring properties and businesses.

1.4 During the consultation programme an additional initiative has been proposed to support secure tenants who may have wanted to exercise their Right to Buy, to purchase in the open market instead. This proposal will be subject to a Cabinet decision in March and it is therefore included in this report for feedback and comment.

- 1.5 The programme aligns with the Council's Corporate Plan priorities to deliver safe, sustainable housing and regenerate key estates to improve quality of life and reduce inequalities.

2. Recommendations

- 2.1 Overview & Scrutiny provide responses to the s105 survey questions, as appropriate, so these can be included in the consultation report back to Cabinet on 19th March 2026.
- 2.2 Overview and Scrutiny to provide feedback and comment on the Rehousing Policy and draft Local Lettings Plan, so these can be included in the consultation report back to Cabinet on 19th March 2026.
- 2.3 Overview & Scrutiny to provide comment and feedback on potential options for enhancing the leasehold and tenant offer that they would like Cabinet to consider, so these can be included in the consultation report back to Cabinet on 19th March 2026.

3. Context and background information

- 3.1 An options appraisal of the Council's Large Panel Systems (LPS) blocks was initiated in November 2024, following structural surveys identifying structural and sustainability issues earlier that year. A range of mitigating measures were taken and are ongoing, to ensure the buildings remain safe to live in while the long-term future of the buildings is decided.
- 3.2 The outcomes of the options appraisal, together with the associated recommendations and a summary of proposed mitigating actions, were presented to Cabinet on 17 July 2025 and are available for viewing within the background documents appended to this report.
- 3.3 The three options that were explored as part of the options appraisal were: strengthening, strengthening and refurbishment, and demolition and regeneration.
- 3.4 Cabinet approved in principle recommendations regarding the preferred option to regenerate all the LPS buildings, inclusive of demolition of the existing blocks and creation of new housing on the sites.
- 3.5 The options of strengthening, strengthening and refurbishment were discounted due to costs which are unviable for the Council alongside its other stock investment commitments, and secondly due to longevity. Any strengthening solution would require further review and possibly further strengthening work within a maximum of 20 years.
- 3.6 This decision triggered statutory consultation duties including under Section 105 of the Housing Act 1985.
- 3.7 Section 105 of the Housing Act 1985 requires Councils to consult secure tenants on matters of housing management that substantially affect them,

including proposals for demolition and regeneration. Given the significance of the decision and in line with the principle of consultation, the Council has decided to also include existing Temporary Accommodation households, Seaside Homes households, leaseholders and private sector tenants of leaseholders, as well as residents on the Housing register, and within the consultation. Subject to further decisions by Cabinet to take forward any development, further external consultation will be carried out to cover wider matters once future development and demolition plans are finalised.

- 3.8 In carrying out the options appraisal, a further survey of the blocks was carried out by Ridge. This is detailed in the July 25 Cabinet papers, which identified that the Council would need to carry out either strengthening works or vacate the buildings within a likely period of 5 years. The scale of works required to strengthen and refurbish the buildings would also likely require empty buildings should these options be progressed.
- 3.9 In order to facilitate a rehousing programme across the 8 blocks, at 17th July 2025 meeting, Cabinet approved recommendations for all LPS buildings, “for officers to develop and consult upon a Rehousing Policy and draft Local Lettings Plan which would apply to the permanent rehousing of all secure council tenants and those who are accommodated by the Council under a statutory duty and who are affected by the regeneration schemes”....”and which incorporates the proposed tenant offer described in the report, including in relation to the priority of existing secure council tenants”....”for allocation to the new housing on the site, in keeping with the intention to offer right to return”.
- 3.10 At the 17th July meeting Cabinet also noted the recommendation across all LPS buildings with regard to “the support and offer to leaseholders outlined in the report and the intention to engage with leaseholders further regarding the development of proposals”. This related to the current buyback programme of leaseholder properties, as approved at 20th March 2025 Cabinet and what further the Council could do to support and/or encourage leaseholders to sell their homes back to the Council as well as to seek views on any other potential options that leaseholders would like the Council to consider.
- 3.11 Two workshops were held with the Resident Advisory Groups from all three sites were involved in the development/co-design of the consultation survey.
- 3.12 Given the consultation requirements outlined above in relation to consultation duties, the Rehousing policy and draft Local Lettings Plan, and the leaseholder offer, we initiated a programme of consultation on 13th October which closed on 12th January. The feedback from this consultation will be included in a report back to Cabinet on 19th March 2026.
- 3.13 Consultation was carried out through an online Yourvoice survey, see appendix 1 together with a range of in person opportunities to seek feedback. A full report on the consultation programme and feedback will form the basis of a report to Cabinet on 19th March 2026.

- 3.14 It is intended to include any feedback and comments from Overview and Scrutiny within the 19th March 2026 Cabinet paper.
- 3.15 Feedback and views are being sought from Overview and Scrutiny in response to the Yourvoice survey questionnaire in Appendix 1.
- 3.16 Section 1 of Appendix 1 outlines area specific questions about priorities for the sites as well as for views regarding the rationale behind Cabinet's in-principle decision to progress with exploring the option of regeneration, inclusive of demolition and provision of new housing.
- 3.17 Section 2 of Appendix 1 seeks views on the Rehousing Policy and draft Local Lettings Plan, which are attached as Appendix 2.
- 3.18 The council's Allocations Policy allows for the creation of a Local Lettings Plan in regeneration scenarios. This will facilitate the rehousing of residents from LPS buildings. Key elements include prioritising LPS secure tenants for bidding on the choice-based lettings system, making like-for-like offers to secure tenants where appropriate (regardless of housing need, unless overcrowded), to assist under occupiers to take advantage of incentives to downsize and being able to make direct offers of accommodation to LPS residents in exceptional circumstances in line with the Council's Allocations Policy.
- 3.19 In addition, we are exploring options to introduce a pilot Home Ownership Pact Scheme for tenants living in the eight LPS blocks, enabling tenants to own homes in the private sector as an alternative to the Right to Buy (RTB). This scheme will provide another rehousing option for tenants and enable households with the Right to Buy with an alternative to purchasing council housing stock. This ensures that the council can retain council properties for those who most need them, while enabling people to purchase a home if they wish to. Grants will support ownership paths such as outright purchase and shared ownership. It is proposed that grant will be offered at £40,000 for one bedroom and £45,000 for two-bedroom properties. These exceed the current maximum RTB discount on offer and will support a deposit for a purchase. The pilot scheme will last a year with a proposed initial allocation of £0.4m which will allow the potential for up to 10 grants in the first year. The scheme will then be reviewed and amended as required. We will be consulting with the Resident Advisory Groups on this proposal before seeking approval for a scheme at March Cabinet.
- 3.20 The Rehousing Policy details the support offer and financial compensation available and will cover both secure and temporary accommodation for households. As requested by Overview and Scrutiny on 1st July 2025, it also outlines proactive support for tenants of non-resident leaseholders.
- 3.21 Given the potential impact on many people on the housing register, the Policy and LLP should also be viewed in the context of their impact on the wider housing register.

- 3.22 Section 3 of Appendix 1 seeks views on the current Leaseholder Offer, attached at Appendix 3, and any potential additions or enhancements.
- 3.23 Cabinet approved an enhanced offer for the buyback of leasehold properties within LPS buildings in March 2025, reaffirmed in July 2025. This offer follows government guidance and it has been formed through looking at best practice examples and is based on average local costs. We are also committed to reviewing the costs each year to ensure they remain accurate. Progress to date includes 12 completed sales and a further 12 homes progressing through conveyancing. Depending on the outcomes of the Section 105 consultation, the March 2026 Cabinet Report may recommend issuing in principle demolition notices to enable regeneration of the LPS buildings and sites.
- 3.24 Legal implications for leaseholders differ from those for secure tenants and temporary accommodation households, necessitating a separate consultation process. Should a Compulsory Purchase Order (CPO) be required at any point, the Council will need to demonstrate that reasonable offers have been made to leaseholders. The leaseholder consultation seeks feedback on the current buyback offer and whether other alternatives such as 'lease swap' with another council property or shared equity arrangements should also be considered for resident leaseholders experiencing financial hardship.

4. Analysis and consideration of alternative options

- 4.1 The report to Cabinet planned for 19th March 2026 could have been made without Overview and Scrutiny, however it is considered a more comprehensive approach to include Overview and Scrutiny's view as part of the report to Cabinet.

5. Community engagement and consultation

- 5.1 The LPS consultation programme was designed to ensure comprehensive engagement with all affected stakeholders, in line with statutory requirements and best practice for inclusive consultation. The programme covered the Section 105 consultation for LPS buildings, the wider engagement on the draft Local Lettings Plan (LLP) and Rehousing Policy, as well as the Leaseholder offer.
- 5.2 The consultation in parts and as appropriate was targeted at a broad range of residents and stakeholders, including:
- Secure tenants, as required under the Housing Act 1985 (Section 105)
 - Households in Temporary Accommodation (TA) and Seaside Homes accommodation.
 - Leaseholders, both resident and non-resident
 - Private sector tenants of leaseholders
 - All applicants on the Housing Register
 - Seaside Homes

- 5.3 This ensured that all those directly impacted by potential regeneration, rehousing, or policy changes have had the opportunity to contribute their views.
- 5.4 The programme ran for 12 weeks, from 13th October 2025 to 12th January 2026, and included a variety of engagement activities to maximise opportunities for the resident voice to be heard
- Your Voice Surveys
 - Site-Specific Workshops: Tailored workshops for each block or estate held in November and December 2025.
 - Monthly Drop-ins: Informal sessions throughout the consultation period provided residents with opportunities to ask questions and share views.
 - Resident Advisory Group (RAG) meeting at each site
 - Targeted Engagement: Scheduled focus groups and one-to-one conversations, especially with underrepresented or vulnerable residents, including block door-knocking, face to face visits and tailored support for those facing language, disability, or digital exclusion barriers
 - Post Boxes: Located in communal areas for submitting hard copy surveys, written feedback, and suggestions.
- 5.5 As outlined at 3.12, the results and recommendations from the consultation programme will form the basis of the report to Cabinet on 19th March 2026.
- 5.6 We acknowledge that the draft Local Lettings Plan (LLP) may have broader implications for households on the Housing Register who are not residents of the large panel scheme blocks, including the possibility that some applicants may experience longer waiting times for access to social housing. However, if the wider programme is agreed, it presents an opportunity to deliver new, modern homes that are better aligned with the needs of households on the register. This is particularly relevant for households requiring properties with three or more bedrooms, who often experience the longest waiting times for social housing.
- 5.7 To ensure transparency and gather feedback, we have written to households on the Housing Register on two occasions to highlight the consultation process and provide information on how to respond. In our consultation, we specifically asked households to share their views on how the LLP might affect their opportunities to access social housing and to suggest any additional support that could help them if the LLP is implemented.

6. Financial implications

- 6.1 There are no financial implications in relation to the recommendations made in this report. Any potential options for extending the leaseholder offer are expected to be met from within the approved LPS capital budget allocation and this will be confirmed as part of the March 2026 Cabinet report.

Name of finance officer consulted: Mike Bentley
(08/12/25):

Date consulted

7. Legal implications

- 7.1 There are no direct legal implications in relation to the recommendations made in this report. The legal requirements in relation to the consultation are contained within the body of this report and the legal implications section of the Cabinet report of July 2025.

Name of lawyer consulted: Simon Court: Date consulted (7/1/2026)

8. Equalities implications

- 8.1 The approach to community engagement and consultation for residents living in the Large Panel Systems (LPS) Building and Estates Renewal project was designed to ensure the programme reached all groups living in the buildings and directly affected by the proposed regeneration.
- 8.2 Key equalities-focused activities included:
- Targeted Engagement: The consultation specifically sought to include underrepresented and vulnerable residents, with tailored support for those facing language, disability, or digital exclusion barriers. This included focus groups, one-to-one conversations, block door-knocking, and accessible feedback mechanisms such as post boxes in communal areas.
 - Inclusive Consultation Methods: A variety of engagement activities were offered, including online surveys, site-specific workshops, monthly drop-ins, and Resident Advisory Group meetings at each site. These were designed to accommodate different preferences and needs, ensuring that all voices could be heard.
 - Broad Stakeholder Involvement: The programme engaged secure tenants, temporary accommodation households, Seaside Homes residents, leaseholders (both resident and non-resident), and all applicants on the Housing Register. This comprehensive approach ensured that the consultation reflected the diversity of the affected population.

9. Sustainability implications

- 9.1 None specifically for the purposes of this scrutiny report.

10. Health and Wellbeing Implications:

- 10.1 None specifically for the purposes of this scrutiny report.

Other Implications

11. Procurement implications

- 11.1 None specifically for the purposes of this scrutiny report.

12. Crime & disorder implications:

12.1 None specifically for the purposes of this scrutiny report.

13. Conclusion.

13.1 Views, feedback and comments are sought from Overviews and Scrutiny to:

- Part 1 of appendix 1; namely placed based questions. As outlined at 3.15
- Part 2 of appendix 1, together with any specific views and feedback relating to Appendix 2 and 3; Rehousing Plan and Local Lettings Plan. As outlined above at 3.16 -3.20.
- Part of appendix 1, together with any specific views and feedback relating to Appendix 4, As outlined above at 3,21 – 3,23,

13.2 This is so that the views of Overview and Scrutiny can be considered and incorporated in the March 26 Cabinet report on the results or and recommendations coming out of the consultation programme.

Supporting Documentation

1. Appendices

1. Yourvoice survey questions
2. Draft Rehousing Policy
3. Local Lettings Plan
4. Leaseholder Offer

2. Background documents

1. Link to July 25 Cabinet Papers: [Large Panel System Blocks - Cabinet Paper.pdf](#)
2. Link to March 25 Cabinet Paper: [Large Panel System Blocks Programme Update.pdf](#)

Consultation Questions

Section 105 questions

Are you a

- Resident or leaseholder of Dudeney Lodge and Nettleton Court in Hollingdean; Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court in north Whitehawk; or St James's House in Kemp Town
- Currently on the housing register
- None of the above
- **Are you a**
- Council tenant
- Temporary accommodation tenant (including Seaside Homes)
- Leaseholder
- Private tenant

Question 1: What do you like about your current home and the area?

About your home: (all except HR)

- Size and layout of rooms
- Open plan or separate kitchen
- Heating, hot water and warmth
- Sound proofing between homes
- View from windows
- Balcony or own outdoor space
- Storage space available
- Accessibility features
- Other (please tell us)

About the area:

- Transport links and buses
- Close to shops and services
- Neighbours and community
- Connection to seafront/town centre
- Green spaces nearby
- Safety and security
- Parking available
- Other (please tell us)

Question 2: What don't you like about your current home and the area?

About your home:

- Size too small
- Size too big
- Heating problems
- Damp issues
- Poor water pressure
- No view or poor view
- Number of lifts
- No outdoor space
- Not enough storage
- Hard to get in and out
- Other (please tell us)

About the area:

- Poor transport links
- Too far from shops/services
- Problems with neighbours
- Area feels unsafe
- No green spaces
- Parking problems
- Street based antisocial behaviour, such as drugs, rough sleeping
- Bins storage/ rubbish
- Poor road cleaning
- Other (please tell us)

Question 3: Is it clear why refurbishment of the buildings is not the preferred option?

(Refurbishment means fixing or improving the buildings to address safety and structural issues)

- Yes
- No
- Free text field for comments

(If person answers 'No', following message pops up – "The strengthening options would only guarantee 20 more years, at great cost and disruption, without solving the core safety issues in the longer term.")

Question 4: Is it clear why the preferred option is to knock down the current buildings and replace with new homes? If you disagree with demolition, please use the free text box to explain why and what alternatives you think should be considered.

- Yes
- No
- Free text field for comments

Question 5: What outdoor spaces and facilities would you want in a new development?

- Parking
- Balconies
- Local shops
- Children's play areas
- Allotments and growing spaces
- Community garden areas
- Seating areas for residents
- Dog exercise area
- Trees and green spaces
- Raised planting beds
- Good lighting for safety
- Clear sightlines (no hidden corners)
- Fencing
- Storage for mobility scooters/equipment
- Other (please tell us)

Question 6: What indoor facilities (shared spaces) would be important to you?

- Community room for meetings/activities
- Access to the internet
- Small spaces for informal get-togethers
- Toilets
- Temperature control
- Sound proofing
- Easy access in and out for residents
- Internal walkways between blocks
- More than one lift
- Other (please tell us)

Additional S105 Question for each site

Which building do you live in?
(Please select your block from the list below)

- Dudeney Lodge
- Falcon Court

- Heron Court
- Kestrel Court
- Kingfisher Court
- Nettleton Court
- St James's House
- Swallow Court

For St James's House:

Question 7: If living in the town centre is important to you, what matters most?

- Close to seafront and town
- Being part of the local community
- Good transport links
- Close to shops and services
- Central location
- Accessibility of site
- Other (please tell us)

For Nettleton Court and Dudeney Lodge:

Question 7: If you want to stay in the area, what matters most?

- Being part of the local community
- Access to local services
- Feeling safe
- Good relationships with neighbours
- Accessibility of site
- Easy accessibility to transport
- Other (please tell us)

For Whitehawk:

Question 7: What's important for your area's future?

- Better connections between blocks
- Being part of the local community
- Local shops
- Protecting community spaces
- Protecting existing green spaces
- Local jobs and training opportunities
- Facilities for young people
- Accessibility of site
- Other (please tell us)

All questions would include space for additional comments and "Other (please tell us)" options to capture views not listed

For Leaseholders :

Question : Which housing options would you consider?

Please tick all that apply. You can also add comments to help us understand your situation better.

a. Selling your home back to the council

You sell your leasehold home to the council.

- **Yes, I'm already doing this**
How has the process been for you? Any suggestions for improvement?
- **No, I haven't approached the Council yet**
Can you tell us why?
Any further comments [free text box]

b. Buying a new home on the open market

You sell your current home and use the money to buy another one. You might need a mortgage (a loan to help you buy), or you might not depending on your finances.

- Yes, I would consider this
- **I need more information**
- No, I would not consider this

This doesn't work for me – please tell us more
[Free text box]

c. Lease Swap (council-to-council)

(This option is for resident leaseholders who can't afford to buy a new home on the open market)

If you're struggling financially and can't afford to buy a new home, you could swap your current leasehold home for another empty council-owned home of similar value in a different council building. You would own this property as a leaseholder like you do now.

The service charges due and any major works planned would be identified as part of the lease swap process.

- I would consider this
- I need more information

- This doesn't work for me – *please tell us more*
[Free text box]

d. Shared Equity (with the Council)

(This option is for resident leaseholders who can't afford to buy a new home on the open market.)

You buy a new council leasehold home that's the same size but costs more than your current one.

The Council owns part of the new home, and you own the rest.

You pay back the Council's share when you sell the home.

You're responsible for all repairs and maintenance.

You can buy more of the Council's share in the home, when you're able to. If you buy the full share, the home will be completely yours.

The service charges due and any major works planned would be identified as part of the purchase.

- I would consider this
- I need more information
- This doesn't work for me – *please tell us more*
[Free text box]

e. Shared Ownership (with a Housing Association)

(This option is for resident leaseholders who want to part-own and part-rent a home.)

You buy part of a home and rent the rest from a housing association (not the Council).

You can use your equity/savings or get a mortgage to buy your share, and you pay rent on the part you don't own.

You're responsible for repairs and maintenance in your home.

The service charges due and any major works planned would be identified as part of the purchase.

You have the option to increase your ownership share over time. If you reach full ownership, the property becomes entirely yours.

You can also sell the home whenever you choose.

- I would consider this
- I need more information

- This doesn't work for me – *please tell us more*
[Free text box]

f. Private Renting

You move out of home ownership and rent from a private landlord.

You may have more choice in location and property type and could move more quickly.

But you would no longer own a home.

- I would consider this
- I need more information
- This doesn't work for me – *please tell us more*
[Free text box]

Local Lettings Plan (LLP) and Rehousing Policy Questions

The council's Allocations Policy 2025 sets out how we allocate priority for housing within the city. The policy allows us to develop a 'Local Lettings Plan' (LLP) in circumstances such as regeneration, to ensure affected secure council tenants are suitably rehoused fairly, within the timescales for the delivery of the redevelopment.

We are now consulting on the draft LLP for the regeneration of the 8 large panel system blocks (St James's House, Nettleton Court, Dudeney Lodge, Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court. ([link to doc](#))

The draft Rehousing Policy outlines the approach we will take and support available to move the affected tenants out of the 8 LPS blocks. There is a separate offer for leaseholders. ([Link to doc](#))

Prioritising moves for the affected secure council households through the LLP may also impact other people on the housing waiting list, and therefore we have included them in this consultation.

For LPS secure council tenants only questions 1-7

Question 1:

Under the draft Local Lettings Plan, how should we decide who gets housing offers first?

- Give all Large Panel System (LPS) households the same priority date
- Prioritise households based on the order of the block/sites being regenerated (St James's House, then Nettleton Court and Dudeney Lodge, and then the North Whitehawk blocks (Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court but order is not known yet)
- How long someone has been a tenant
- Families with children who need stable housing
- People with health needs or disabilities

- Prioritise older residents
- Households currently living in overcrowded conditions
- Use a mix of different factors to decide
- Other (please tell us)

Question 2: How many offers of suitable housing should you get?

- One offer
- 2 offers
- 3 offers
- Should depend on your personal situation
- Should depend on the area/location
- Other (please tell us)

Question 3: How long should you be able to bid for housing before we give you a direct offer?

- One month
- 2 months
- 3 months
- 6 months
- Should be different for each person's situation
- Other (please tell us)

Question 4: Should you be able to refuse an offer?

- Yes, once with a good reason
- Yes, twice if there are special circumstances
- No, you should accept the first suitable offer
- Should depend on special circumstances
- Other (please tell us)

Question 5: What support would help you through the housing process? (tick all that apply)

- A dedicated rehousing officer to support me
- Another resident who's been through this (buddy system)
- Understanding legal rights

- Filling out forms
- Translation, interpretation and Braille or other forms of documentation
- Help with bidding for properties on Homemove
- Being connected to an advocate
- Viewing properties
- Help finding new GP and local health services, such as a dentist
- Help with decluttering or downsizing
- Help with packing and unpacking
- Help with arranging utilities
- Disconnecting/reconnecting appliances
- Drop-in sessions in the community
- Help with benefits and money
- Mental health and wellbeing support
- Linking in to support service
- Ensuring mobility and adaptation needs are met
- Other (please tell us)

Question 6 Which housing options would you consider?

Option 1 Council property elsewhere in Brighton & Hove This means moving to another council property in the city. You keep your secure tenancy rights and council rent levels. However, there is limited choice for council properties

- I would consider this
- I need more information
- This doesn't work for me

Option 2 Housing association property in Brighton & Hove This means moving to a similar set up to council housing but run by a housing association. You will NOT have a secure tenancy, and rents could be higher than council rents. However, you may have more choice of locations and properties are often newer

- I would consider this
- I need more information
- This doesn't work for me

Option 3 Seniors' housing or Extra Care Housing (if you're 50+) This means independent living (your own flat in a seniors' housing scheme) with some additional support services and a range of communal activities if you need them. Secure tenancy but no right to buy. Council rents but some additional costs/charges. Benefits include help when you need it and being part of a community with people of similar age.

- I would consider this
- I need more information
- This doesn't work for me
- Not for my age group

Extra Care Housing 50+ for eligible people with higher care needs.

This means a similar set up as seniors' housing but with care providers on site 24 hours a day for people with higher personal care and support needs due to frailty, age, dementia, acquired brain injury, physical disability etc. Care package costs will need to be funded either by social services or self-funded if not eligible.

- I would consider this
- I need more information
- This doesn't work for me
- Not for my age group

Option 4 Shared ownership This means you part-buy and part rent your home from a housing association. You need to get a mortgage for your share and pay rent on the rest. You're responsible for all repairs and maintenance. However, you can build up equity in your home, you can sell your home, and you have more control over decorating and changes.

- I would consider this
- I need more information
- This doesn't work for me

Option 5 Private rental with council support This means getting support from the council to rent from a private landlord. You will NOT have a secure tenancy. Rents

are usually higher, and the landlord can end your tenancy with notice. However, you may have more choice of areas and property types and could move in more quickly.

- I would consider this
- I need more information
- This doesn't work for me

Option 6 Moving to social housing in another area (outside of Brighton & Hove) The council can help you find out about applying for social housing in other areas through the Homefinder scheme. This doesn't guarantee you an offer of social housing elsewhere

- I would consider this
- I need more information
- This doesn't work for me

Question 7: Are you interested in returning to the new homes on the site when built?

There is no legal requirement for the Council to give secure tenants the option to return to the redeveloped site, however we are committed to helping those that wish to return to the renewed site, wherever possible.

This means moving to permanent housing elsewhere then having the right to move back to new homes on this site. You keep your tenancy rights and get to return to a new home in the area you know.

- I would consider this
- I need more information
- This doesn't work for me

FOR those on housing register; TA, PRS

Housing register /TA/PRS etc

Local Lettings Plan (LLP) and Rehousing Policy Questions

The council's Allocations Policy 2025 sets out how we allocate priority for housing within the city. The policy allows us to develop a 'Local Lettings Plan' (LLP) in circumstances such as regeneration, to ensure affected secure council tenants are suitably rehoused fairly, within the timescales for the delivery of the redevelopment.

We are now consulting on the draft LLP for the regeneration of the 8 large panel system blocks (St James's House, Nettleton Court, Dudeney Lodge, Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court. ([link to doc](#))

The draft Rehousing Policy outlines the approach we will take and support available to move the affected tenants out of the 8 LPS blocks. There is a separate offer for leaseholders. ([Link to doc](#))

Prioritising moves for the affected secure council households through the LLP may also impact other people on the housing waiting list, and therefore we have included them in this consultation.

- The 8 Large Panel System (LPS) blocks across the city need considerable work to either strengthen/refurbish or regenerate them to bring them upto current building regulation standards. It will be necessary to move residents which ever option we go for given the nature of the work required.
- The Council's preferred option is regeneration ie to demolish and build new homes on the sites rather than strengthening and refurbishing the existing blocks which would only add about 20 years' additional occupancy for the buildings.

- Regenerating the blocks in this way provides better quality housing that will last for a much longer period of time and will provide a better mix of property sizes.
- There are 558 properties in total across the 8 blocks, of which 175 are one bed; 381 are two bed, and 2 are three bed properties. Some are owned by leaseholders - we will be buying back these properties.
- The law says that we must provide suitable alternative secure accommodation to all the secure council tenants in the blocks who will lose their homes. This is approximately 430 households in total.
- We need to do this on a phased basis by block, within the timescale for the regeneration programme.
- We expect the rehousing process to take up to 4-5 years to complete.
- Secure tenants moving out of the 8 LPS blocks will be awarded Priority Band B management transfer.
- The Local Lettings Plan will prioritise properties for this group. Adverts will say "priority to LPS".
- If you are already on the housing register and have been given Priority Band A or have been assessed by the council as having a 3 bedroom+ need, you are less likely to be impacted by the Local Lettings Plan.
- Tenants living in Temporary accommodation (TA) or private rented flats in the affected blocks will not be included in the local lettings plan.
- However, the Rehousing Policy outlines the process and support that will be available to TA and private rented tenants as well as secure tenants.
- There is a separate offer for leaseholders.

Q1: What is your current housing situation? *(Please select one)*

- Living in temporary accommodation provided by the council
- Social housing tenant living with less bedrooms than your assessed need (as assessed by the council)
- Private renting and need to move
- Living with family or friends
- Other (please tell us)

Q2: How long have you been waiting for social housing? *(Please select one)*

- Less than 6 months
- 6 months to 1 year
- 1 to 2 years
- 2 to 5 years
- More than 5 years

- I am not on the housing register

Q3: Do you understand why we need to rehouse secure council tenants in the eight LPS blocks as a priority if they are going to lose their homes?

Yes – I understand

No – I don't understand

Q4: If you are on the housing register, what do you think the impact of an LLP will be for you? Being on the housing register means either you are waiting for a tenancy, with a registered social landlord under the allocations scheme, or you have one and are applying to transfer, to another property. We have set out some points below that you could mark as an area of concern. We will answer concerns raised in a document for people to consider.

Areas of concern (tick all that apply)

- LPS tenants getting priority over me
- There being fewer properties available for me to bid on
- I will have to wait longer for a property
- I may be in temporary accommodation, supported accommodation or homeless for longer
- My family will be living in overcrowded accommodation for longer
- I will have to wait longer to downsize
- I will have to wait longer to get a property that meets my physical/mobility/medical needs
- Other please specify

Q5: On a scale of 1 – 10 (1 being no problem 10 being a major problem) – how much will you be impacted by being on the waiting list for a longer time.

Q6: Are there any other housing options you would consider to help you move more quickly (tick any that apply)

- Mutual Exchange or “swapping tenancies” into another social housing property anywhere in the city or elsewhere
- Registering with the national Homefinder scheme to help find a social housing property elsewhere in the country (this does not guarantee you an offer of social housing).
- Downsize to a smaller social housing property through a transfer incentive scheme (TIS).
- Support to move to the private rented sector and help with rent deposit

- Talk to my housing provider to see if they can do a management transfer within their housing stock
- Look into low cost/shared ownership options within the city
- Move into senior's housing or Extra care housing (for over 50's)
- Other – (please tell us)

Q7. The Local Lettings Plan is required as we will be legally obliged to rehouse the secure tenants and may have duties to others who live in the blocks. However, we would welcome any suggestions that you might make about how we can minimize the impact on others already or likely to join the waiting list:

Suggestions include: -

- Clear criteria published for everyone to see
- Continuing to prioritize the most urgent housing needs across all
- Transparent reporting on how many properties go to LLP vs. general housing register
- A published timetable of when LPS decants will take place and the numbers of people left to be made an offer from the LPS blocks, by property size.
- Other (please tell us)

Question 8 – Rehousing Policy For TA and private tenants living in the LPS blocks, what support would help you through the housing process? (tick all that apply)

- A dedicated housing officer to support me
- Another resident who's been through this (buddy system)
- Understanding legal rights
- Filling out forms
- Translation, interpretation and Braille or other forms of documentation
- Help with bidding for properties on Homemove
- Being connected to an advocate
- Viewing properties
- Help finding new GP and local health services, such as a dentist
- Help with decluttering or downsizing
- Help with packing and unpacking
- Help with arranging utilities
- Disconnecting/reconnecting appliances
- Drop-in sessions in the community
- Help with benefits and money
- Mental health and wellbeing support
- Linking in to support service
- Ensuring mobility and adaptation needs are met
- Other (please tell us)

Question 9 What would make a new development a great place to live?

- Safe and secure environment
- A mix of property sizes – not all one or 2 beds
- Strong community feeling
- Good transport links
- Accessible pathways and areas
- Parking spaces available
- Green spaces and trees
- Facilities for children and young people
- Close to local services
- Modern heating
- Windows that can be cleaned by residents
- Space for mobility scooters
- Secure bike and ebike/e-scooter storage
- Motorcycle spaces or storage
- Garages available to rent
- Secure bin storage
- Other (please tell us)

**Question 10 What local services or amenities are important to you?
(Tick all that apply)**

- GP and other health facilities, such as dentists
- Shops
- Gym and/or sports facilities
- Schools and nursery
- Family Hub or community family support groups
- Community centre and activities
- Library
- Faith groups
- Cultural groups/centres
- Places of worship
- LGBTQ+ community spaces
- Other (please tell us)

Housing

Tenancy Management Policy

Rehousing Policy - Regeneration Schemes

September 2025

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- 12 Offer for Temporary Accommodation Tenants

1 Introduction

- 1.1 This policy sets out the approach that Brighton & Hove City Council (BHCC) takes when secure and introductory tenants will lose their home because of the council's Housing Regeneration Programme.
- 1.2 This policy does not apply to Leaseholders who will be able to access a dedicated resource to help them through this process.
- 1.3 This policy also outlines the approach and support to private sector tenants and non-secure tenants living in temporary accommodation provided by the Council under its homelessness or homelessness prevention duties under Part VII Housing Act 1996 or Homelessness Reduction Act 2017, living in any affected block.

2. Aims

2.1 The aims of this policy for secure council tenants who will be rehoused permanently are:

- To deliver effective consultation with residents moving from their homes at the earliest opportunity and throughout the process.
- To enable residents to have influence over their rehousing options
- To minimise disturbance to residents.
- To support residents, both financially and practically.
- To make best use of stock to address needs and preferences of residents.
- To minimise rent loss to BHCC.
- To ensure that the buildings are decanted in line with regeneration timescales using a Local Lettings Plan (LLP).

3 The Legal Basis

3.1 The following key legislation is related to this policy:

Housing Act 1985. If rehousing is necessary, the Council has a legal obligation under Section 105 of the Housing Act 1985 to consult with secure and introductory tenants when they are substantially affected. Consultation must be at a time when proposals are still at an early stage, and the Council will consult with all affected persons.

Housing Act 1988, Schedule 2, Part III of the Housing Act. 1988 provides a definition of suitable alternative accommodation. This should provide the tenant with equivalent security of tenure and be similar regarding rent, size and situation.

Land Compensation Act 1973. Section 30 of the Land Compensation Act 1973 sets out the provisions for the statutory Home Loss Payments and Disturbance Allowances.

Localism Act 2011, section 160ZA. This outlines persons not eligible to be rehoused. These include unauthorised occupants, sub-tenants, lodgers, licensees, and other non-secure occupants.

4. Rehousing secure tenants

4.1 A permanent move will be necessary where it is planned to dispose of, demolish and/or redevelop the property.

4.2 Secure council tenants who need to be moved from their homes permanently as a result of the Council's Regeneration Programme will be supported into a new home in a planned way.

4.3 A development will have a phased plan and timetable which will impact and influence the re-housing options available to secure council tenants. For example, it may mean that on some sites where regeneration or development

occurs, that this will happen in phases with some blocks being demolished before others.

- 4.4 Allocation and priority for rehousing secure council tenants will be in accordance with a Local Lettings Plan (LLP) in line with the Council's Allocation Policy 2025.

Returning to new build properties

- 4.5 There is no legal requirement for the council to give secure council tenants the option to return to the redeveloped site, however we are committed to helping those that wish to remain in the area or return to the regenerated blocks to do so, wherever possible.
- 4.6 Existing secure council tenants whose homes are due to be demolished will have priority for the new replacement homes being provided on their estate before they are made available to any other applicants, subject to housing need. This will form part of a local lettings plan (LLP).
- 4.7 For secure council tenants who want to return to one of the new-build properties, the construction phasing of the regeneration programme will mean that secure tenants are unable to move directly into a new home on the same site or scheme as new units may not be ready until later in the redevelopment process.
- 4.8 In these circumstances secure council tenants will be offered another secure tenancy elsewhere until the new-build property is ready.

5. Consultation

- 5.1 The council acknowledges that moving home can be a stressful experience, especially when the move is not voluntary. We aim to ensure that moves are carried out sensitively, appropriately, and efficiently with the minimum upset and difficulty to the tenant and their household.
- 5.2 When a vacant possession of property is necessary, the Council has a legal obligation under Section 105 of the Housing Act 1985 to consult with tenants when they are substantially affected. Consultation must be at a time when proposals are still at an early stage, and the Council will consult with all affected persons sensitively and take account of any specific factors including (but not limited to) disability and vulnerability.
- 5.3 At the start of the process residents in every scheme affected by decommissioning, recommissioning, or redevelopment will have the opportunity to meet with council staff who will explain:
- What the proposed project is and why it is being undertaken.
 - The timing of the project
 - The rehousing policy and process
- 5.4 In cases of major redevelopment, and/or demolition of properties, authority will be sought from the council's Cabinet to proceed before detailed individual needs are assessed.

6 Individual Need

- 6.1 Once authority to commence with the moves has been acquired, a single point of contact (SPOC) from the Housing service will be assigned to each household. Where this involves redevelopment of more than one site, this will be done in a phased way, prioritising the buildings that need to be decanted first.
- 6.2 The SPOC will make an initial visit to meet with the secure council tenant to identify their housing needs and preferences.
- 6.3 The SPOC will identify and request such additional support as is required by the tenant during the rehousing process. This may include help with:
- understanding legal rights
 - assisting with bidding for properties on Homemove
 - filling out forms - including for financial assistance
 - providing translators and/ or interpreters
 - help with removals and relocating
 - ensuring mobility and adaptation needs are met (see paragraph 3.5 of the Adaptations Procedure¹)
 - Accessing services in the new area eg GP/pharmacy etc
- 6.4 The SPOC will be available to answer ongoing questions from tenants and provide support throughout the moving process.
- 6.5 In cases where the tenant's affairs are dealt with by a third party, such as the Court of Protection, the SPOC should take legal advice, as an expedited application may be required.
- 6.6 The Tenant's Role. While BHCC will do everything possible to aid the tenant, especially where support needs have been identified, the tenant still has a responsibility to engage with this process.
- 6.7 When it comes to the move, the tenant will be expected to pack up their own belongings unless they need help in which case, a packing service will be arranged; to ensure pets are not left in the property/abandoned, and ensure that the property is left in vacant possession.

7 Bidding and Housing Need

- 7.1 Once an individual assessment of housing need has been made, secure council tenants will be assigned Priority Band B on Homemove. Assistance with bidding will be offered for those households who need support to do so. If bidding is not successful and in consultation with the tenant, an offer of a direct let will be made.
- 7.2 Suitable alternative accommodation refers to accommodation which provides the tenant with equivalent security of tenure and is similar regarding rent, size,

¹ [Housing \(Housing Management\) - Adaptations - All Documents \(sharepoint.com\)](#)

situation etc. as required under Schedule 2, Part III of the Housing Act 1988 and meets the tenants' needs.

- 7.3 If a secure tenant's current property doesn't meet their household's bedroom need a larger property than they currently occupy may be offered in line with the Council's Housing Allocation Policy 2025.
- 7.4 Secure tenants wishing to downsize to a smaller property may be eligible for the Transfer Incentive Scheme in line with the Council's Housing Allocation Policy 2025.

8 Notices of Seeking Possession

- 8.1 The Housing Act 1985 requires that the council serve Notices of Seeking Possession upon tenants prior to seek possession for the purposes of housing regeneration and development.
- 8.2. The council will rely upon Ground 10 Schedule 2 Housing Act 1985 which provides that it is a ground for possession where:

"The landlord intends, within a reasonable time of obtaining possession of the dwelling-house—

 - (a) to demolish or reconstruct the building or part of the building comprising the dwelling-house, or
 - (b) to carry out work on that building or on land let together with, and thus treated as part of, the dwelling-house, and cannot reasonably do so without obtaining possession of the dwelling-house."
- 8.3 Depending upon the development scheme, the council may also rely upon Ground 10A: "The dwelling-house is in an area which is the subject of a redevelopment scheme approved by the Secretary of State or the Regulator of Social Housing or Scottish Homes in accordance with Part V of this Schedule and the landlord intends within a reasonable time of obtaining possession to dispose of the dwelling-house in accordance with the scheme"
- 8.4 It is anticipated that Notices of Seeking Possession will be served up to 12 months prior to the Council requiring possession to commence the redevelopment.

9 Compensation and costs

There are two types of payments that secure council tenants who need to permanently move may be entitled to:

- Home Loss Payments
- Disturbance Payments

- 9.1 **Home Loss Payments for Secure Council Tenants.** A Home Loss Payment is a statutory payment made to compensate secure 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. The Government reviews the figure annually.
- 9.2 This Home Loss payment is for an eligible secure tenant/joint tenants who has lived in the 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 remodelled 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.
- 9.3 Tenants who have any other housing related debt such as rent arrears, Council Tax arrears, Housing Benefit overpayment, court costs and rechargeable repairs will have these deducted directly from this lump sum payment.
- 9.4 **Disturbance Allowances.** Disturbance Allowances cover 'reasonable expenses' involved in moving.
- They can either be statutory or discretionary, depending on how long the tenant has lived at the property.
- If the secure tenant has not lived in the property for twelve months, and therefore does not qualify for a Home Loss Payment, Disturbance Allowances are statutory for permanent decants/moves.
 - If the secure tenant has lived in the property for over twelve months and qualifies for a Home Loss Payment, Disturbance Allowances are discretionary for a permanent decant/move.
- 9.5 BHCC will accept claims for disturbance allowance costs based on invoices and receipts supplied by the tenant or contractor.
- 9.6 Based on the tenant's identified needs, the SPOC will arrange for specialised contractors to carry out:
- a) The removal of furniture including storage and supply of storage boxes, where this support need has been identified by the SPOC. This includes clearing items out of lofts and sheds subject to a reasonable determination by the SPOC.
 - b) The lifting and refitting of carpets at the permanent address; or alternatively, the provision and fitting of new good serviceable carpets at the permanent address from an approved supplier up to an agreed upper limit if carpets are damaged (for example when foam backed carpets are lifted) or are unable to be cut down/re-used to fit this property. Tenants can get an upgraded carpet by paying the additional costs themselves.

- c) The replacement and fitting of (if in accordance with policy) laminate flooring if tenants' existing flooring is unable to be re-used – payment will be up to the same approved upper limit per metre as set for carpets. Tenants can get upgraded flooring by paying the additional costs themselves.
- d) The provision of new curtains/blinds up to a reasonable cost per pair/blind where the existing curtains/blinds do not fit due to different window sizes
- e) The removal and refitting of existing curtain tracks.
- f) The disconnection and re-connection of any existing telephones, television aerials and satellite dishes (providing BHCC permission had been given for their original installation).
- g) The redirection of post for three months (following the tenants' completion of the postal redirection form).
- h) The disconnection and reconnection of existing kitchen appliances, or room heaters using Gas Safe or equivalent registered plumbers or electricians.
- i) Any other expense deemed 'reasonable'.

Disturbance Allowances, unlike Home Loss payments, can also be paid to tenants who are made to temporarily decant.

- 9.7 If tenants prefer to make arrangements themselves, they can use their own supplier (for example, for removals, carpets, and curtains). BHCC will reimburse all reasonable costs in line with the policy above, provided that: It is supplied with details of the proposed costs prior to work being ordered; the costs are in line with what BHCC would have paid had it made the arrangements itself.
- 9.8 Tenant requests for the payment of goods and services will need to be made within three months of their moving date. Payments will only be made against receipts.
- 9.9 Discretionary payments. Discretionary payments are payments made over and above the legal obligations and can be used as an incentive to move, for example, where a tenant does not qualify to receive a Home Loss payment as they have been resident for less than a year. The costs/benefits of making a discretionary payment will be balanced against those of taking legal action to secure a move.
- 9.10 Disputes over remuneration. If a tenant is not satisfied with the amount recompensed through this policy, they should contact the Council's Customer Feedback Team customerfeedback@brighton-hove.gov.uk or telephone the Customer Feedback team Monday to Friday between 9.30am and 1.30pm on 01273 291 229.

- 9.11 In addition, they may have the right of appeal under the Land Compensation Act 1973, and any claims should be made to the Upper Tribunal. Its address is:

Lands Chamber
45 Bedford Square
London
WC1B 3DN
Tel: 020 7612 9710
Email: lands@tribunals.gsi.gov.uk

10. Fair and inclusive measures

- 10.1 This policy aims to show that the tenant and their household's differing needs and preferences are considered. Central to this is the personal visit to carry out a needs assessment at the beginning of the rehousing process, which allows BHCC to:
- Identify those who may need more support
 - Ensure residents are kept informed in the way most appropriate to them.
 - Make suitable rehousing offers to secure tenants with full consideration made of adaptations required.
- 10.2 Where it is necessary for a tenant to move, we will consider the needs of each individual household – having particular regard to their protected characteristics, vulnerabilities, care and support needs, cultural differences, accessibility needs, child protection and safeguarding, and where required, a tailored Support Plan will be agreed with the tenant for the process. This will include details of any additional assistance required and involve a multi-agency approach where necessary.
- 10.3 Where tenants with high care and support needs that can no longer be met, or cannot currently be met within BHCC general needs accommodation and who require supported or residential care, the SPOC will liaise with the relevant services/partners to identify suitable alternative permanent or interim accommodation. In instances where interim accommodation is provided to a secure tenant, an offer of an alternative secure tenancy will be made once they are ready to move back in general needs accommodation.

11. Offer for tenants renting privately

- 11.1 Private tenants living in an affected block who are renting privately will be kept updated in relation to the plans for the block. They will be included in all communication channels including through written communication, resident meetings, and direct contact with assigned housing officers if they need help to find alternative accommodation when the time comes that they need to move.

Housing advice and support

- 11.2 When the time comes, each household will be assigned a named housing officer who will act as their main point of contact. They will receive personalised advice on their housing options, including access to the private rented sector, eligibility for social housing, and support available under homelessness legislation.

Officers will work with the household to understand their circumstances and help them make informed decisions.

Rehousing assistance

- 11.3 If help is needed the council will offer support tenants to secure alternative accommodation. This may include assistance in finding a private rented accommodation, guidance on financial support available such as deposits and rent in advance and help with moving costs where appropriate. Households may also need the support of partner agencies and to be provided with advice to widen their housing options.
- 11.4 Where a tenant is at risk of homelessness, the local authority will assess their individual situation.

Vulnerability and safeguarding

- 11.5 Additional support will be provided to private tenants who are vulnerable or have specific needs. We will consider the needs of each individual household having particular regard to their protected characteristics, vulnerabilities, care and support needs, cultural differences, accessibility needs, child protection and adult safeguarding.

The local authority will work with relevant teams and partner agencies to ensure that vulnerable private tenants receive appropriate care and support.

12. Offer for temporary accommodation tenants

- 12.1 The council recognises that some households currently residing in blocks scheduled for demolition/regeneration are placed there under temporary accommodation arrangements. These placements are made under statutory homelessness duties and are not intended to be long-term housing solutions. However, the planned demolition of these blocks requires a coordinated and compassionate approach to rehousing affected temporary accommodation tenants.

Rehousing assistance

- 12.2 Temporary accommodation tenants will be offered either settled or alternative temporary accommodation before they need to move.

Offer of alternative accommodation

- 12.3 Affected households will be offered one or more of the following, depending on their circumstances and legal status:

- A new placement in temporary accommodation.
- An offer of social housing or:
- A private rented sector offer.

12.4 All offers will be made in writing and will include information about the terms of the tenancy, the location of the property, and the support available.

Support during transition

12.5 Each household will be assigned a housing officer who will provide personalised support when it is time to move. This includes:

- Assistance with viewing and moving into new accommodation.
- Liaison with support services for households with additional needs.

Vulnerability and safeguarding

12.6 The council will take into account any vulnerabilities or safeguarding concerns when making rehousing decisions. Additional support will be provided to TA tenants/households who are vulnerable or have specific needs. We will consider the needs of each individual household having particular regard to their protected characteristics, vulnerabilities, care and support needs, cultural differences/barriers, accessibility needs, child protection and adult safeguarding.





Draft Local Lettings Plan for Large Panel System (LPS) blocks

9th October 2025.

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1. INTRODUCTION

1.1 This Local Lettings Plan is made pursuant to the provisions of s.166A(6) Housing Act 1996 (as amended) and/or s.21 Housing Act 1985 and sets out the principles and procedures adopted by the Council for the allocation of housing to secure council tenants who will be affected by the housing regeneration schemes as defined in Section 2.1 (**Table 1**)

1.2 The Local Lettings Plan (LLP) also takes account of the following legislation:

- Homelessness Act 2002
- Housing Act 1985
- Housing Act 1996
- Housing Act 2004
- Housing and Regeneration Act 2008
- Human Rights Act 1998
- Land Compensation Act 1973
- Planning and Compulsory Purchase Act 2004
- Town and Country Planning Act 1990
- Housing and Planning Act 2016, Pt 4 Ch.6

1.3 The Local Lettings Plan has the following objectives:

- Ensure the delivery of the development proceeds on time by facilitating the moves of affected secure tenants from the estates into alternative suitable homes within the timescales for regeneration.
- Fairly manage the rehousing and payment compensation process
- Use the development opportunity to improve housing conditions in the city.

1.4 The Local Lettings Plan forms part of the Council's overall Allocation Policy 2025 pursuant to s.166A(1) (6) Housing Act 1996.

1.5 Brighton & Hove City Council's Housing Allocation Policy 2025 states: -

A local lettings plan (LLP) is an agreement between the social landlord and local tenants and residents that restricts lettings in the area to certain households. This is done to tackle a specific issue or problem that has been identified locally at either block, street, estate, neighbourhood or city level, or to achieve a sustainable community on a new development.

1.6 The LLP will be subject to consultation with council tenants, applicants on the housing register, residents in the affected areas, and registered providers of

housing in accordance with s.166A(13) Housing Act 1996 and s.105 Housing Act 1985, for a period of 12 weeks.

- 1.7 Following the formal consultation process and feedback, a final draft of the LLP will go to the council's Cabinet for agreement in March 2026. Once the LLP has been agreed, the Council will formally adopt it, and this will override the current eligibility criteria for the area it applies to. This will take into account the impact of overall lettings in the area and the impacts on the wider allocation of housing across the city.
- 1.8 Any property subject to a Local Lettings Plan will be clearly labelled (LLP) within the advertisements on the Choice-based letting scheme.

2. DEFINITIONS AND ELIGIBILITY

- 2.1 The Local Lettings Plan (LLP) applies to the permanent rehousing of all secure and introductory council tenants who are affected by the regeneration schemes in respect of the following properties:

Table One – Regeneration Scheme sites

Site	Total number of properties*
St James's House, High Street, Brighton BN2 1QY	123
Dudenev Lodge, Upper Hollingdean Road, BN1 7GT	87
Nettleton Court, Upper Hollingdean Road, BN1 7GS	87
Falcon Court, Swanborough Place, BN2 5QB	54
Heron Court, Swanborough Place, BN2 5QA	48
Kestrel Court Swanborough Place, BN2 5PZ	57
Kingfisher Court, Albourne Close BN2 5FX	45
Swallow Court, Albourne Close BN2 5FW	57

*Please note that these figures include all properties in the blocks regardless of tenure.

- 2.2 The prioritisation of housing allocation within the Local Lettings Plan only applies to secure council tenants residing in the LPS blocks. Eligibility for social housing will continue to be within the Allocations Policy 2025 for any other affected residents within these blocks.

Rehousing options and support to move for Temporary Accommodation and private sector tenants living in the 8 blocks is outlined in the draft Rehousing Policy.

There is a separate offer for Leaseholders.

DURATION

- 2.3 The Local Lettings Plan will cease to apply upon the completion and initial letting of homes of the regeneration schemes. The council's main Housing Allocation Policy will continue to apply throughout and thereafter to all council tenants.

COUNCIL TENANTS

- 2.4 For the purposes of the Local Lettings Plan, council tenants are secure and introductory tenants who rent a home from the council.

HOUSEHOLD MEMBERS

- 2.5 All household members who are reasonably expected to reside with the tenant will be considered as part of the eligible tenant's household. This includes:
- Tenant who is an eligible and qualifying person.
 - Tenant's husband, wife, civil partner or someone with whom they cohabit.
 - All dependent children under the age of 18 who live with the tenant as their main and principal home, children of the applicant, husband, wife civil partner who are currently living with the applicant or could reasonably be expected to live within the household as their main and principal home.
 - This can apply to households that are split households who are not able to live together because they do not have accommodation.
 - Normally other people who can be included on the housing application must be members of the applicant's immediate family, as defined by s133 of the Housing Act 1985, who usually reside with them and have done so for a period of at least six months prior to the application. Any other person or persons will only be

accepted as part of the applicant's household in circumstances in which it is reasonable for the person to reside with the applicant.

- A carer where the tenant or member of their household who has been assessed as needing overnight care and they currently live as part of the household as their main and principal home, or there is an identified person not currently living with the person and there is a risk that the applicant may have to go into residential care if the carer is not living with the applicant.

2.6 The council will consider any exceptions not covered by the criteria above on a case-by-case basis. Approval will be given by the Director of Housing People Services.

2.7 The following household members will be excluded from being rehoused:

- Unauthorised occupants including friends, lodgers and sub-tenants living with the tenant;
- Children of the tenant whose main, principal home is elsewhere;
- Any other person the Council deems ineligible.

2.8 If the composition of any household changes or is expected to change (i.e. pregnancy) the main tenant is required to inform the Council as soon as reasonably possible. Evidence will be required to support any change to a household's composition.

2.9 The council reserves the right to refuse the addition of a household member or members if it considers, in its absolute discretion the evidence submitted is considered insufficient.

3. RE-HOUSING OPTIONS FOR SECURE COUNCIL TENANTS

EXCEPTIONS

3.1 The Council will rehouse any secure council tenant being displaced from their home because of the LPS Housing Regeneration Programme, with the following exceptions:

3.2 The Council will not rehouse any tenant against whom an outright possession order has been made by a Court for breach of their tenancy conditions for example, due to rent arrears or anti-social behaviour;

- 3.3 The Council will not rehouse any tenant against whom a suspended possession order has been made if the terms of suspension of the Order have been breached and/or if any breaches are not remedied;
- 3.4 The Council will not rehouse any introductory tenant who fails to satisfactorily complete the introductory period and where a Notice has been served under s.128 Housing Act 1996 (save where the Notice is suspended on statutory review);
- 3.5 Tenants who have rent arrears will not be eligible to move into a new-build property in the redeveloped site, unless they have maintained payments of current rent plus their agreed arrears repayment plan for a continuous period of six months.
- 3.6 Tenants have a right of appeal to the Reviews Officer against a decision not to rehouse.

REHOUSING OPTIONS FOR SECURE COUNCIL TENANTS

- 3.7 The rehousing options available to eligible secure council tenants are set out below:

OPTION 1 – MOVE TO AN EXISTING COUNCIL PROPERTY ELSEWHERE IN THE CITY

- a. Council tenants who wish to move to an existing council property elsewhere in the city will be given the opportunity to do so, through the Choice-based lettings system or direct let
- b. Tenants will be entitled to 2 direct offers of alternative suitable accommodation.

OPTION 2 – MOVE TO AN EXISTING HOUSING ASSOCIATION PROPERTY ELSEWHERE IN THE CITY

- a. Council tenants who wish to move to a property owned and managed by a Housing Association elsewhere in the city will be given the opportunity to do so, through the choice-based lettings system
- b. Council tenants moving to a Housing association or other housing provider will not be offered “like for like” accommodation.
- c. Tenants who choose this option will be supported by the Rehousing Officer to ensure they understand the differences between the Council and Housing Association tenancies and can afford the rent.

OPTION 3 – MOVE TO A SENIORS’ HOUSING OR EXTRA-CARE SCHEME PROPERTY ELSEWHERE IN THE CITY (SUBJECT TO ELIGIBILITY FOR THE PARTICULAR SCHEME)

- a. Council tenants who are eligible and wish to move to a property in either a Seniors’ housing or an Extra Care housing scheme elsewhere in the city will be given the opportunity to do so.
- b. Rehousing officers will provide residents with support including arranging visits to schemes before the viewing and moving process.
- c. Tenants who meet the following criteria will be eligible for offers in a seniors’ housing scheme:
 - Aged 55 years or over
 - Single or joint applicants with no children living as part of their household; and
 - In need of the Seniors’ intensive housing management support provided by the scheme.
- d. Extra Care housing is for people who require high level support and care needs due to Frailty, Ill-health or restricted mobility. Tenants will be nominated for consideration by a Multi-agency Panel for Extra Care Accommodation.
- e. Additional Charges applicable in Senior Housing/Extra Care Schemes
In addition to the rent and services charges, there is an additional seniors’ housing service charge payable for the intensive housing management support in the council owned seniors’ housing and extra care housing schemes within the city. This charge is coverable by Housing Benefit or Universal Credit for those who are eligible for these benefits, otherwise it will need to be self-funded. Some schemes also have a weekly heating charge that is not covered by Universal Credit or Housing benefit.
- f. There is no right to buy in senior housing/extra care schemes.
- g. Tenants will be entitled to two direct offers of alternative accommodation.

OPTION 4 - PURCHASE OF AN AFFORDABLE HOME ELSEWHERE THROUGH A LOW-COST HOME OWNERSHIP SCHEME

- a. A number of affordable homes are being built in the city under Shared Ownership schemes and tenants who are working and have savings can be supported to purchase such properties, as well as properties on the open market.
- b. Advice is available for tenants to consider if this is an affordable and viable option based on individual financial circumstances.

OPTION 5 – RENT A PROPERTY ELSEWHERE WITH A PRIVATE LANDLORD

- a. The Council can help tenants to move to a property in the private rented sector. This may be a good option for a tenant who would like to move near a support network in another area or outside of the city.
- b. The Council can provide assistance by liaising on affordable private rented accommodation with landlords as well as offering financial assistance towards the required deposit and first month's rent through the Council's 'Find Your Own' scheme.

OPTION 6 – SOCIAL HOUSING OUTSIDE OF BRIGHTON AND HOVE:

The council helps people who are looking to relocate to other parts of the country where there is some available social rented housing - if you are interested in relocating go to <https://homefinderuk.org/>. The Homefinder service does not guarantee a move.

RIGHT TO RETURN TO A NEW PROPERTY IN THE NEW DEVELOPMENT ONCE COMPLETED

- 3.8 The Council will build new council housing across the named regeneration sites in the city as part of the Housing Regeneration Programme. Priority for the new build homes will be given to those secure tenants who have had to move because of the regeneration programme.
- 3.9 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.
- 3.10 Tenants who express an interest in moving back to one of the new homes within the redevelopment area once the properties are built will be given the opportunity to do so.
- 3.11 This will form part of the LLP when the new homes are let. They will be offered a secure tenancy elsewhere until the new build property is ready.
- 3.12 This option will apply to tenants who have initially:
 - moved to a council or housing association property elsewhere within the city
 - moved to a senior housing property elsewhere within the city

- 3.13 Tenants who have rent arrears will not be eligible to move into a new-build property in the redeveloped estate unless they have maintained payments of current rent plus their agreed arrears repayment plan for a continuous period of six months.
- 3.14 It is important to note that there will be different rent rates in the regenerated schemes. Whilst we anticipate a percentage being let at “social” rent levels, the remainder will be let at the “affordable” rent level. The rent for each property will be clear in the advert.

4. ALLOCATION & ELIGIBILITY PRINCIPLES AND PROCEDURES

HOUSING ASSESSMENT/APPLICATION

- 4.1 Rehousing Officers will carry out a one to one meeting with affected secure Council tenants to help with completing the Homemove application and relevant rehousing assessment forms to establish the needs and preferences of the household, including whether or not they would like to register an interest to return to a new build property in the redeveloped area when they are become available.
- 4.2 As part of this process, the following information will be gathered:
- Housing composition (verifying who lives at the home and that all household members are eligible for rehousing)
 - Rehousing option preference – general needs, senior’s housing or extra care; or residential care if appropriate
 - Bedroom size requirement
 - Location of property preferences (area preference in the city or out of area)
 - Preference to be near to friends, family, current neighbours (as a group move) or support services
 - Any medical, health, mobility, social or risk factors that should be considered
 - Current location of children’s schools and workplace
 - Equalities information for monitoring purposes
- 4.3 The tenant will be notified of the outcome of the application following assessment of their eligibility and needs. This notification will:
- Confirm the Band that the tenant has been placed in

- Confirm the size (and if applicable, the type of property the tenant is eligible for eg Seniors/Extra Care, mobility rated property)
 - Confirm the tenant's effective (priority) date
 - Include a reminder about informing the Council of any change in the household's circumstances
 - Provide details of the appeal process
- 4.4 The tenant will be awarded Priority Band B (Council Management Transfer) in line with the Council's Housing Allocations Policy, based on the requirement for them to move for regeneration purposes. The effective (priority) date is currently subject to consultation and will be confirmed in the final draft of the LLP going to Council's Cabinet in March 2026.
- 4.5 This will enable Secure tenants, without an existing Housing Register application, the opportunity to find a new home through the Council's Choice Based Letting scheme Homemove.
- 4.6 Where the tenant is already on the housing register, their Homemove application will be updated with the relevant housing priority band and effective date.
- 4.7 Assisted bidding will be provided for those households who are unable to carry out the online bidding process themselves.

THE BIDDING PROCESS

- 4.8 Applicants will be issued with a bidding number. Eligible applicants can make bids for properties advertised, by telephone bidding or by bidding online via the website. Applicants can also nominate a proxy bidder and in exceptional circumstances request that the council bid on their behalf (assisted bidding). Bidding happens on the website <https://www.homemove.brighton-hove.gov.uk>.
- 4.9 Applicants with support and/or accessibility needs those/who have difficulty with written English will be supported to bid.
- 4.10 Applicants who urgently need to move but have not placed any bids on suitable eligible properties may receive a direct bid or a direct offer.
- 4.11 All bids for a property are checked against the eligibility rules, for example any age restrictions or size of property. Ineligible bids are excluded from consideration. We will provide advice and support to applicants who regularly bid for properties they are not eligible for.
- 4.12 Properties are advertised on a fortnightly bidding cycle.

- 4.13 Applicants can bid for up to a maximum of three properties they are eligible for in each bidding cycle. All 3 bids do not have to be placed at the same time. No bids can be placed on any available property after a bidding deadline.
- 4.14 Shortlists will be created within three working days for both BHCC and housing associations properties.
- Homemove are not responsible for the letting process - this is carried out by the relevant landlord.
- 4.15 Successful applicants will be contacted as soon as possible by the landlord.
- 4.16 The shortlist sent to the landlord will include at least three applicant households that are eligible for the property in accordance with the scheme.

These will be:

- 1st Priority
- 2nd Priority
- 3rd Priority

If an applicant is the 1st priority applicant in any shortlist, then they will still be able to place bids on other properties. However, while the applicant is waiting to view the property they will not be considered for any other properties until the result of the offer is known. If the property is unsuitable then the applicant will be able to resume bidding. If the property is refused and deemed suitable the application will remain suspended until the result of the review is known.

- 4.17 If none of the shortlisted applicants accept the property, this will then be offered to the next eligible applicant and this will continue until the end of the shortlist. If no applicants accept the property this will then be re-advertised.

TIMESCALES FOR BIDDING

- 4.18 Households will be given a period of time to bid on suitable properties. This will need to reflect the regeneration plan and timescale for emptying that building. The length of time is currently subject to formal consultation and will be confirmed in the final draft plan going to the Council 's Cabinet in March 2026.
- 4.19 If they have not been successful in this time, the Council will place bids on behalf of the applicant to ensure a suitable offer is made within the timescale for the decant of the block.

DIRECT OFFERS OF ACCOMMODATION

- 4.20 Not all council properties becoming available for letting will be offered through choice-based lettings. The council reserves the right to make a direct offer of a property at any time to an applicant in exceptional circumstances, or where doing so would meet the council's strategic aims.

IDENTIFYING AND MAKING A DIRECT OFFER OF ACCOMMODATION

- 4.21 Tenants identified for a direct offer will be entitled to a maximum of two direct offers of suitable accommodation.
- 4.22 The Council will check whether a vacant property is suitable for a secure tenant on the LPS regeneration rehousing waiting list.
- 4.23 Once a suitable property has been identified, the Council will contact the tenant to give the details of the property that is being offered and arrange for the tenant to view the property. This will be followed by a formal offer letter.
- 4.24 The tenant will be asked to view the property and if accepted, then an appointment will be made to sign the tenancy agreement. If they do not consider the property is suitable for themselves or their household, they will be asked to complete a form setting out their reasons for refusing the offer. If a tenant fails to view the property then this will be deemed a refusal of the offer.
- 4.25 A tenant can ask for a review of the suitability of the accommodation offered regardless of whether they accept the offer or not, by a Reviews Officer. The reasons will be considered as part of the review, and a decision will be made as to whether the offer was reasonable or not.
- 4.26 If the offer is considered unreasonable, the offer will not count against the tenant. This means that they will still be entitled to two further offers.
- 4.27 If the offer is considered reasonable, it will count as the first offer. This means that the tenant will be left with one more offer to be made.
- 4.28 Should the tenant refuse both direct offers of suitable accommodation; the Council may start early possession proceedings in order to obtain vacant possession of the property in time for demolition.
- 4.29 Taking into account the long timescale of the programme and waiting times for rehousing, the Council will check the detail of the needs assessment at the point of making an offer to ensure that there has been no change of circumstances and the offer is suitable.

- 4.30 The Council will liaise with other council services and agencies such as the Occupational Therapy Service, Health and Adult Social Care, Children's Services, GP to ensure the tenant's health and support needs are addressed.

ESTIMATED WAITING TIME FOR AN OFFER OF ACCOMMODATION

- 4.31 The timescales of when a tenant may be offered alternative accommodation will depend on:
- The available supply of accommodation that is suitable to meet their housing needs
 - The redevelopment priority of the estate that the tenant is living in.
- 4.32 Offers of accommodation will be prioritised based on the following criteria:
- A tenant from a priority redevelopment site will be matched to a vacant property
 - The housing needs and vulnerabilities of each tenant matched will then be assessed to determine which tenant has priority for the match
 - If there is more than one tenant from the priority site whose needs are suitable for the vacant property, the offer will be made to the tenant who has been a council tenant the longest (based on the tenancy start date)
 - If there is no suitable tenant from the first priority site, the Council will use this criteria to continue to identify a tenant from the second priority sites and so on until the property is let.

BEDROOM SIZE

- 4.33 Suitable alternative accommodation refers to "*accommodation which provides the tenant with equivalent security of tenure and is similar regarding rent, size, situation etc*". as required under Schedule 2, Part III of the Housing Act 1988 and meets the tenants' needs.
- 4.34 Therefore, under this LLP, secure tenants will be offered a "like for like" property in terms of number of bedrooms if moving within the Council's housing stock.
- 4.35 Where a tenant is overcrowded in their current property and has an assessed need on the Council's Housing Register, a larger property than they currently occupy may be offered.
- 4.36 The table below sets out the Council's bedroom standards:

TABLE 2 - BEDROOM STANDARDS

Size	Minimum People	Maximum People	Example types of household
Studio	1	1	Single person
One bed	1	2	Single person or childless couple
Two bed	2	4	One to two child family or single person with live in carer
Two bed Senior/sheltered	2	3	A single person/couple with live in carer
Three bed	3	6+ depending on size	Two or more children (different sex over the age of 10)
Four bed	4	8+ depending on size	Five or more children

TENANTS NEEDING LARGER HOMES

- 4.37 For households who require more than four bedrooms, and the housing cannot meet the bedroom need, the council will work with them to consider alternative housing options on a case-by-case basis. For example, the family might wish to consider separate housing for adult children. Such housing situations will be approved by the Housing People Services Director where appropriate.

GROUP MOVES

- 4.38 Where it is possible and there is available supply, the Council will seek to facilitate group moves where two or more eligible households wish to be rehoused near each other, if this is requested. This is to ensure existing communities and support networks can be kept intact so far as reasonably practicable. Tenants will be asked as part of their rehousing application if they wish to express this preference.

DOWNSIZING

- 4.39 If a tenant chooses to move into a smaller property that meets their housing needs as part of the regeneration programme, they may be entitled to a downsizing payment (Transfer Incentive) for each number of bedrooms they give up once the property has been returned to BHCC.

The current rates for the BHCC Transfer Incentive Scheme are:

£1500 if you give up one bedroom

£2000 if you give up two bedrooms

£5000 if you give up three bedrooms

£6000 if you give up four bedrooms

£1500 if you give up a wheelchair adapted property (even in if you keep the same number of bedrooms)

TENANCIES

4.40 Council tenants moving under the regeneration programme into alternative council accommodation will retain the same tenancy rights as they currently have. This means that secure tenants will be offered a secure tenancy.

4.41 Tenants who move into a Housing Association property (registered housing provider accommodation):

Tenants will be granted an assured tenancy in accordance with the policy of that landlord (i.e. periodic or fixed term tenancy).

Rehousing Officers will be able to provide more information on differences between Council and Housing Association tenancies.

4.42 In split household scenarios, secure tenancy provisions will remain with the primary tenant and any split household rehoused into a council property will be offered an introductory tenancy or the equivalent which may be offered by registered housing providers.

4.43 The same principles will apply to those tenants opting to return to a new build home in the redeveloped area once completed and ready for occupation.

4.44 All Council tenancies will be granted in accordance with current legislation in operation at the time the tenancy is offered and in line with the Council's Tenancy Agreement.

RENTS

4.45 Calculation formulas for rent levels for council properties are set by the government and will differ depending on a several variables including size, valuation, council tax banding, and in the case of new builds and buy back properties, development costs. There are three levels of rents within our HRA council housing stock- Social rent, Living rent and Affordable rent.

4.46 In addition to rents, there will be service charges payable which will differ depending on the facilities within a block.

- 4.47 Rents go up annually in April each year. We always write to tenants beforehand to let them know the new rates. If you are claiming benefits, then you must let the DWP or housing benefit know that your rent and/or service charge has increased so that you get the right amount of housing cost benefits paid.
- 4.48 The rent for a property will always be included in the advert.
- 4.49 Housing Association properties charge a higher level of rent – always check the amount in the advert.

5. NOTICES OF PROCEEDINGS FOR POSSESSION AND COURT POSSESSION ORDERS

- 5.1 The procedure for issuing formal Notice of Seeking Possession and Court Orders for Possession, in order to ensure that legal and vacant possession of the site can be provided to the council's development partner, will be conducted on a block by block basis, with Notices and Court claims for possession being served on all secure tenants within a block at the same time.
- 5.2 The Council confirms therefore that no Order for Possession on these grounds will be enforced by the Council until such time as two offers have been made to Council tenants under this Local Lettings Plan, and any period of Review has expired.

6. REVIEWS AND APPEALS

- 6.1 Applicants have the right to information about the decisions which are taken in respect of their rehousing application or suitability of the accommodation that has been offered. Applicants also have rights to review or appeal against rehousing decisions.
- 6.2 Applicants who are unhappy with a rehousing decision should in the first instance contact their Rehousing Officer who will be able to explain or clarify the situation, and whether there is a Right of Review as set out in the Allocations Policy
- 6.3 Allocation and eligibility decisions under this Policy have a direct right of appeal
- 6.4 Applicants intending to make an appeal may want to take independent legal or specialist housing advice, for example the Citizens Advice Bureau or other advisory agency. Rehousing Officers will be able to provide guidance on how to access the services of independent advice agencies.

- 6.5 The formal appeal will be carried out on paper without an oral hearing and a decision issued within 28 days.

The enhanced offer for leaseholds in the eight named 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 RICS valuation up to £500	Cost of independent RICS valuation up to £500
Surveyor negotiation fee – to appoint a valuer to negotiate the sale of the property to the council if there is a disagreement on valuation. Up to £1,000 plus VAT	Surveyor negotiation fee – to appoint a valuer to negotiate the sale of the property to the council if there is a disagreement on valuation. Up to £1,000 plus VAT
At completion of sale of your 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	For investor landlords payment of specialist financial advice on capital gains tax (if required) up to £1,000
Reasonable legal fees for the completion of the sale up to £2000	Reasonable legal fees for the completion of the sale up to £2000
Mortgage redemption fees (if required) up to a £10,000	
Costs of disconnection and reconnection for services and appliances	

Cost of post redirection (for 3 months)	
Cost of the provision of replacement white goods (applies to cooker, fridge, washing machine and dishwasher) if existing items cannot be utilised up to £1500	
Costs of special adaptations previously assessed as required to the replacement home	
At completion of sale of your onward purchase	
Independent survey/valuation fee for new property being purchased. Up to £500 plus VAT	Independent survey/valuation fee for new property being purchased. Up to £500 plus VAT
Reasonable onward purchase legal fees up to £2000	Reasonable onward purchase legal fees up to £2000
Stamp Duty payments for onward purchase of a property of a similar value Stamp Duty Land Tax Calculator	Stamp Duty payments for onward purchase of a property of a similar value Stamp Duty Land Tax Calculator