

Private and Confidential

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Date: 11th May 2021
Ref.:
e-mail: Rachel.sharpe@brighton-hove.gov.uk

Dear Ross

**Redevelopment of the corner of New England Road and New England Street,
Brighton**

I write further to your initial discussions with housing colleagues regarding the proposed redevelopment of the above site.

From the details provided, I understand that you have been exploring a range of housing options at the site and that the preferred option on the housing element of site proposal would be to deliver a 100% affordable housing scheme. An option has been presented as part of the business case which demonstrates what might be achieved on the site without a subsidy requirement. This helpfully provides a base which we can further develop in order to explore a scheme that will work for the council.

Brighton & Hove is a growing city with 290,395 people with the population due to increase to 311,500 by 2030. The council has an Affordable Housing Brief based on evidenced housing needs in the city which reflects the very pressing need for affordable homes in the city. As at April 2021, Brighton & Hove currently has 7,225 households on our Housing Register and a significant shortage of affordable homes available to us to let.

The city-wide Housing Strategy adopted by Council in March 2015, has as Priority 1 Improving Housing Supply. A key theme of our Housing Strategy is the lack of availability of affordable homes, in particular affordable homes for rent, and the economic impact of this lack of housing supply on our ability to retain lower income working households and employment in the city across all sectors. This is in addition to the adverse impact on the council's ability to meet the needs of those who approach us for housing and those to whom we owe a duty to accommodate. Housing will therefore work positively with developers to answer housing need.

We therefore are interested in the proposal of a 100% affordable housing scheme on this site and look forward to continuing to work with QED to further develop the proposal, and to explore the options for acquiring the properties.

**Executive Director Housing, Neighbourhoods and
Communities**

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Hopefully this gives you some assurance that the principle of delivering a 100% affordable housing scheme at this site is supported.

The above is stated based on the work that has been undertaken to date, and without prejudice to the committee approvals or due diligence that would be required for the council to take forward a final proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Sharpe', written in a cursive style.

Rachel Sharpe
Executive Director – Housing, Neighbourhoods & Communities