

Appendix 2 - Joint – Labour/Green 2019-2023 Housing Programme

Theme	Combined Manifesto Pledges
Innovatively Providing additional affordable and truly affordable homes	<p>New homes</p> <ul style="list-style-type: none"> • Develop an emergency plan to expand housing supply within 100 days • Drive an accelerated programme to buy & build homes including a minimum of 800 new council houses maximising the use of borrowing and Right to Buy receipts. • Develop 700 other new homes that are as affordable as possible over 4 years on mostly brownfield sites (including above car parks and shopping centres) • Aim to buy back all homes put on the market that have been lost through the right to buy
	<p>Increased affordability</p> <ul style="list-style-type: none"> • Replace council homes lost at social rents where money can be found • Greatly increase provision of council homes at living (27.5% LWR) & social rents
	<p>Innovative Development</p> <ul style="list-style-type: none"> • Create innovations to drive development such as city-wide small site & hidden homes strategy, and mixed tenure developments to deliver mixed communities, enable intergenerational living and fund more truly affordable living and social rents through commercial income • Borrow to buy land for affordable housing... we will seek to buy the Brighton General Hospital site to avoid its privatisation • Explore possibility of the council itself being a developer on major developments. Over time, aim to develop the council's own capabilities and reduce costs by directly employing staff and building stable teams to work on council projects. • Urgently explore a programme of quick build, e.g. modular homes to quickly alleviate housing. • Increase social housing stock by buying off plan from developers at discount.
	<p>Community led housing</p> <ul style="list-style-type: none"> • Within 6 months identify 10 sites & work with community to develop them. • Use public land for community led housing at a price to maximise social value (ie living rents for people in housing need) <p>Look at creating an ethical loan scheme where BHCC matches community investors.</p>

Theme	Combined Manifesto Pledges
Improving Private Rented Housing	<p>Enforcement/licensing</p> <ul style="list-style-type: none"> • Work towards selective licensing of private rented driving up conditions • Drive fire safety improvements in private sector properties across the city. • Create a dedicated private rented sector enforcement team to proactively enforce housing and energy efficiency standards, including fixed penalties and taking action against landlords for breaches of environmental health and safety regulations. Tackle hazardous housing conditions by increasing capacity for 'HHSRS' hazard inspection and taking the initiative in identifying properties for inspection. • Campaign alongside other councils on shared issues such as proper regulation of short-term lets and business rates for landlords of houses in multiple occupancy.
	<p>Cost saving</p> <ul style="list-style-type: none"> • Set up a council run not for profit lettings agency • Support the expansion of good landlord schemes (where rents do not exceed LHA) model for more affordable private rented housing • Expand existing schemes encouraging landlords to offer homes to those on benefits and low incomes, including establishing an ethical letting agency • Seek ways of stopping landlords refusing to let to people on benefits, issues with referencing and no-go lists.
	<p>Private renters voice and support</p> <ul style="list-style-type: none"> • Set up an information/advice hub for private renters to tackle discrimination, ensure renters know their rights and enable better community involvement. • Set up a tenants' forum for private renters

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Alleviating Homelessness and rough sleeping	<p>Support for rough sleepers</p> <ul style="list-style-type: none"> • Work towards eliminating the need for rough sleeping • Consult on how best to implement a Bill of Rights for homeless people • Provide a 365 day a year night shelter • Expand Housing First by 300% • Support the development of homeless guardianship schemes • Strengthen coordinated partnership working with community homeless and faith projects • Explore options for voluntary contribution to homeless support to be added to tourist amenity providers e.g. Restaurant and Hotels. • Seek opportunities for homeless enterprise with voluntary organisations and local businesses e.g. tour guide enterprise
	<p>Improving temporary and emergency homeless accommodation</p> <ul style="list-style-type: none"> • Involve homeless people in a wide-ranging review of all support offered to homeless people • Buy and build homes to meet a range of housing needs, including temporary/emergency accommodation, supported housing, housing first and general needs housing. • Replace privately-run temporary and emergency accommodation with council-owned provision, thereby also saving money in the longer term and look at converting existing council commercial residential accommodation into homeless accommodation to maximise social value from council assets • Negotiate a new Seaside Homes agreement which ends the loss of funds for the council under the current deal, protects current tenants and enables Seaside Homes to develop new ways of supporting homeless people (such as providing properties for Housing First) • Explore use of Community Infrastructure Levy (CIL) for an expansion of Homeless support. • Ensure new developments are of benefit to the city by applying a Community Infrastructure Levy that represents a full share of the city's infrastructure needs

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<p style="text-align: center;">Achieving carbon reductions and sustainability in housing including addressing fuel poverty</p>	<p>Achieving Carbon neutrality by 2030</p> <ul style="list-style-type: none"> • We will take all action required to make our city carbon neutral by 2030 • Aim to build new council housing at sustainability levels that will significantly contribute towards our ambitions • Develop low-carbon housing as a model in conjunction with the Community Land Trust • Recycle building materials wherever possible as a first step towards a circular economy • Make (promote) community sustainable energy the first port of call for housing developments requiring sustainability installations • Treble housing spending on PV and fuel efficiency measures for council homes and setting ambitious fuel poverty reduction targets– Consider distributing low cost biogas from food waste to council tenants/low income households • Buy PV panels and other energy saving resources in bulk and supply at a mutually beneficial cost to residents, Brighton Energy co-op, 3rd sector organisations and/or commercial installers in the Brighton and Hove area • Build well insulated carbon neutral Council housing with solar panels

Theme	Combined Manifesto Pledges
Improving council housing and community involvement	<p>Improving council housing</p> <ul style="list-style-type: none"> • Develop and implement a “decent environment” standard for council estates to go alongside the decent home standard • Drive fire safety improvements in council owned properties across the city.
	<p>Enhancing community involvement</p> <ul style="list-style-type: none"> • Review community involvement in housing • Extend participatory budgeting to environmental improvements to estates • Improve transparency and accountability in the housing department (taking the proposals of the housing coalition as the starting point) • Meet the regulator's Involvement and Empowerment standard • Establish more joint work with residents in decision making ('co-production') involvement in decision-making around housing policy and service delivery • Involve residents in fire safety
	<p>Leaseholder services</p> <ul style="list-style-type: none"> • Continue to ensure that leaseholders' voices are heard and financial support is offered where necessary • Introduce greater transparency and earlier involvement with leaseholders over proposed capital works (an approach of negotiation rather than legal action) • Reduce the high interest rates charged when providing a loan for residential leaseholders struggling with large bills for works

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Enabling more affordable home ownership	Home ownership <ul style="list-style-type: none"> • Explore expansion of self-build opportunities • Provide 500 + shared ownership homes (through the joint venture and other developments)
Making fuller use of spare housing capacity	Empty Properties <ul style="list-style-type: none"> • Use measures including Compulsory Purchase Orders to target unoccupied and underused properties. • Bring at least 650 empty housing properties back into use. • Provide grants for households relinquishing council tenancies. • Pursue schemes to develop, expand and promote lodger provision to maximise use of spare rooms. • Step up moves to pick up and prevent illegal sub-letting and fraudulent right to buy applications. • Explore how to restrict conversion and spread of short-term holiday let homes or air BnB property development.

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Alleviating austerity	<p>Support</p> <ul style="list-style-type: none"> • Explore ways to increase council support for those struggling to afford the cost of housing • Make full use of discretionary housing payments • Protect from eviction anyone in arrears resulting solely from bedroom tax, universal or credit shortfalls. • Seek to protect tenants with new licences from Service Charge arrears evictions. • Ensure eviction is always a last resort. • Provide any specific support required for women, BAME tenants, refugees, asylum seekers and other marginalised groups who often bear the brunt of welfare changes and face a higher risk of eviction.
	<p>Local income opportunities</p> <ul style="list-style-type: none"> • Ensure local home building is providing opportunities for young people to develop skills for example through apprenticeships • Use regeneration schemes to provide social and sustainability benefits e.g. Local energy suppliers and employment • Changing the way the council outsources its services so as to help small local suppliers win council contracts or by bringing services in house

