

ID	Strategic Action	Deliverables / Milestones	Housing strategy focus area	Council plan priority	Lead Officer(s)
Priority 1. Improve housing quality, safety and sustainability					
HS01	Ensure the council complies with Social Housing Regulation Act 2023 and meets the four consumer standards that underpin the legislation.	Continue engagement with regulator in relation to compliance against the consumer standards and support further action if required collate evidence to demonstrate compliance improvement plans are delivered on schedule for each of the four consumer standards Deliver an Assurance Framework to provide oversight and scrutiny of progress	1.1 Improve the quality of council homes and estates	Improve housing quality, safety and sustainability	Head of Tenancy Services
HS02	Provide a repairs and maintenance service for council owned housing	End backlog of routine repairs December 2025 Remodel the existing contractor framework by June 2026. Deliver action plans aligned to key priority actions in the Housing Health & Safety Action Plan 2025/2026 for electrics by December 2026.	1.1 Improve the quality of council homes and estates	Improve housing quality, safety and sustainability	Head of Housing Repairs & Maintenance
HS03	Invest in building and fire safety to meet duties under the Building Safety Act and Fire Safety (England) Regulations and ensure we are compliant with Health & Safety.	Deliver action plans aligned to key priority actions in the Housing Health & Safety Action Plan 2025/26 for gas, electric, water, asbestos, lifts, and fire risk by March 2026.	1.2 Prioritise building and fire safety improvements	Improve housing quality, safety and sustainability	Head of Housing Investment & Asset Management (Compliance)
HS04	Meet requirements of Building Safety Regulator	All major refurbishment works to comply with Fire Safety and Building Safety Registration national requirements and to be registered with the Building Safety Regulator as part of the project	1.2 Prioritise building and fire safety improvements	Improve housing quality, safety and sustainability	Head of Housing Investment & Asset Management
HS05	Deliver planned and major works capital programmes	Implement year one of the five-year programme for planned and major works Updated Asset Management Strategy to be agreed by Cabinet in November 2025	1.2 Prioritise building and fire safety improvements	Improve housing quality, safety and sustainability	Head of Housing Investment & Asset Management
HS06	Improve the condition of private rented sector accommodation	Agree new Private Sector Housing Enforcement Policy. Implement requirements of Renters Rights Act (when enacted). Roll out of selective licensing scheme to further wards in 2025/26. Undertake fire remediation actions -through identification of medium rise (11-18m) private sector blocks with potentially unsafe cladding and link through to the government's Cladding Safety Scheme by Dec 25.	1.3 Improve standards in the private rented sector	Improve housing quality, safety and sustainability	Head of Housing Strategy & Supply
HS07	Work with partners to provide advice and support to residents on home energy efficiency.	Work alongside partners across the Fuel Poverty and Affordable Warmth steering group to progress the actions in the revised Fuel Poverty & Affordable Warmth Plan including advice and support to residents via, BHESCO and EnergyWorks and the Local Energy Advice Partnership. Use existing Council communication and engagement networks alongside targeted marketing to promote support alongside advice including the Warm Homes; Local grant, Breat British Insulation Scheme and ECO funding. Work with partnership of local authorities across Sussex to build on the success of the Solar Together Sussex scheme to develop and launch a new collective purchasing scheme for low carbon technologies for private householders.	1.3 Improve standards in the private rented sector	Improve housing quality, safety and sustainability	Head of Housing Investment & Asset Management

HS08	Improve the energy performance of council homes	<p>£826,000 Warm Homes: Social Housing Fund awarded for a programme to retrofit 100 of our least efficient homes over 3 years (2025-2028). 2025-26 will see 25-30 homes retrofitted to achieve a minimum of EPC Band C. The HRA Solar PV programme will continue to install on council houses and bungalows a further 200-250 system will be installed up to April 2026.</p> <p>We will also explore options to support a business case for further solar PV installations alongside battery storage on communal roofs to directly benefit residents.</p> <p>We will be piloting the whole house retrofit of 5 properties to inform a future domestic retrofit programme.</p> <p>We will carry out decarbonisation studies of seniors housing schemes to support our transition away from gas boilers and provide residents with reliable and affordable low carbon heating.</p>	1.4 Improve sustainability and energy efficiency	Improve housing quality, safety and sustainability	Head of Housing Investment & Asset Management
HS09	Progress workstreams on future options for BHCC Large Panel System blocks (St James House, Nettleton Court, Dudeney Lodge, Swallow Court, Falcon Court, Heron Court, Kestrel Court and Kingfisher Court)	<p>Options appraisal and recommendations (Cabinet July 2025)</p> <p>Establish resident engagement groups for each block</p> <p>Appoint wider external design team to progress project</p> <p>Seek Cabinet approval for delivery vehicles</p>	1.1 Improve the quality of council homes and estates 5.1 Listen and engage with our residents	Improve housing quality, safety and sustainability	Interim Director of Regeneration
Priority 2. Deliver the homes our city needs					
HS10	Set new housing development targets through the City Plan, shape development and design of land use and the city's built environment, including delivery of infrastructure to meet the city's needs.	Review current Affordable Housing Brief and produce a new Affordable Housing Planning Advice Note	2.1 Increase the supply of high-quality homes that meet the needs of our communities	Increase housing supply	Head of Planning
HS11	Reduce the number of private sector long-term empty homes in the city	<p>Bring 100 long term empty homes (1 years plus) back into use by March 26</p> <p>Minimum 5% reduction in long term empty homes measured via New Homes Bonus calculation in Oct 25</p> <p>Commence pilot of offering grants to private sector landlords who wish to lease to the council to improve energy efficiency of the properties</p>	2.1 Increase the supply of high-quality homes that meet the needs of our communities	Increase housing supply	Head of Housing Strategy & Supply Head of Temporary & Supported Housing

HS12	Increase supply of affordable homes - rented and low cost ownership	<p>110 additional council homes delivered by the council (new build, acquisitions & conversions) by March 2026</p> <p>Deliver Year 2 of the Local Authority Housing Fund (phase 3) programme</p> <p>308 affordable homes due to be delivered in 2025/6 by Registered Providers and Build to Rent developers</p> <p>Support planning policy to enable the provision of non-council affordable housing supply in the city</p> <p>Review existing council assets to establish the best opportunities for developing more affordable homes</p> <p>Moulsecoomb Hub on site by September 2025</p> <p>Homes for Brighton & Hove - Sackville Road Scheme - Planning application (September 2025) and if approved Start on Site (March 2026)</p> <p>Future sites secured through Homes for Brighton & Hove to achieve 1,000 new homes over the lifetime of the project</p> <p>New build delivery programme in 25/26 - completion at Frederick Street (4 homes), Palace Place (11 homes) and Brickfields (28 homes). On site for the following projects - Former Hollingbury Library site (9 homes), Rotherfield Crescent (3 homes), Windlesham House (15 homes), Portslade Village Centre (28 homes), and Eastergate Road (30 homes)</p> <p>Maximise use of sites for modular and other innovative forms of housing. One site feasibility completed by Prisoners Build Homes in 2025/26. Maintain awareness of partnerships bringing funding sources to maximise delivery of new homes</p>	2.2 Increase the supply of affordable homes	Increase housing supply	Head of Housing Strategy & Supply Head of Place Making
HS13	Create new social housing lets by reducing under occupancy	<ul style="list-style-type: none"> - Develop communication strategy to promote Tenant Incentive Scheme - Work with Registered Providers to develop a wider under occupancy approach 	2.2 Increase the supply of affordable homes	Increase housing supply	Head of Tenancy Services
HS14	Review options for setting up a Housing Company	<p>Complete options appraisal/business case for setting up a Housing Company.</p> <p>Seek Cabinet approval for preferred option.</p> <p>Preparatory work for establishing company.</p>	2.2 Increase the supply of affordable homes	Increase housing supply	Head of Housing Strategy & Supply Director Homes & Investment
HS15	Reduce the number of short-term lets and second homes in the city.	<p>Prepare for potential changes in legislation in relation to short term lets.</p> <p>Take part in research project (Department of Culture, Media and Support) on new registration scheme (Summer 2025).</p> <p>Review impact of 100% council tax charge on 2nd home ownership (March 26)</p>	2.2 Increase the supply of affordable homes	Increase housing supply	Head of Housing Strategy & Supply Head of Planning Head of Welfare, Revenues & Business Support
Priority 3. Prevent homelessness and meet housing need					
HS16	Implement the Homelessness Transformation Strategy - improving the customer journey for people facing homelessness and maximising opportunities to prevent homelessness	<p>Improve first point of contact for people experiencing homelessness or who have a housing need.</p> <p>Implement new housing needs IT system (including customer facing aspects)</p>	3.1 Increase our effectiveness in preventing homelessness	Improve housing support for residents	Head of Homelessness & Housing Options
HS17	Reduce the number of households in temporary accommodation	<p>Deliver actions within the Temporary Accommodation Reduction Action Plan.</p> <p>Increase affordable supply - provide 10% of homes through 'buy backs' for temporary accommodation use.</p> <p>Meet milestones of Local Authority Housing Fund grant by completing acquisitions to achieve target of 20 homes by March 2026.</p>	3.2 Reduce the number of households in temporary accommodation	Improve housing support for residents	Head of Temporary & Supported Accommodation

HS18	Improve the quality of temporary accommodation	Implement the Dynamic Purchase System (DPS) for temporary accommodation to increase the supply and quality of accommodation. Consider the role of modular build on small sites, commencing a pilot project by March 2026. Review options for temporary accommodation delivery as part of the council's supply programmes.	5.3 Deliver effective, high quality housing services	Improve housing quality, safety and sustainability	Head of Temporary & Supported Accommodation
HS19	Implement the Housing Allocations Policy	Embed Housing Allocations Policy to maximise opportunities to prevent homelessness.	3.2 Reduce the number of households in temporary accommodation	Improve housing support for residents	Head of Homelessness & Housing Options
HS20	Review and update the Homelessness and Rough Sleeping Strategy	Undertake 8 week consultation on draft strategy Summer/Autumn 2025. Develop & agree new strategy by December 2025. Work with our partners in the Third Sector, other public sector bodies, people with lived experience and the wider community.	3.3 Focus our assistance on people who need most help	Improve housing support for residents	Head of Homelessness & Housing Options
HS21	Commission Single Homeless Services (Street Outreach, Housing First and Private Rented Access & Sustainment Services)	Consult with stakeholders and users on current provision (May 2025) Complete procurement of services and award contracts Monitor new contract to ensure delivery Review performance and address any issues	3.3 Focus our assistance on people who need most help	Improve housing support for residents	Head of Temporary & Supported Accommodation
HS22	Develop joined up approaches for those most at risk of harm or where there is greater impact if they become homeless	Deliver female only temporary accommodation (16 homes) by September 2025. Review of options for pan Sussex reciprocal arrangements for survivors of domestic abuse	3.3 Focus our assistance on people who need most help	Improve housing support for residents	Head of Temporary & Supported Accommodation Director - Commissioning & Communities
HS23	Support and resettle refugees and asylum seekers	Deliver our commitments as a City of Sanctuary Support the Refugee Resettlement Programmes including identifying suitable properties in the private rented sector Other properties to be acquired through the Local Authority Housing Fund in 2025/26 Submitting an expression of interest to participate in the government's pilot aimed at bringing asylum accommodation back under local authority control.	5.2 Ensure our housing services are accessible, fair and inclusive	Work to reduce inequality	Head of Housing Strategy & Supply Director - Commissioning & Communities
Priority 4. Support improved health and wellbeing for all					
HS24	Ensure that people can live in safe and well-maintained neighbourhoods and feel safe in their homes	Agree Hate Incidents Policy for council tenants and leaseholders (Overview & Scrutiny Committee September 2025) Recommence estate inspections on council owned estates. Deliver Estate Development Budget	4.1 Work with partners to develop safe, healthy and inclusive estates and neighbourhoods	Create safe public spaces that are accessible for all	Head of Tenancy Services

HS25	Support older people to be independent and resilient	Align aim with our Health & Care Partnership Shared Delivery Plan and the objective to embed an integrated health & care frailty model through our new Integrated Community Teams (ICT). Working with ICT to deliver health surgery partnerships at Senior Housing schemes. Roll out of local fall detectors tool and Royal Society for Prevention of Accidents (RoSPA) tool to reduce falls and improve health and wellbeing of Seniors Housing residents.	4.2 Support people to live independently	A healthy city where people thrive.	Programme Director Integrated Service Transformation Head of Tenancy Services
HS26	Support people with additional support needs to be independent and resilient.	Deliver the elements of the learning disability strategy housing action plan, autism action plan and mental health action plan where resources have been committed by partners and seek further resources where these are not available. Through the city's Health & Care partnership deliver the agreed aims of the Multiple Compound Needs Programme to improve outcomes for people who are homeless with multiple and compounding health and social care needs.	4.2 Support people to live independently	Improve housing support for residents	Director - Commissioning & Partnerships Head of Place Making Head of Disability Services 25+ Head of Children's Disability Services Programme Director Integrated Service Transformation
HS27	Meet requirements of Supported Housing (Regulatory) Oversight Act 2023.	Identify resources to develop & agree supported housing strategy Prepare for anticipated introduction of mandatory licensing for supported housing (Summer 2026) Maximise HB subsidy return against supported housing tenancies across the city.	4.2 Support people to live independently	Improve housing support for residents	Head of Temporary & Supported Accommodation Head of Housing Strategy & Supply. Head of Welfare, Revenues and Business Support
HS28	Enable people to live independently in their homes by providing housing adaptations	Provide and deliver adaptations for those in need - £4.7m of investment in 2025/26 (£1.8m for council owned homes and £2.9m for privately owned homes through Disabled Facilities Grant). Integrate occupational therapy service for adult social care and adaptations to provide one point of contact for customers requiring these services.	4.2 Support people to live independently	Improve housing support for residents	General Manager (Access)
HS29	Meet requirements of Awaab's Law	Raise tenants awareness of damp & mould and the support available Implement new protocol and put in place resources to meet requirements of Awaab's Law in council owned properties (October 2025) Information campaign for private sector landlords of their current responsibilities & take enforcement action where necessary	4.3 Promote healthy housing for our residents	Improve housing quality, safety and sustainability Enable people to live healthy, happy and fulfilling lives	Head of Housing Repairs & Maintenance Head of Housing Strategy & Supply
Priority 5: Provide resident focused housing services					
HS30	Ensure that tenants' views are at the heart of decision-making about the delivery of our landlord services.	Deliver Year 1 of the Transforming Tenant Engagement Action Plan 2025-27 Produce Tenant Engagement Strategy Deliver on Great Landlord Action Plan Consult with residents in LPS Blocks on future options and next steps.	5.1 Listen to and engage with our residents	Meet the needs of our residents and other customers	Director Housing People Services Director - Commissioning & Communities

HS31	Brighton & Hove City Council to become a great landlord	Deliver 'Great Landlord - Continuous Improvement Plan' by Autumn 2025, and evidence compliance with Social Housing Regulator Consumer Standards by delivering associated action plans. Carry out further co-production workshops to continuously develop improvement plan	5.1 Listen to and engage with our residents 5.3 Deliver effective, high quality housing services	Meet the needs of our residents and other customers	Director Housing People Services & Director Homes and Investment
HS32	Optimise the local benefits and social value of our inhouse repairs and maintenance service.	Maintain our apprentice promise to engage 20 apprentices at any one time. Work with local schools attract more diverse applicants for future apprenticeships opportunities in the repairs and maintenance service	5.2 Ensure our housing services are accessible, fair and inclusive	Work to reduce inequality	Head of Housing Repairs & Maintenance
HS33	Provide housing information and advice appropriate to the needs of our diverse communities	Review the customer journey and information on housing services webpages as part of council wide website refresh	5.2 Ensure our housing services are accessible, fair and inclusive	Meet the needs of our residents and other customers	Director Homes and Investment Director Housing People Services Strategic Communications Manager
HS34	Ensure that our housing workforce has the relevant skills and competencies to deliver an effective service to all residents.	Continue to roll out training and support to develop trauma informed practice in our front line staff and reflective practice. Training for staff to raise awareness of Awaab's Law. . Enrol relevant staff onto professional qualifications as per Social Housing Regulation Act requirements	5.3 Deliver effective, high quality housing services	Improve housing support for residents Our ways of working	Director Homes and Investment Director Housing People Services
HS35	Work with other social landlords to share intelligence, pool resources and work on shared priorities.	Establish Brighton Hove Social Landlord Network Housing Summit July 2025	5.4 Work with our partners to agree and deliver shared priorities	Improve housing quality, safety and sustainability Increase housing supply Improve housing support for residents	Head of Housing Strategy and Supply
HS36	Work with NHS and other partners to improve services and support for people with multiple, compound needs	Develop & deliver Brighton & Hove 'Improving Lives Together' place based plans through integrated community teams and multiple compounds needs transformation programme.	5.4 Work with our partners to agree and deliver shared priorities	Improve housing support for residents	Programme Director - Integrated Service Transformation