

Update on LPS Blocks - Consultation

Area in city/ citywide:	Citywide
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Appendix:	

Purpose:

To update Area Panel on the Large Panel System Blocks - Launch of the 12 -week Consultation Survey

Consultation Period: 13 October 2025 – 12 January 2026

Main body of the report:

Due to structural concerns affecting eight of our high-rise buildings across three sites, the council is consulting on proposals for redevelopment and regeneration.

These buildings require either **strengthening and refurbishment**, which would extend their safety for approximately 20 years but involve significant disruption to residents and substantial costs to the council, or **full redevelopment**, which is the council's preferred option.

Redevelopment would involve demolishing the existing blocks and constructing new homes built to modern standards, offering improved quality, energy efficiency, and a better mix of property sizes to meet current and future housing needs.

The Buildings Affected:

- **Hollingdean:** Dudeney Lodge, Nettleton Court
- **North Whitehawk:** Falcon Court, Heron Court, Kestrel Court, Kingfisher Court, Swallow Court
- **Kemptown:** St James House

We are consulting on the Rehousing Policy and the draft Local Lettings Plan (LLP).

The Rehousing Policy explains our approach and sets out the support which will be available for residents if they need to move – such as help finding a new home and financial help with moving costs.

The draft LLP sets out how homes will be offered to council tenants, and how this might affect people on the housing register.

As this will impact waiting times for some groups on the housing register, the LLP consultation is also open to everyone currently on the housing register.

Who Can Take Part

- **Residents of the 8 LPS blocks** (tenants and leaseholders)
- **Everyone on the housing register** (due to potential impact on allocations)

Many thanks to the Resident Advisory Groups who have worked with us to develop the consultation questions, Rehousing Policy and the draft Local Lettings Plan

The consultation is open until Monday 12 January 2026.

Next Steps/how to get involved:

- The Community Engagement team are undertaking a range of engagement activities with LPS residents at all three sites, to ensure residents have their say and are able to respond to the survey.
- They will be door knocking in the blocks and can arrange individual appointments and support such as interpreters, translation, and helping those without online access to complete the survey.
- Details have been given in the LPS newsletters.
- There are also workshops and individual meetings available for LPS leaseholders – they have been sent this information
- Everyone on the housing register has also been sent a link to complete questions in the survey about the Local Lettings Plan

Your Voice online survey: [Project: The future of the large panel system buildings | Brighton & Hove City Council](#)

Contact lps.engagement@brighton-hove.gov.uk if you need any support with the survey or have any questions.