

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 meeting the consumer standards and collate evidence to demonstrate compliance Improvement plans are delivered on schedule for each of the four consumer standards (including Creating Great Homes Together, Housing (Safety & Quality) and Consumer Standards)	1.1 Improve the quality of council homes and estates	Improve housing quality, safety and sustainability	Director Housing People Services & Director Homes and Investment
HS02	Provide a repairs and maintenance service for council owned housing	Reduce backlog of housing repairs Remodel the existing contractor framework by December 2026. Realise Strategic Management Plan to fully meet electrical safety compliance by December 2026. Launch a repairs and maintenance policy co-produced with tenants by September 2026 Undertake incoming and lateral mains testing to all low, medium and high rise buildings. Complete lateral mains replacement and upgrade in six blocks.	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 2026/27 for gas, electric, water, asbestos, lifts, and fire risk by March 2027. Fully meet requirements of Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 for tenants who may not be able to evacuate on their own. Design and deliver capital programme for water safety in 2026/27	1.2 Prioritise building and fire safety improvements	Improve housing quality, safety and sustainability	Head of Housing Safety & Regulatory Compliance
HS04	Deliver planned and major works capital programmes	Agree Asset Management Plan 2026/27 Cabinet (May 2026) Deliver 2026/27 Asset Management Plan Deliver Year 1 of stock condition survey programme Complete major and planned works as per delivery schedule	1.2 Prioritise building and fire safety improvements	Improve housing quality, safety and sustainability	Head of Housing Investment & Asset Management

HS05	Improve the condition of private rented sector accommodation	Agree new Private Sector Housing Enforcement Policy (April 2026) Implement phase 1 requirements of Renters Rights Act (May 2026) and preparation for phase 2 requirements Publish interim review of existing Selective Licensing Scheme (June 2026) Roll out of selective licensing scheme to further wards in 2026/27 (October 2026) Undertake fire remediation actions - by identification of medium and high rise (11-18m) private sector blocks with potentially unsafe cladding and link through to the government's Cladding Safety Scheme	1.3 Improve standards in the private rented sector	Improve housing quality, safety and sustainability	Head of Housing Strategy & Supply
HS06	Improve the energy performance of homes	Complete current PV programme for council owned homes Complete decarbonisation of Manor Paddock Seniors Housing Scheme Delivery of year 2 of Warm Homes Social Housing Fund project - 40 homes to be retrofitted to minimum EPC C. Complete mobilisation of collective solar purchasing scheme across Sussex providing low carbon technologies to private households and complete round 1 of scheme.	1.3 Improve standards in the private rented sector	Improve housing quality, safety and sustainability	Head of Housing Investment & Asset Management
HS07	Progress workstreams on future options for the three master planning areas (St James House, Nettleton Court, Dudeney Lodge, Swallow Court, Falcon Court, Heron Court, Kestrel Court and Kingfisher Court)	Procure with residents an Independent Tenant & Leaseholder Advisor (ITLA) to support residents through rehousing and design development stages, Identify delivery routes for each masterplan area following design and financial due diligence Co-design with residents the communications, engagement and involvement charter	1.1 Improve the quality of council homes and estates 5.1 Listen and engage with our residents	Improve housing quality, safety and sustainability	Director of Estates Renewal
Priority 2. Deliver the homes our city needs					
HS08	Accelerate place-based engagement and evidence mobilisation to shape the new Brighton & Hove City Plan	Issuing and publication of the 'Notice of intention to commence local plan preparation Undertake Scoping Consultation. Consultation on proposed local plan content and evidence	2.1 Increase the supply of high-quality homes that meet the needs of our communities	Increase housing supply	Head of Planning

HS09	Reduce the number of private sector long-term empty homes in the city	Bring 100 long term empty homes (1 years plus) back into use by March 27. Review options for using the Social & Affordable Homes Programme funding to bring empty properties into use for affordable housing.	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
HS10	Increase supply of affordable homes - rented and low cost ownership	159 additional council homes delivered by the council (new build, acquisitions & conversions) by March 2027 Deliver Year 1 of the Local Authority Housing Fund (phase 4) programme Deliver Year 1 of the TA Supply Strategy Review existing council assets to establish the best opportunities for developing more affordable homes Future sites secured through Homes for Brighton & Hove to achieve 1,000 new homes over the lifetime of the project New build delivery programme in 26/27 - completion at Frederick Street (4 homes), Former Hollingbury Library site (9 homes), other small sites (16).	2.2 Increase the supply of affordable homes	Increase housing supply	Head of Housing Strategy & Supply Head of Place Making
HS11	Create new social housing lets by reducing under occupancy and increasing options for home ownership.	Develop downsizing strategy Home Ownership Grant pilot 2026/27 for 8 blocks in master planning areas.	2.2 Increase the supply of affordable homes	Increase housing supply	Head of Tenancy Services
HS12	Reduce the number of short-term lets and second homes in the city.	Prepare for potential changes in legislation in relation to short term lets. Review impact of 100% council tax charge on 2nd home ownership (March 27)	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					
HS13	Reduce the number of households in temporary accommodation	Deliver actions within the Temporary Accommodation Reduction Action Plan Deliver Year 1 TA Supply Strategy Work with Registered Providers to develop an Exempt Supported TA model	3.2 Reduce the number of households in temporary accommodation	Improve housing support for residents	Head of Temporary & Supported Accommodation/ Head of Housing Strategy & Supply

HS14	Improve the quality of temporary accommodation	Implement the Dynamic Market for temporary accommodation to increase the supply and quality of accommodation. Reduce the unit cost of temporary accommodation, including reducing reliance on high-cost nightly paid accommodation and improving value for money through the Dynamic Market and supply strategy. Undertake a pilot scheme providing grants to private landlords to improve energy efficiency of their homes. Compliance standards will be defined within Dynamic Market specification to ensure providers are aligned with national policy and also there will be a trauma informed approach requirement to Housing Management standards in these arrangement.	5.3 Deliver effective, high quality housing services	Improve housing quality, safety and sustainability	Head of Temporary & Supported Accommodation
HS15	Deliver Homelessness and Rough Sleeping Strategy	Include MHCLG local plan actions in strategy action plan - due for publication September 2026 Establish Homelessness & Rough Sleeping Partnership Board June 2026 Implementation underway with work on key deliverables captured under HS16, HS17, HS19, HS20 & HS21	3.3 Focus our assistance on people who need most help	Improve housing support for residents	Head of Homelessness & Housing Options
HS16	Commission Single Homeless Services (Street Outreach, Housing First)	Housing First and Street Outreach Services to be repocured in 2027	3.3 Focus our assistance on people who need most help	Improve housing support for residents	Head of Temporary & Supported Accommodation
HS17	Develop joined up approaches for those most at risk of harm or where there is greater impact if they become homeless	Increase our co-location with external services, following data review of areas to be targeted by end of 2026 Develop a risk assessment and first stage of a no first night out model for those at risk of experiencing rough sleeping by summer 2027.	3.3 Focus our assistance on people who need most help	Improve housing support for residents	Head of Temporary & Supported Accommodation Director - Commissioning & Communities
HS18	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 2026/27	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					

HS19	Ensure that people can live in safe and well-maintained neighbourhoods and feel safe in their homes	Complete review of Estate Development Budget and maximise opportunities for social value to support the scheme Deliver safer communities improvement projects including improving awareness of reporting routes and escalation, provision of consistent advice and staff training and, introduce community commitments that support positive behaviours. Implement Neighbourhood Health Model Agree Vulnerability Policy Improve the look and feel of council estates by working in partnership with teams across the council to bring forward improvements.	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
HS20	Support older people to be independent and resilient	Complete Seniors Housing Review to strengthen the value of the service for residents, building upon what's worked well, especially in terms of preventative and wellbeing work	4.2 Support people to live independently	A healthy city where people thrive.	Programme Director Integrated Service Transformation Head of Tenancy Services
HS21	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.	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
HS22	Meet requirements of Supported Housing (Regulatory) Oversight Act 2023.	Complete provider mapping and stakeholder engagement including call for evidence Complete a needs assessment of supported housing provision for the city (December 2026) Deliver new Supported Housing Strategy (March 2027) Prepare for anticipated introduction of mandatory licensing for supported housing (date TBC by MHCLG)	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
HS23	Enable people to live independently in their homes by providing housing adaptations	Provide and deliver adaptations for those in need - £4.8m of investment in 2026/27 (£1.83m for council owned homes and £2.97m for privately owned homes through Disabled Facilities Grant).	4.2 Support people to live independently	Improve housing support for residents	Head of Service (Access) Adult Social Care)

HS24	Meet requirements of Awaab's Law Phase 2	Prepare for phase two of Awaab's Law which will make response times legally enforceable for a wider range of serious housing hazards, including excess cold and heat, fall risks, structural safety issues, fire and electrical hazards, and hygiene or sanitation problems (expected October 2026)	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 Investment & Asset Management
Priority 5: Provide resident focused housing services					
HS25	Ensure that tenants' views are at the heart of decision-making about the delivery of our landlord services.	Deliver Year 2 of the Transforming Tenant Engagement Action Plan 2025-27. Establish working group to oversee progress. Produce Tenant Engagement Strategy Create a resident scrutiny panel for the repairs service Provide a training programme for tenants so they can take part with confidence	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
HS26	Brighton & Hove City Council to become a great landlord	Deliver Year 1 of 'Creating Great Homes Together - Continuous Improvement Plan' by March 2027 Strengthen approach to complaints handling by March 2027	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
HS27	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 Explore alternative digital tools for engaging with customers	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
HS28	Ensure that our housing workforce has the relevant skills and competencies to deliver an effective service to all residents.	Meet requirements of Regulator of Social Housing conduct and competence requirements for staff including agreeing a learning and development policy, professional standards and commencing a programme of mandatory qualifications for relevant staff (October 2026)	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
HS29	Work with other social landlords to share intelligence, pool resources and work on shared priorities.	Supported Housing Strategy - stakeholder event (June 2026) Partnership work with Registered Provider's to review options for exempt accommodation model for RP Brickfields housing scheme - enter into a 125-year lease with Southdown (Registered Provider) to manage and act as the landlord. Consult with Registered Providers on a new Tenancy Strategy (September 2026)	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 Head of Commissioning (ASC)

HS30	Work with NHS and other partners to improve services and support for people with multiple, compound needs	Homeless & Multiple Compound Needs ICT to support delivery of priority 3 of the new homeless & rough sleeping strategy, providing joined up services for those most in need Test a new model of Integrated health & care in reach support into New Stiene Mews hostel Complete annual multiple needs audit to understand prevalence of MCNs within city's homeless population	5.4 Work with our partners to agree and deliver shared priorities	Improve housing support for residents	Programme Director - Integrated Service Transformation
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