

13 August 2020

Brighton &amp; Hove City Council

<b>Subject:</b>	<b>Prioritise &amp; Support Community Led Affordable Housing Over Private Developers in the City - Petition for Debate</b>		
<b>Date of Meeting:</b>	<b>13 August 2020</b>		
<b>Report of:</b>	<b>Executive Lead Officer for Strategy, Governance &amp; Law</b>		
<b>Contact Officer:</b>	<b>Name:</b>	Mark Wall	Tel: 01273 291006
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<b>Wards Affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE****1. SUMMARY AND POLICY CONTEXT:**

- 1.1 Under the Council's Petition Scheme if a petition contains more than 1,250 signatures and is not petition requesting officer evidence, it will be debated by the Full Council.
- 1.2 The e-petition has resulted in triggering a debate at the council meeting, having exceeded the threshold with a total of 1,351 signatures confirmed at the time of printing the report.

**2. RECOMMENDATIONS:**

- 2.1 That the petition is noted and referred to the Tourism, Equalities, Communities & Culture Committee for consideration.

**3. RELEVANT BACKGROUND INFORMATION / CHRONOLOGY OF KEY EVENTS:****3.1 The Petition:  
Prioritise & Support Community Led Affordable Housing Over Private Developers in the City**

We the undersigned petition Brighton & Hove Council to prioritise community led housing over profit-led private developers when making council and brownfield land identified in the City Plan available for new homes in the city. We also call on them to explore how to make land financially viable for community self-build so that the homes created on it can be truly affordable for local people for ever.

Lead Petitioner – Andrea Jones

Additional Information:

Brighton is in the middle of a deepening housing crisis. The city has the second largest rough-sleeping population in the country, one of the highest housing waiting lists and the second highest house prices in the UK. There are also thousands of families and key workers trapped in unsustainable housing situations because of the disastrous disconnect between average wages and average house prices alongside paying astronomical rents or being stuck with mortgages they can never pay off.

Unlike private developments evidence from across the country shows that community-led housing:

- 1) Creates truly affordable housing that STAYS AFFORDABLE
- 2) Reduces the need for social care in older people by creating SUPPORTIVE COMMUNITIES
- 3) Are built to the HIGHEST ECOLOGICAL AND ENVIRONMENTAL standards
- 4) REDUCE POLLUTION and congestion
- 5) Create truly COLLABORATIVE COMMUNITIES with beneficial infrastructure for neighbouring communities and provide a BOOST TO THEIR LOCAL ECONOMIES.

We recognise that land is at a premium in our small city as well as the huge challenges that local authorities face in delivering services to greater numbers of people with ever reducing budgets. However, we would argue that selling land to the highest bidder (generally private developers and corporations) is a false economy and does little to address the housing crisis. Private developers often prioritise profit over the needs of local communities, don't build to the highest environmental standards and rarely deliver on their affordable housing targets. Large developments where the majority of the homes are for sale at full market value feed high house prices and drive out young people, families and key workers who can no longer afford to live in their home city.

With a thriving community led housing sector in Brighton, national grants available, and a public mood which wants to see fast action on housing and the environment; there has never been a better time for the city council to take a bold and powerful step to show its commitment to community led housing and have this innovation shared across the country and celebrated by its residents.

We acknowledge the good work already done by the council to support Community Led Housing but passionately believe that one of the most significant solutions to our city's housing crisis is supporting and resourcing local people to build their own homes and communities. If spare land is always sold to the highest bidder at the highest price, we are selling out the people of our wonderful city to private business and their profit margins.

Further reading and research:

Benefits of cohousing Report September 2019, Bridport group/project, Dorset

<http://www.lse.ac.uk/geography-and-environment/research/lse-london/documents/Reports/Bridport-cohousing-report.pdf>

Labour case for community led housing: [http://labour.org.uk/wp-content/uploads/2019/06/12081\\_19-Land-for-the-Many.pdf](http://labour.org.uk/wp-content/uploads/2019/06/12081_19-Land-for-the-Many.pdf)

High environmental standards etc: <http://www.grcc.org.uk/affordable-housing/community-led-housing-benefits>

Who benefits from CLH? <http://clhtoolkit.org/housing/who-benefits-community-led-housing-schemes>

Evidence on benefits from Wikipedia including links to research:

[https://en.wikipedia.org/wiki/Community-led\\_housing](https://en.wikipedia.org/wiki/Community-led_housing)

2017 speech from then housing minister Housing Minister Alok Sharma's to the Community-Led Housing Conference

<https://www.gov.uk/government/speeches/community-led-housing>

The economic case for CLH against selling land to private developers:

<https://neweconomics.org/2018/05/making-the-case/>

<https://neweconomics.org/2018/05/making-the-case-5>

Benefits research:

[https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=10&ved=2ahUKEwjEue3akZnjAhUyt3EKHXNXDfsQFjAJegQIBxAC&url=https%3A%2F%2Flocality.org.uk%2Fwp-content%2Fuploads%2F2018%2F03%2FLocality\\_Small-Scale-Community-led-Housing.pdf&usq=AOvVaw3l4Oe8onnFgVxv699GwilK](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=10&ved=2ahUKEwjEue3akZnjAhUyt3EKHXNXDfsQFjAJegQIBxAC&url=https%3A%2F%2Flocality.org.uk%2Fwp-content%2Fuploads%2F2018%2F03%2FLocality_Small-Scale-Community-led-Housing.pdf&usq=AOvVaw3l4Oe8onnFgVxv699GwilK)

Building and Social Housing Foundation now World Habitat – source

#### **4. PROCEDURE:**

4.1 The petition will be debated at the Council meeting in accordance with the agreed protocol:

- (i) The Lead petitioner will be invited by the Mayor to present the petition and will have up to 3 minutes in which to outline the prayer of the petition and confirm the number of signatures;
- (ii) The Mayor will then open the matter up for debate by councillors for period of 15 minutes and will first call on the relevant Committee Chair to respond to the petition and move a proposed response. The Mayor will then call on those councillors who have indicated a desire to speak in the matter, before calling on the relevant Committee Chair to respond to the debate;
- (iii) An amendment to the recommendation in paragraph 2.1 of the report or to add additional recommendations should be submitted by 10.00am on the day of the meeting; otherwise it will be subject to the Mayor's discretion as to being appropriate. Any such amendment will need to be formally moved and seconded at the meeting;
- (iv) After the 15 minutes set aside for the debate, the Mayor will then formally put:
- (v) (a) Any amendments in the order in which they are moved, and  
(b) The substantive recommendation(s) as amended (if amended).

