

# People Overview & Scrutiny

Date: **2 June 2026**

Time: **2.00pm**

Venue: **Hove Town Hall - Council Chamber**

Members: **Councillors:** Parrott (Chair), Miller (Deputy Chair), Cattell, Czolak, Mackey, McLeay, McNair, Shanks 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), Dr Anusree Biswas (Community Works), Kendrick Tugwell (Parent Governor Rep), and Ilona Bradley Reijonen (Youth Council Rep)

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

Luke.Proudfoot@brighton-hove.gov.uk

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

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

This agenda and all accompanying reports are printed on recycled paper



Chief Executive

Hove Town Hall  
Norton Road  
Hove BN3 3BQ

Date of Publication - Monday, 25 May 2026

# AGENDA

Part One

Page

## 1 PROCEDURAL BUSINESS

- a) **Declarations of Interest:** Statements by all Members present of any personal interests in matters on the agenda, outlining the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct.
- b) **Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

*Note: Any item appearing in Part Two of the agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the press and public.*

*A list and description of the exempt categories is available for public inspection online in the Constitution at Part 3E*

## 2 CALL-IN OF UPDATE ON THE HOUSING MANAGEMENT FOR THE BRICKFIELDS DEVELOPMENT

5 - 22

Contact Officer: Luke Proudfoot

## PART TWO

## 3 CALL-IN OF UPDATE ON THE HOUSING MANAGEMENT FOR THE BRICKFIELDS DEVELOPMENT

## 4 PART TWO PROCEEDINGS

To consider whether the items listed in Part Two of the agenda and decisions thereon should remain exempt from disclosure to the press and public.

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

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.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

Infra-red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.

### **Further information**

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

### **Webcasting notice**

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chair will confirm if all or part of the meeting is being filmed. You should be aware that the Council is a Data Controller under the Data Protection Act 1998. Data collected during this web cast will be retained in accordance with the Council's published policy.

Therefore, by entering the meeting room and using the seats in the chamber you are deemed to be consenting to being filmed and to the possible use of those images and sound recordings for the purpose of web casting and/or Member training. If members of the public do not wish to have their image captured, they should sit in the public gallery area.

### **Access notice**

The Public Gallery is situated on the first floor of the Town Hall and is limited in size but does have 2 spaces designated for wheelchair users. The lift cannot be used in an emergency. Evac Chairs are available for self-transfer and you are requested to inform Reception prior to going up to the Public Gallery. For your own safety please do not go beyond the Ground Floor if you are unable to use the stairs.

Please inform staff on Reception of this affects you so that you can be directed to the Council Chamber where you can watch the meeting or if you need to take part in the proceedings e.g. because you have submitted a public question.

### **Meeting Accessibility**

To ensure that our meetings remain safe and accessible there are a number of measures that are in place. Please take note of them before and during your attendance at one of our meetings that are held in public:

- Visitors are admitted on condition that they allow themselves and their belongings to be searched.
- You will be asked to sign in upon arrival and may be asked to show proof of identity.

The following items are not permitted at any of our meetings which are held in public:

- Sharp items e.g. knives (including Swiss army knives) scissors, cutlery and screwdrivers;
- Paint spray or similar items;
- Padlocks, chains and climbing gear;

- Items that make a noise (e.g. whistles, loud hailers, mega phones); and,
- Banners, placards and flags or similar items.

Please restrict the size of bags brought to meetings as there are no facilities for storage of bags or other personal items – all bags will be searched upon entry. You may also be subject to secondary searches once inside the meeting.

### **Conduct at meetings**

Councillors must be able to make themselves heard on behalf of those they represent.

The Mayor or the Chair will not allow behaviour that disrupts council business.

Under the Council's Constitution, Part 3A, Council Procedure Rules 16.2 -16.3, at any meeting of the Council, the Mayor/Chair has the power to order the removal of any member of the public who:

- 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/Chairs 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.

### **Fire & emergency evacuation procedure**

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and
- Do not re-enter the building until told that it is safe to do so



# Brighton & Hove City Council

## People Overview & Scrutiny Committee

## Agenda Item 2

**Subject:** Call-in of Update on the Housing Management for the Brickfields Development

**Date of meeting:** 2<sup>nd</sup> June 2026

**Report of:** Chair of People Overview & Scrutiny

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

**Ward(s) affected:** Wish

**Key Decision:** No

### For general release

Note: Exempt information

The public are likely to be excluded from the meeting during consideration of this report as it contains exempt information as defined in paragraph (X) of schedule 12A, Part 1, to the Local Government Act 1972 (as amended)

Note: Urgency

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

Note: Reasons for urgency

The special circumstances for non-compliance with Part 3E - Access to Information Procedure Rule 6 and Section 100B(4) of the Local Government Act 1972 (as amended) were that the matter required determination within 7 working days and it was not reasonably practicable to give five clear working days' notice. The meeting was therefore convened at shorter notice in accordance with Rule 6.2, with agenda and reports made available from the time of convening.

### 1. Purpose of the report and policy context

- 1.1 To set out the call-in request and relevant supporting material in relation to a decision taken by Cabinet on 14th May 2026 on Item 192 Update of Housing Management of Brickfields Development.

### 2. Recommendations

Having regard to the grounds for call-in and the information supplied in response:

- 2.1 To determine that the challenge to the decision called-in should be taken no further and the decision may be implemented; or
- 2.2 To determine that the decision called-in is contrary to the policy framework or contrary to or not wholly in accordance with the budget framework and that it should therefore be referred to full Council. In such a case the Committee must set out the nature of its concern to full Council; or
- 2.3 To refer the decision called-in back to Cabinet for reconsideration. In such a case the Overview & Scrutiny Committee must set out the nature of its concerns for Cabinet.

### **3. Context and background information**

- 3.1 Part 3C1 of the Council's Constitution (Overview and Scrutiny Procedure Rules) includes a procedure under which decisions taken by Cabinet may be "called-in" for further consideration.
- 3.2 The decision called-in is the decision made by Cabinet on 14th May 2026 in relation to Item 192 Update of Housing Management of Brickfields Development (Part 1 Appendix 1). A copy of the decision notice is attached as Appendix 2. An extract of the draft minutes of the Cabinet meeting held on 14<sup>th</sup> May 2026 is attached as Appendix 3.
- 3.3 The decision has been called in by Councillors Ollie Sykes (Green), Steve Davis (Green), Kerry Pickett (Green), Marina Lademacher (Green), Pete West (Green), Sue Shanks (Green), Ellen McLeay (Green), Bruno de Oliveira (Green), Raphael Hill (Green), Samer Bagaeen (Independent), and Mark Earthy (Brighton & Hove Independents). The Call-in notice setting out the grounds for call-in is attached as Appendix 4.

### **4. Call-in Procedure**

- 4.1 Call-in is the process by which an Overview & Scrutiny Committee can recommend that a decision made (in connection with Executive functions) but not yet implemented be reconsidered by the body which originally took the decision.
- 4.2 Call-in may only be used where one of the following grounds has been given as a reason for call-in:
  - insufficient consultation with stakeholders prior to the decision;
  - the absence of sufficient evidence on which to base a decision;
  - the decision is contrary to the policy framework, or contrary to, or not wholly in accordance with the budget framework;
  - the action is not proportionate to the desired outcome;

- a potential human rights challenge, failure to consider the public sector equality duty or not in accordance with or which undermines the Council's corporate parenting responsibilities;
- insufficient consideration of legal and financial advice;
- the decision was a key decision and not labelled as such

4.3 An Overview & Scrutiny Committee examining a decision which has been called-in does not have the option of substituting its own decision for that of the original decision. The Overview & Scrutiny Committee may only determine whether or not to refer the matter back to the original decision-making body (or, in specific circumstances, full Council) for reconsideration.

4.4 In accordance with the procedures for the call-in of items, the Cabinet Member for Communities, Equalities and Adult Social Care has been invited to provide information at the meeting to assist the Committee to reach its conclusions.

4.5 A representative of the members who have requested the call-in has also been invited to the meeting and is invited to address the meeting.

## **5. Community engagement and consultation**

5.1 The Committee is referred to the original Cabinet report at Appendix 1.

## **6. Financial implications**

6.1 There are no direct financial implications to this report. The Committee is referred to the original Cabinet report at Appendix 1

Name of finance officer consulted: I Chagonda Date consulted (dd/mm/yy):01/06/2026

## **7. Legal implications**

7.1 Call-in is a process by which Overview and Scrutiny Committees can recommend that an executive decision made but not yet implemented be reconsidered by the decision-maker. Call-in does not provide for the Overview and Scrutiny Committee to substitute its own decision. That person or body can only be asked to reconsider any particular decision once.

7.2 The Council's Overview & Scrutiny Procedure Rules set out that six members of the Council, including members from at least two political groups, or at least one political group plus independent members(s) are required to call in a Key Decision of the Executive, which has been taken but not implemented, citing at least one of the reasons set out at paragraph 4.2 above. The call-in request in this case has been assessed by the Council's Chief Executive and the Monitoring Officer as complying with the Overview & Scrutiny Procedure Rules.

Name of lawyer consulted: Liz Culbert

Date consulted: 29/05/26

## **8. Risk implications**

8.1 The Committee is referred to the original Cabinet report at Appendix 1.

## **9. Equalities implications**

9.1 There are no direct equality implications to this report. The Committee is referred to the original Cabinet report at Appendix 1.

## **10. Sustainability implications**

10.1 There are no direct sustainability implications to this report. The Committee is referred to the original Cabinet report at Appendix 1.

## **10. Health and Wellbeing Implications:**

10.1 There are no direct health and wellbeing implications to this report. The Committee is referred to the original Cabinet report at Appendix 1.

## **13. Conclusion**

13.1 The Committee are invited to consider the call-in request and the information supplied in response and to determine their response in accordance with the Overview and Scrutiny Procedure Rules.

## **Supporting Documentation**

### **1. Appendices**

1. 14<sup>th</sup> of May 2026 Cabinet report on Item 192 Update of Housing Management of Brickfields Development
2. 14<sup>th</sup> of May 2026 Cabinet decision record
3. Extract from the draft minutes of the 14<sup>th</sup> of May 2026 Cabinet meeting
4. Call-in request

# Brighton & Hove City Council

## Cabinet

## Agenda Item 192

**Subject:** Update on the Housing Management for the Brickfields Development

**Date of meeting:** Thursday 14<sup>th</sup> May

**Report of:** Cabinet Member for Communities, Equalities, Public Health and Adult Social Care

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

**Contact Officer:** Name: Anne Richardson-Locke, Heather Barfoot

**Email:** [Anne.Richardson-Locke@brighton-hove.gov.uk](mailto:Anne.Richardson-Locke@brighton-hove.gov.uk)

**Email:** [Heather.Barfoot@brighton-hove.gov.uk](mailto:Heather.Barfoot@brighton-hove.gov.uk)

**Ward(s) affected:** Wish;

**Key Decision:** Yes

**Reason(s) Key:** Expenditure which is, or the making of savings which are, significant having regard to the expenditure of the City Council's budget, namely above £1,000,000.

**For general release**

**Note: Urgency**

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

**Note: Reasons for urgency**

The special circumstances for non-compliance with Access to Information Procedure Rule 5 and Section 100B(4) of the Local Government Act 1972 (as amended), (items not considered unless the agenda is open to inspection at least five days in advance of the meeting) were that the supported living service is currently anticipated to start in September 2026, and this relies on landlord and management arrangements being confirmed. Any further delay results in additional costs, unachieved savings and delays to people moving in.

### **1. Purpose of the report and policy context**

1.1 This report seeks Cabinet approval to grant a 125-year lease to a Registered Provider to provide the landlord and housing management function for the Brickfields supported living service.

1.2 The report provides an update to the January cabinet report that asked for delegated authority for the Corporate Director to grant the lease. As one of the conditions for the delegated authority has not been met, a further report to Cabinet is required to make the decision.

1.3 This proposal accords with the Council Plan 2023 – 2027, specifically:

**Outcome 2: A fair and inclusive city: Homes for everyone.**

This development will contribute to the council's goal of delivering accessible, affordable homes for the residents of Brighton & Hove.

**Outcome 3: A healthy city where people thrive: Living and ageing well.**

The supported living service will meet a current gap for people with acquired brain injury and physical disability. The lack of available supported living in the city means that too often, people are living inappropriately in residential care or have to move out of the city.

**Outcome 4: A responsive council with well-run services.**

People living at Brickfields will need effective housing management from a Registered Provider with the right experience to work with the commissioned support provider. This will ensure that people have a well-run supported living service that is responsive to their needs.

## **2. Recommendations**

2.1 Cabinet agrees to enter into a 125 year lease with the selected Registered Provider, Southdown for the best consideration reasonably obtainable in accordance with this report and the Part 2 Report.

2.2 Cabinet delegates authority to the Corporate Director for Homes and Adult Social Care in consultation with the Cabinet Member for Communities, Equalities, Public Health & Adult Social Care to grant a 125-year lease to Southdown, and to enter into any ancillary documentation for the Brickfields building.

## **3. Context and background information**

3.1 In July 2021 Policy & Resources Committee approved of the demolition of the council owned residential care home, Knoll House and to the building of a supported living service on the site. A capital budget of £10.5m was agreed, to be financed through capital borrowing and a Homes England grant.

3.2 The Brickfields Supported Living building was completed at the end of April on time and under budget and is a good example of collaborative working across the council with partnership working between Adult Social Care, Housing, Housing Regeneration, Estates, Occupational Therapy and people with lived experience of physical disabilities and/or acquired brain injuries.

3.3 Brickfields comprises of 27 one-bedroom flats and one two-bedroom flat. It will provide care and support and accommodation for people with acquired

brain injuries and/or physical disabilities. It is fully wheelchair accessible throughout, with shared communal spaces on each floor, a laundry, guest room and office & flat for staff. A specialist care and support provider will provide care and support 24 hours a day.

- 3.4 At the start of the development the decision on whether the council would retain the landlord function or lease it to a Registered Provider had not been made. The option for the council to provide both the landlord and management function in-house was considered but the council has limited experience and capacity to manage a specialised supported living service with the level of responsiveness that is required.
- 3.5 The decision was made to lease the building for 125 years to a Registered Provider that has the expertise to manage Specialised Supported Living. The lease will be a full repairing lease whereby the Registered Provider will undertake all landlord functions, including planned and major works. Homes England confirmed that this was acceptable, with grant liability transferring to the Registered Provider. This option also has the advantage that all of the intensive housing management benefit costs would be recouped (£60k per annum) as councils can recoup the full Housing Benefit subsidy when a Registered Provider claims it.
- 3.6 In January 2026 Cabinet delegated authority to the Corporate Director for Homes and Adult Social Care in consultation with the Director of Property and Finance and Cabinet Member for Communities, Equalities, Public Health & Adult Social Care to enter into a 125-year lease for the Brickfields building together with all necessary ancillary documentation with a Registered Provider subject to the following conditions:
  - (1) The council's developments costs have been met; and
  - (2) The council achieves the best consideration that can reasonably be obtained when generating the capital receipt for the property.
- 3.7 The council's Housing Enabling team has led on engaging with the Registered Provider market and soft market engagement indicated interest in a lease from providers. 15 Registered Providers were contacted in total, including a range of local and national organisations who either have affordable housing stock in or near the city or who provide specialist supported housing countrywide.
- 3.8 This engagement took longer than anticipated and, with the exception of one provider, all others eventually declined to make offers. This was for a range of reasons including that the lease was too long or the scheme too small. The lease length is required to be a minimum length of 125 years in order to allow the transfer the Homes England Grant.
- 3.9 The council has, however, received an offer from Southdown, a local charity and Registered Provider who have a good track record of providing accommodation and housing support to people with physical disabilities under a lease with the council. They also provide care and support as well

as housing to people with a range of social care needs in Brighton & Hove and across Sussex. As part of their conditional offer, Southdown would:

- take on the 125-year lease
- have the liability for the Homes England grant transferred to them
- charge social rents plus the necessary service charges.

3.10 In order to evidence best consideration, an independent Red Book valuation was undertaken on the 30 January 2026. Whilst the offer from Southdown does not fulfil all the criteria set by the council prior to the negotiation exercise, it the most cost-effective solution for fulfilling the outcomes intended from the service that will operate in the building and the best consideration reasonably obtainable.

3.11 The procurement of a care and support provider is already at the final stages as set out in the Annual Procurement Forward Plan agreed at Cabinet on 13 February 2025. The contract is about to be awarded and there will be a three-month mobilisation period due to start in June 2026, with the service starting in September 2026. Any delay to the securing of a Registered Provider results in a delay to the start of the support service and the risks and costs of this are set out below in section 8.

#### **4 Analysis and consideration of alternative options**

4.1 **Alternative option 1: The council manages the building.** This option where the council manages the building and acts as the direct landlord of the residential occupiers has also been considered. Cabinet agreed in January that this was not the preferred option. As well as the financial implications and loss of housing benefit subsidy, the council would be liable for all major works and repairs and has limited experience of managing a specialist supported housing service. The council would also be accountable for meeting the Consumer Standards under Social Housing (Regulation) Act 2023, and would have to build new capacity to satisfactorily deliver a specialist supported housing service at a time when teams are under significant pressure with the LPS work and implementing the requirements of the Social Housing (Regulation) Act 2023 across the entire HRA stock.

4.2 With this option, most tenants would acquire secure tenancies for life, with the associated Right to Succession. This could lead to people without care and support needs living in the building after the main tenant had died which would reduce the availability of this much needed accommodation. There would also be no limitations on their need for the care and support provided, so people could continue to live in the building even if their support needs had changed or could no longer be met by the care and support provider, or if they no longer had support needs. A Registered Provider would have grounds to seek possession in these cases under grounds 5F and 18 of the Renters' Rights Act 2025 that allow a landlord to evict a tenant from supported accommodation if the support has ended or is no longer suitable.

- 4.3 **Alternative option 2: Alternative use for the Brickfields building** The option of using the building for an alternative use has been considered but is not recommended for the following reasons: the loss of vital, accessible, supported living accommodation to meet a current gap in provision for people with disabilities and/or acquired brain injuries, some of whom have had to move out of the city or into inappropriate residential care and the loss of the savings associated with the care provision. The local community have been broadly accepting of the proposed use of the building and have experienced significant disruption over several years. A change in direction at this stage risks further disruption for the community.

## **5 Community engagement and consultation**

- 5.1 There has been ongoing community engagement during the planning and construction phases of the Brickfields development. There has been broad local support for the service, and the gap that it will fill in meeting the needs of people with acquired brain injuries and/or physical disabilities.

## **6. Financial implications**

- 6.1 The full projected capital spend on the Brickfields development project is £6.187m.
- 6.2 The anticipated receipt from the proposed award will not cover the development costs for this project outlined above.
- 6.3 Detailed financial implications are contained within part 2 of the report.

Name of finance officer consulted: Katy Humphries  
Date consulted:07/05/26

## **7. Legal implications**

- 7.1 The council has the legal power to dispose of the property pursuant to section 123 of the Local Government Act 1972 which allows for the disposal of property subject to obtaining the best consideration reasonably obtainable. This report confirms that a valuation has been carried out to evidence best consideration. In exercising the delegated authority to finalise the terms and enter into the lease and any ancillary documentation, the Corporate Director for Homes and Adult Social Care in consultation with the Cabinet Member for Communities, Equalities, Public Health & Adult Social Care will need to be satisfied that the requirement to obtain the best consideration reasonably obtainable continues to be met. In addition, the exercise of the delegated authority provided by this report will be subject to an analysis of subsidy law and compliance with the Subsidy Control Act 2022.
- 7.2 It is proposed that the Registered Provider will be required to enter into a lease with the council with a requirement to enter into contractual arrangements with the care support provider that has been procured by the council. Further legal agreements may be required to secure use of the

property for the same purposes beyond the expiry of the contract with the care provider and this will be subject to further legal advice.

7.3 Selection of the Registered Provider is a land transaction which falls outside the Procurement Act 2023 as it is an exempted contract.

Name of lawyer consulted: Siobhan Fry and Eleanor Richards

Date consulted: 12<sup>th</sup> May 2026

## 8 Risk implications

8.1 For transparency the potential risks from the January cabinet have been updated below with the impacts and mitigations updated.

Risk	Impact / mitigation January 2026 cabinet report	Updated impact /mitigations as of May 2026
The Registered Provider changing the use of the building from supported living	Appropriate covenants will be put in place to ensure that any change to the use of the building can only be carried out with the council's agreement.	No change
Not being able to cover the council's development costs	An independent valuation will be sought and this risk is considered unlikely but would have a significant impact. If the council's costs cannot be covered then Alternative Option 1: council acts as landlord and procures an external managing agent will be explored instead.	Whilst the total development costs have not been met the received offer will achieve the best consideration that can reasonably be obtained when generating the capital receipt for the property as supported by the Red Book valuation.
<p>Delay in arranging a lease with an identified Registered Provider leading to a delay in the anticipated start date of the supported living service.</p> <p>It is already anticipated that there will be a period between the completion of the building construction and anticipated start of the care and support service, so the council will need to arrange and pay for security during this period.</p> <p>Any further delay would increase these costs.</p>	Legal and Estates resource for arranging the lease will be expedited and prioritised to mitigate this risk.	This is even more of a risk now due to the delay in the grant of a lease. Any further delay will result in additional security costs and unachieved savings.

## **9 Equalities implications**

- 9.1 For the supported living service at Brickfields to be delivered well, the Registered Provider will be integral, needing to meet the needs of people with acquired brain injuries and/or physical disabilities. Effective housing management will support people to live in accessible homes and maximise their independence. Southdown is known to have experience delivering good quality housing management support to people with physical disabilities, and also have a broader understanding of social care needs as a care and support provider.

## **10 Sustainability implications**

- 10.1 The Registered Provider is required to demonstrate their organisation's corporate commitment to sustainability and how they will support the council's work to reduce carbon emissions and become a carbon neutral city by 2030.

## **11 Health and Wellbeing Implications:**

- 11.1 A draft Equalities Impact Assessment, to be fully completed after the care and support tender is awarded, highlights the positive impact this service will have for people with acquired brain injuries and/or physical disabilities, and particularly younger people and people with larger bodies.
- 11.2 There is a significant gap in provision of supported living for people with acquired brain injuries and/or physical disabilities in Brighton and Hove, and this service will improve both physical and mental health outcomes for people living there. This is further supported by the design and accessibility of the building.
- 11.3 Selecting Southdown, a Registered Provider that is known to be committed to improving its tenants' health and wellbeing, making links with the local community and has the experience and ability to provide effective housing management support and maintenance, will further support people's health and wellbeing outcomes.

## **Other Implications**

### **12 Procurement implications**

- 12.1 The granting or assignment of a lease is exempt from the Procurement Act 2023 and therefore out of scope for Procurement. The provision of the separate Care and Support Contract is in-scope and is already being tendered as detailed above.

### **13. Crime & disorder implications**

- 13.1 The planned supported living service has been assessed as not having the potential to heighten community tension, reduce cohesion or contribute to

crime and disorder. People with disabilities are more likely to be the victims than the perpetrators of crime and anti-social behaviour.

- 13.2 The Registered Provider has suitable experience to appropriately support people living in the service who may have additional support needs in relation to community safety and will work in partnership with the commissioned support provider to do this effectively and to manage anti-social behaviour exhibited towards tenants.

#### **14. Conclusion**

- 14.1 The recommendation to grant a 125-year lease of the Brickfields Supported Living development to Southdown is justified by the need to ensure high-quality, responsive housing management, in line with the council's strategic objectives. This approach addresses a significant local gap in supported living, enables the council to recoup intensive housing management benefit costs, and ensures compliance with Homes England grant requirements and the Social Housing (Regulation) Act 2023.
- 14.2 The alternative options of the council retaining responsibility of the development and acting as the direct landlord or using the building for alternative use are not recommended. By selecting a Registered Provider with specialist experience, the council will secure a well-run, sustainable service that meets the needs of vulnerable residents, maximises funding opportunities, and supports the city's commitment to inclusive, high-quality care and accommodation.

## CABINET

2.00pm 14 MAY 2026

COUNCIL CHAMBER, HOVE TOWN HALL

# DECISION LIST

## Part One

---

### 192 UPDATE ON HOUSING MANAGEMENT OF BRICKFIELDS DEVELOPMENT

Decision implemented at close of business on: 22 May 2026 unless called in

*Contact Officer:* Anne Richardson-Locke

*Ward Affected:* All Wards

- 1) Cabinet agrees to enter into a 125 year lease with the selected Registered Provider, Southdown for the best consideration reasonably obtainable in accordance with this report and the Part 2 Report.
- 2) Cabinet delegates authority to the Corporate Director for Homes and Adult Social Care in consultation with the Cabinet Member for Communities, Equalities, Public Health & Adult Social Care to grant a 125-year lease to Southdown, and to enter into any ancillary documentation for the Brickfields building.



# Brighton & Hove City Council

## Place Overview & Scrutiny Call-In Panel

**Subject:** Update on Housing Management of Brickfields  
Development

**Date of meeting:** 1 June 2026

**Report of:** Director of Governance and Law

**Contact Officer:** Name: John Peel  
Email: [john.peel@brighton-hove.gov.uk](mailto:john.peel@brighton-hove.gov.uk)

**Ward(s) affected:** All

**For general release**

### **1. Action Required of Overview & Scrutiny Call-In Panel:**

- 1.1 To receive and note the report, decision record and draft minutes from the meeting of Cabinet held on 14 May 2026.

# **BRIGHTON & HOVE CITY COUNCIL**

## **CABINET**

**2.00pm 14 MAY 2026**

### **COUNCIL CHAMBER, HOVE TOWN HALL**

#### **DRAFT MINUTES**

**Present:** Councillor Sankey (Chair) Taylor (Deputy Chair), Alexander, Allen, Daniel, Miller, Muten, Robins, Rowkins, Williams and Robinson

#### **PART ONE**

#### **192 UPDATE ON HOUSING MANAGEMENT OF BRICKFIELDS DEVELOPMENT**

- 40.1 Cabinet considered a report that approval to grant a 125-year lease to a Registered Provider to provide the landlord and housing management function for the Brickfields supported living service.
- 40.2 Councillor Sankey contributed to the debate.
- 40.3 The Corporate Director- Homes & Adult Social Care explained that the decision centered upon borrowing on an asset that is effectively sold and would deliver identified savings. It would also enable the council to bring people currently housed in care in locations outside the city which was an important part of the Adult Social Care Improvement Plan.
- 40.4 **Resolved-**
- 1) Cabinet agrees to enter into a 125 year lease with the selected Registered Provider, Southdown for the best consideration reasonably obtainable in accordance with this report and the Part 2 Report.
  - 2) Cabinet delegates authority to the Corporate Director for Homes and Adult Social Care in consultation with the Cabinet Member for Communities, Equalities, Public Health & Adult Social Care to grant a 125-year lease to Southdown, and to enter into any ancillary documentation for the Brickfields building.

The meeting concluded at 5.05pm

## **Call-in Request Brickfields (14.05.26)**

The undersigned request that the published Decision on Item 192 in Cabinet of 14<sup>th</sup> May 2026 (Update of Housing Management of Brickfields Development) be called in as set out in the Council Constitution Overview and Scrutiny Procedure Rules, on the basis of the following grounds:

- 13.1.2 the absence of sufficient evidence on which to base a decision.

The reasons for use of these grounds for call-in are as follows:

1. The combination of factors set out in the paper namely (1) one sole provider indicated namely Southdown, (2) tension between length of commitment required from the provider (125 years) to ensure access to a Homes England grant, and ongoing contractual requirements to provide supported living and (3) stated and evident urgency, create a significant risk of an immediate or eventual poor deal for the council. Not enough information is provided in the paper on those risks, and mitigation put in place.

We hope this provides sufficient basis on which to call this item in for consideration at a meeting of Place Overview and Scrutiny Committee.

Kind regards

Ollie Sykes

Steve Davis

Kerry Pickett

Marina Lademacher

Pete West

Sue Shanks

Ellen McLeay

Bruno de Oliveira

Raphael Hill

Samer Bagaeen

Mark Earthey