

# New homes for neighbourhoods Update



September 2016

Brighton & Hove City Council's New Homes for Neighbourhoods programme is building much needed new council homes on council owned land. We work with local resident associations, ward councillors, the council's in-house architects, Building Control, Housing and other colleagues to improve council estates and neighbourhoods, while making best use of council housing land and buildings to deliver new, affordable rented homes that the city needs. We aim to build at least 500 new homes across Brighton, Hove and Portslade.

Two more new housing schemes were finished this summer, bringing the total to 20 new homes completed at four sites since summer 2015, with another 4 houses to be handed over in September. 112 more homes are currently under construction, 29 have planning consent and many more are in the pipeline.

All new homes are being let through Homemove.

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



In July we celebrated completion of three 1 bedroom flats, a 2 bedroom maisonette and a 2 bedroom ground floor wheelchair accessible flat on the former Ardingly Street car parking site near Ardingly Court and St. James's House.

This scheme demonstrates how even small, constrained sites can be developed to deliver great new affordable rented homes.

## **Aldwick Mews – 4 new three bedroom houses in Hangleton**



A fortnight later, the Chair of Housing & New Homes was opening this new scheme of four family houses with gardens on a former garage site off Hardwick Road, previously used for storage. One home is designed for a family with a wheelchair user. Solar panels on each roof can generate up to a third of the electricity that each household uses, reducing their electricity bills.

## **Flint Close – 4 new family houses in Portslade**

Two 3 bedroom and two 2 bedroom houses with gardens and off street parking at Flint Close will be handed over and let in September. Two former under-used garage sites which suffered from flytipping and anti-social behaviour have now each been transformed into a pair of modern, adaptable new homes. Tenants there will also benefit from the electricity generated by solar panels on their roof.



## **Robert Lodge North – 6 new flats in Whitehawk**

The six 1 and 2 bedroom flats at the north end of Robert Lodge are well on track for completion in December. A recent Considerate Constructors inspection rated this site 'excellent' for respecting the community, securing everyone's safety and valuing their workforce. Westridge Construction are also helping to install the sculpture developed with Robert Lodge residents as a lasting legacy of the new development here.



## **Pierre Close – 4 more three bedroom houses in Portslade**

This development of four 3 bedroom houses on the former, boarded up Foredown Road garage site is expected to be completed and let by the end of the year.

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

Construction of this scheme of 45 one bedroom extra care flats with community facilities is progressing well. Bricks are being laid around the concrete frame and windows are being installed. The scheme should be completed by summer 2017.

Local residents will be invited this month to work up proposals for the new community garden which will be developed next to the scheme.



## Kite Place – 57 new flats in Whitehawk



The large crane and the frame of the west block of Kite Place, which is emerging above the award winning hoardings on Whitehawk Road, are a striking sight. Although this sloping site needed a lot of ground works, 98% of waste is not going to landfill.

We expect the 57 one, two and three bedroom flats with lifts and private balconies will be completed and let in autumn 2017.

## Wellsbourne site, Whitehawk – planning consent for 29 flats



In August the council's Planning Committee approved our plans for 29 flats on the empty site between the Wellsbourne Health Centre, Whitehawk Academy and Hub.

This is the sixth scheme with the council's in-house architects and corporate strategic construction partnership. One of the benefits is no procurement delays, so work can start on site later this autumn.

## Former Selsfield Drive Housing Office



More initial design work will be carried out to come up with the best solution for this site, following feedback on the earlier design from Planning and the Design South East design panel.

Bates Estate Tenants and Residents Association will be kept fully informed as that progresses.

## For more information on New Homes for Neighbourhoods

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