

Consultation Questions

Section 105 questions

Are you a

- Resident or leaseholder of Dudeney Lodge and Nettleton Court in Hollingdean; Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court in north Whitehawk; or St James's House in Kemp Town
- Currently on the housing register
- None of the above
- **Are you a**
- Council tenant
- Temporary accommodation tenant (including Seaside Homes)
- Leaseholder
- Private tenant

Question 1: What do you like about your current home and the area?

About your home: (all except HR)

- Size and layout of rooms
- Open plan or separate kitchen
- Heating, hot water and warmth
- Sound proofing between homes
- View from windows
- Balcony or own outdoor space
- Storage space available
- Accessibility features
- Other (please tell us)

About the area:

- Transport links and buses
- Close to shops and services
- Neighbours and community
- Connection to seafront/town centre
- Green spaces nearby
- Safety and security
- Parking available
- Other (please tell us)

Question 2: What don't you like about your current home and the area?

About your home:

- Size too small
- Size too big
- Heating problems
- Damp issues
- Poor water pressure
- No view or poor view
- Number of lifts
- No outdoor space
- Not enough storage
- Hard to get in and out
- Other (please tell us)

About the area:

- Poor transport links
- Too far from shops/services
- Problems with neighbours
- Area feels unsafe
- No green spaces
- Parking problems
- Street based antisocial behaviour, such as drugs, rough sleeping
- Bins storage/ rubbish
- Poor road cleaning
- Other (please tell us)

Question 3: Is it clear why refurbishment of the buildings is not the preferred option?

(Refurbishment means fixing or improving the buildings to address safety and structural issues)

- Yes
- No
- Free text field for comments

(If person answers 'No', following message pops up – "The strengthening options would only guarantee 20 more years, at great cost and disruption, without solving the core safety issues in the longer term.")

Question 4: Is it clear why the preferred option is to knock down the current buildings and replace with new homes? If you disagree with demolition, please use the free text box to explain why and what alternatives you think should be considered.

- Yes
- No
- Free text field for comments

Question 5: What outdoor spaces and facilities would you want in a new development?

- Parking
- Balconies
- Local shops
- Children's play areas
- Allotments and growing spaces
- Community garden areas
- Seating areas for residents
- Dog exercise area
- Trees and green spaces
- Raised planting beds
- Good lighting for safety
- Clear sightlines (no hidden corners)
- Fencing
- Storage for mobility scooters/equipment
- Other (please tell us)

Question 6: What indoor facilities (shared spaces) would be important to you?

- Community room for meetings/activities
- Access to the internet
- Small spaces for informal get-togethers
- Toilets
- Temperature control
- Sound proofing
- Easy access in and out for residents
- Internal walkways between blocks
- More than one lift
- Other (please tell us)

Additional S105 Question for each site

Which building do you live in?
(Please select your block from the list below)

- Dudeney Lodge
- Falcon Court

- Heron Court
- Kestrel Court
- Kingfisher Court
- Nettleton Court
- St James's House
- Swallow Court

For St James's House:

Question 7: If living in the town centre is important to you, what matters most?

- Close to seafront and town
- Being part of the local community
- Good transport links
- Close to shops and services
- Central location
- Accessibility of site
- Other (please tell us)

For Nettleton Court and Dudeney Lodge:

Question 7: If you want to stay in the area, what matters most?

- Being part of the local community
- Access to local services
- Feeling safe
- Good relationships with neighbours
- Accessibility of site
- Easy accessibility to transport
- Other (please tell us)

For Whitehawk:

Question 7: What's important for your area's future?

- Better connections between blocks
- Being part of the local community
- Local shops
- Protecting community spaces
- Protecting existing green spaces
- Local jobs and training opportunities
- Facilities for young people
- Accessibility of site
- Other (please tell us)

All questions would include space for additional comments and "Other (please tell us)" options to capture views not listed

For Leaseholders :

Question : Which housing options would you consider?

Please tick all that apply. You can also add comments to help us understand your situation better.

a. Selling your home back to the council

You sell your leasehold home to the council.

- **Yes, I'm already doing this**
How has the process been for you? Any suggestions for improvement?
- **No, I haven't approached the Council yet**
Can you tell us why?
Any further comments [free text box]

b. Buying a new home on the open market

You sell your current home and use the money to buy another one. You might need a mortgage (a loan to help you buy), or you might not depending on your finances.

- Yes, I would consider this
- **I need more information**
- No, I would not consider this

This doesn't work for me – please tell us more
[Free text box]

c. Lease Swap (council-to-council)

(This option is for resident leaseholders who can't afford to buy a new home on the open market)

If you're struggling financially and can't afford to buy a new home, you could swap your current leasehold home for another empty council-owned home of similar value in a different council building. You would own this property as a leaseholder like you do now.

The service charges due and any major works planned would be identified as part of the lease swap process.

- I would consider this
- I need more information

- This doesn't work for me – *please tell us more*
[Free text box]

d. Shared Equity (with the Council)

(This option is for resident leaseholders who can't afford to buy a new home on the open market.)

You buy a new council leasehold home that's the same size but costs more than your current one.

The Council owns part of the new home, and you own the rest.

You pay back the Council's share when you sell the home.

You're responsible for all repairs and maintenance.

You can buy more of the Council's share in the home, when you're able to. If you buy the full share, the home will be completely yours.

The service charges due and any major works planned would be identified as part of the purchase.

- I would consider this
- I need more information
- This doesn't work for me – *please tell us more*
[Free text box]

e. Shared Ownership (with a Housing Association)

(This option is for resident leaseholders who want to part-own and part-rent a home.)

You buy part of a home and rent the rest from a housing association (not the Council).

You can use your equity/savings or get a mortgage to buy your share, and you pay rent on the part you don't own.

You're responsible for repairs and maintenance in your home.

The service charges due and any major works planned would be identified as part of the purchase.

You have the option to increase your ownership share over time. If you reach full ownership, the property becomes entirely yours.

You can also sell the home whenever you choose.

- I would consider this
- I need more information

- This doesn't work for me – *please tell us more*
[Free text box]

f. Private Renting

You move out of home ownership and rent from a private landlord.

You may have more choice in location and property type and could move more quickly.

But you would no longer own a home.

- I would consider this
- I need more information
- This doesn't work for me – *please tell us more*
[Free text box]

Local Lettings Plan (LLP) and Rehousing Policy Questions

The council's Allocations Policy 2025 sets out how we allocate priority for housing within the city. The policy allows us to develop a 'Local Lettings Plan' (LLP) in circumstances such as regeneration, to ensure affected secure council tenants are suitably rehoused fairly, within the timescales for the delivery of the redevelopment.

We are now consulting on the draft LLP for the regeneration of the 8 large panel system blocks (St James's House, Nettleton Court, Dudeney Lodge, Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court. ([link to doc](#))

The draft Rehousing Policy outlines the approach we will take and support available to move the affected tenants out of the 8 LPS blocks. There is a separate offer for leaseholders. ([Link to doc](#))

Prioritising moves for the affected secure council households through the LLP may also impact other people on the housing waiting list, and therefore we have included them in this consultation.

For LPS secure council tenants only questions 1-7

Question 1:

Under the draft Local Lettings Plan, how should we decide who gets housing offers first?

- Give all Large Panel System (LPS) households the same priority date
- Prioritise households based on the order of the block/sites being regenerated (St James's House, then Nettleton Court and Dudeney Lodge, and then the North Whitehawk blocks (Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court but order is not known yet)
- How long someone has been a tenant
- Families with children who need stable housing
- People with health needs or disabilities

- Prioritise older residents
- Households currently living in overcrowded conditions
- Use a mix of different factors to decide
- Other (please tell us)

Question 2: How many offers of suitable housing should you get?

- One offer
- 2 offers
- 3 offers
- Should depend on your personal situation
- Should depend on the area/location
- Other (please tell us)

Question 3: How long should you be able to bid for housing before we give you a direct offer?

- One month
- 2 months
- 3 months
- 6 months
- Should be different for each person's situation
- Other (please tell us)

Question 4: Should you be able to refuse an offer?

- Yes, once with a good reason
- Yes, twice if there are special circumstances
- No, you should accept the first suitable offer
- Should depend on special circumstances
- Other (please tell us)

Question 5: What support would help you through the housing process? (tick all that apply)

- A dedicated rehousing officer to support me
- Another resident who's been through this (buddy system)
- Understanding legal rights

- Filling out forms
- Translation, interpretation and Braille or other forms of documentation
- Help with bidding for properties on Homemove
- Being connected to an advocate
- Viewing properties
- Help finding new GP and local health services, such as a dentist
- Help with decluttering or downsizing
- Help with packing and unpacking
- Help with arranging utilities
- Disconnecting/reconnecting appliances
- Drop-in sessions in the community
- Help with benefits and money
- Mental health and wellbeing support
- Linking in to support service
- Ensuring mobility and adaptation needs are met
- Other (please tell us)

Question 6 Which housing options would you consider?

Option 1 Council property elsewhere in Brighton & Hove This means moving to another council property in the city. You keep your secure tenancy rights and council rent levels. However, there is limited choice for council properties

- I would consider this
- I need more information
- This doesn't work for me

Option 2 Housing association property in Brighton & Hove This means moving to a similar set up to council housing but run by a housing association. You will NOT have a secure tenancy, and rents could be higher than council rents. However, you may have more choice of locations and properties are often newer

- I would consider this
- I need more information
- This doesn't work for me

Option 3 Seniors' housing or Extra Care Housing (if you're 50+) This means independent living (your own flat in a seniors' housing scheme) with some additional support services and a range of communal activities if you need them. Secure tenancy but no right to buy. Council rents but some additional costs/charges. Benefits include help when you need it and being part of a community with people of similar age.

- I would consider this
- I need more information
- This doesn't work for me
- Not for my age group

Extra Care Housing 50+ for eligible people with higher care needs.

This means a similar set up as seniors' housing but with care providers on site 24 hours a day for people with higher personal care and support needs due to frailty, age, dementia, acquired brain injury, physical disability etc. Care package costs will need to be funded either by social services or self-funded if not eligible.

- I would consider this
- I need more information
- This doesn't work for me
- Not for my age group

Option 4 Shared ownership This means you part-buy and part rent your home from a housing association. You need to get a mortgage for your share and pay rent on the rest. You're responsible for all repairs and maintenance. However, you can build up equity in your home, you can sell your home, and you have more control over decorating and changes.

- I would consider this
- I need more information
- This doesn't work for me

Option 5 Private rental with council support This means getting support from the council to rent from a private landlord. You will NOT have a secure tenancy. Rents

are usually higher, and the landlord can end your tenancy with notice. However, you may have more choice of areas and property types and could move in more quickly.

- I would consider this
- I need more information
- This doesn't work for me

Option 6 Moving to social housing in another area (outside of Brighton & Hove) The council can help you find out about applying for social housing in other areas through the Homefinder scheme. This doesn't guarantee you an offer of social housing elsewhere

- I would consider this
- I need more information
- This doesn't work for me

Question 7: Are you interested in returning to the new homes on the site when built?

There is no legal requirement for the Council to give secure tenants the option to return to the redeveloped site, however we are committed to helping those that wish to return to the renewed site, wherever possible.

This means moving to permanent housing elsewhere then having the right to move back to new homes on this site. You keep your tenancy rights and get to return to a new home in the area you know.

- I would consider this
- I need more information
- This doesn't work for me

FOR those on housing register; TA, PRS

Housing register /TA/PRS etc

Local Lettings Plan (LLP) and Rehousing Policy Questions

The council's Allocations Policy 2025 sets out how we allocate priority for housing within the city. The policy allows us to develop a 'Local Lettings Plan' (LLP) in circumstances such as regeneration, to ensure affected secure council tenants are suitably rehoused fairly, within the timescales for the delivery of the redevelopment.

We are now consulting on the draft LLP for the regeneration of the 8 large panel system blocks (St James's House, Nettleton Court, Dudeney Lodge, Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court. ([link to doc](#))

The draft Rehousing Policy outlines the approach we will take and support available to move the affected tenants out of the 8 LPS blocks. There is a separate offer for leaseholders. ([Link to doc](#))

Prioritising moves for the affected secure council households through the LLP may also impact other people on the housing waiting list, and therefore we have included them in this consultation.

- The 8 Large Panel System (LPS) blocks across the city need considerable work to either strengthen/refurbish or regenerate them to bring them upto current building regulation standards. It will be necessary to move residents which ever option we go for given the nature of the work required.
- The Council's preferred option is regeneration ie to demolish and build new homes on the sites rather than strengthening and refurbishing the existing blocks which would only add about 20 years' additional occupancy for the buildings.

- Regenerating the blocks in this way provides better quality housing that will last for a much longer period of time and will provide a better mix of property sizes.
- There are 558 properties in total across the 8 blocks, of which 175 are one bed; 381 are two bed, and 2 are three bed properties. Some are owned by leaseholders - we will be buying back these properties.
- The law says that we must provide suitable alternative secure accommodation to all the secure council tenants in the blocks who will lose their homes. This is approximately 430 households in total.
- We need to do this on a phased basis by block, within the timescale for the regeneration programme.
- We expect the rehousing process to take up to 4-5 years to complete.
- Secure tenants moving out of the 8 LPS blocks will be awarded Priority Band B management transfer.
- The Local Lettings Plan will prioritise properties for this group. Adverts will say "priority to LPS".
- If you are already on the housing register and have been given Priority Band A or have been assessed by the council as having a 3 bedroom+ need, you are less likely to be impacted by the Local Lettings Plan.
- Tenants living in Temporary accommodation (TA) or private rented flats in the affected blocks will not be included in the local lettings plan.
- However, the Rehousing Policy outlines the process and support that will be available to TA and private rented tenants as well as secure tenants.
- There is a separate offer for leaseholders.

Q1: What is your current housing situation? *(Please select one)*

- Living in temporary accommodation provided by the council
- Social housing tenant living with less bedrooms than your assessed need (as assessed by the council)
- Private renting and need to move
- Living with family or friends
- Other (please tell us)

Q2: How long have you been waiting for social housing? *(Please select one)*

- Less than 6 months
- 6 months to 1 year
- 1 to 2 years
- 2 to 5 years
- More than 5 years

- I am not on the housing register

Q3: Do you understand why we need to rehouse secure council tenants in the eight LPS blocks as a priority if they are going to lose their homes?

Yes – I understand

No – I don't understand

Q4: If you are on the housing register, what do you think the impact of an LLP will be for you? Being on the housing register means either you are waiting for a tenancy, with a registered social landlord under the allocations scheme, or you have one and are applying to transfer, to another property. We have set out some points below that you could mark as an area of concern. We will answer concerns raised in a document for people to consider.

Areas of concern (tick all that apply)

- LPS tenants getting priority over me
- There being fewer properties available for me to bid on
- I will have to wait longer for a property
- I may be in temporary accommodation, supported accommodation or homeless for longer
- My family will be living in overcrowded accommodation for longer
- I will have to wait longer to downsize
- I will have to wait longer to get a property that meets my physical/mobility/medical needs
- Other please specify

Q5: On a scale of 1 – 10 (1 being no problem 10 being a major problem) – how much will you be impacted by being on the waiting list for a longer time.

Q6: Are there any other housing options you would consider to help you move more quickly (tick any that apply)

- Mutual Exchange or “swapping tenancies” into another social housing property anywhere in the city or elsewhere
- Registering with the national Homefinder scheme to help find a social housing property elsewhere in the country (this does not guarantee you an offer of social housing).
- Downsize to a smaller social housing property through a transfer incentive scheme (TIS).
- Support to move to the private rented sector and help with rent deposit

- Talk to my housing provider to see if they can do a management transfer within their housing stock
- Look into low cost/shared ownership options within the city
- Move into senior's housing or Extra care housing (for over 50's)
- Other – (please tell us)

Q7. The Local Lettings Plan is required as we will be legally obliged to rehouse the secure tenants and may have duties to others who live in the blocks. However, we would welcome any suggestions that you might make about how we can minimize the impact on others already or likely to join the waiting list:

Suggestions include: -

- Clear criteria published for everyone to see
- Continuing to prioritize the most urgent housing needs across all
- Transparent reporting on how many properties go to LLP vs. general housing register
- A published timetable of when LPS decants will take place and the numbers of people left to be made an offer from the LPS blocks, by property size.
- Other (please tell us)

Question 8 – Rehousing Policy For TA and private tenants living in the LPS blocks, what support would help you through the housing process? (tick all that apply)

- A dedicated housing officer to support me
- Another resident who's been through this (buddy system)
- Understanding legal rights
- Filling out forms
- Translation, interpretation and Braille or other forms of documentation
- Help with bidding for properties on Homemove
- Being connected to an advocate
- Viewing properties
- Help finding new GP and local health services, such as a dentist
- Help with decluttering or downsizing
- Help with packing and unpacking
- Help with arranging utilities
- Disconnecting/reconnecting appliances
- Drop-in sessions in the community
- Help with benefits and money
- Mental health and wellbeing support
- Linking in to support service
- Ensuring mobility and adaptation needs are met
- Other (please tell us)

Question 9 What would make a new development a great place to live?

- Safe and secure environment
- A mix of property sizes – not all one or 2 beds
- Strong community feeling
- Good transport links
- Accessible pathways and areas
- Parking spaces available
- Green spaces and trees
- Facilities for children and young people
- Close to local services
- Modern heating
- Windows that can be cleaned by residents
- Space for mobility scooters
- Secure bike and ebike/e-scooter storage
- Motorcycle spaces or storage
- Garages available to rent
- Secure bin storage
- Other (please tell us)

**Question 10 What local services or amenities are important to you?
(Tick all that apply)**

- GP and other health facilities, such as dentists
- Shops
- Gym and/or sports facilities
- Schools and nursery
- Family Hub or community family support groups
- Community centre and activities
- Library
- Faith groups
- Cultural groups/centres
- Places of worship
- LGBTQ+ community spaces
- Other (please tell us)

