

<b>Subject:</b>	<b>Brunswick Square &amp; Terrace Paint Deferral</b>		
<b>Date of Meeting:</b>	<b>7 May 2020</b>		
<b>Report of:</b>	<b>Executive Director Economy, Environment &amp; Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Simon Barrett</b>	<b>Tel:</b>
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<b>Ward(s) affected:</b>	<b>Brunswick &amp; Adelaide</b>		

## **FOR GENERAL RELEASE**

### **1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The purpose of the report is to seek agreement to defer the requirement for owners or occupiers to complete the repainting of their properties as required by the Hove Borough Council Act 1976 ("The Act") until 31<sup>st</sup> December 2021.
- 1.2 It also recommends that the quinquennial repainting cycle is also realigned so that future cycles require completion by 31<sup>st</sup> December 2026, 31<sup>st</sup> December 2031 and so forth.

### **2. RECOMMENDATIONS:**

- 2.1 That the committee agrees that, due to the restrictions being placed on labour, access to materials (all consequences of the current Covid-19 outbreak), and the requirement to undertake works during clement periods of weather the timescale to complete the current repainting requirement is extended by 12 months to 31<sup>st</sup> December 2021.
- 2.2 As a consequence, the committee also agrees to defer the deadline for subsequent quinquennial repainting requirements specified under the Act to 31<sup>st</sup> December 2026, 31<sup>st</sup> December 2031 and so forth.

### **3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 This Act is a successor to the Brunswick Square and Terrace Act of 1830 and places a statutory duty on the owners or occupiers of properties that fall within the original estate to comply with the requirements of the Act. The purpose of the Act is to preserve the uniformity of appearance throughout the Estate and its requirements include repainting the street fronts (including the iron railings and balcony) every fifth year commencing in 1980. The Estate comprises 1-58 Brunswick Square, 1-42 Brunswick Terrace and 1-8 Brunswick Place.
- 3.2 Property owners were contacted by the Planning Service in July 2019 and reminded of their responsibilities under the Act and the need to repaint their properties in 2020. Officer's also attended the Friends of Brunswick Square & Terrace AGM to answer questions in November 2019. The works have to be

undertaken during clement periods of weather (between April and late October) and utilise a specially manufactured specification of paint which is only available from one local supplier.

3.3 Despite these preparations, the emerging consequences of the current Covid-19 situation include:

- The temporary, ongoing closure of the wholesaler that stocks the specialist paint required to undertake the repainting
- Exacerbating the difficulties to secure appropriately skilled tradespeople to work on individual properties
- The likely loss of a significant period of clement weather during which the painting work could be undertaken during the Spring and Summer 2020 through the combined effects of the above issues

3.4 Some residents may also be experiencing temporary financial hardship and could be suffering from the impact of the virus either directly or through their family and loved ones.

3.5 The timescales in the Act (i.e. completion of all works by 31<sup>st</sup> December 2020) are absolute, unless this committee agrees to implement a different timetable. Extending the timetable by a period of 12 months (to 31<sup>st</sup> December 2021) will enable property owners to make proper preparations for the works, maximise the clement weather window to undertake the works and ease some of the financial and administrative burdens on them at this most difficult of times.

3.6 In order to maintain future quinquennial cycles, it is also proposed that that timetable for future repainting is also aligned and the deadlines for subsequent repainting also be changed (to 31<sup>st</sup> December 2026, 31<sup>st</sup> December 2031 etc.)

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

4.1 The Committee could decide to leave the re-painting requirement fixed at 31<sup>st</sup> December 2020. This would risk both having some works undertaken during periods of bad weather (with subsequent early failure of the paint in future years) and a high level of non-compliance with potential enforcement action. This would have a potentially detrimental impact on the overall appearance of the estate over time and a negative impact on the reputation of the council.

#### **5. COMMUNITY ENGAGEMENT & CONSULTATION**

5.1 Due to this being an emerging issue, it has not yet been possible to undertake any engagement exercise. Arrangements are being put in place to advise ward councillors, residents' groups and the Conservation Advisory Group. Any comments will be reported verbally to the committee meeting.

#### **6. CONCLUSION**

6.1 Agreeing to an extension to the current deadline for the completion of the quinquennial repainting programme for the Brunswick Estate will enable owners to undertake the work the work within an overall timescale that reflects the exceptional impacts of Covid-19 on the construction industry.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 There are no direct financial implications associated to the recommendations of this report. Any administrative or enforcement costs to the council will be met from existing resources.

*Finance Officer Consulted: Steve Bedford*

*Date: 14/04/2020*

### Legal Implications:

- 7.2 The relevant legal requirements regarding the re-painting of properties in the Brunswick Estate are set out in the body of the report.

*Lawyer Consulted: Hilary Woodward*

*Date: 14/04/2020*

### Equalities Implications:

- 7.3 There are no equalities implications in relation to the proposals contained in the report.

### Sustainability Implications:

- 7.3 There are no sustainability implications in relation to the proposals contained in the report.

### Brexit Implications:

- 7.4 None

### Any Other Significant Implications:

- 7.5 None

### Crime & Disorder Implications:

- 7.5 None

### Risk and Opportunity Management Implications:

- 7.6 None

### Public Health Implications:

- 7.7 None

### Corporate / Citywide Implications:

7.8 None

**SUPPORTING DOCUMENTATION**

Hove Borough Council Act 1976 ("The Act")