

Brighton & Hove City Council

Place Overview & Scrutiny Committee

Agenda Item 34

Subject: Large Panel System Housing Masterplan and Land Assembly

Date of meeting: 3rd November 2026

Report of: Chair of the Place Overview & Scrutiny Committee

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Ward(s) affected: (All Wards); with specific impact in Hollingdean & Fiveways, Kempdown, and Whitehawk & Marina

Key Decision: No

For general release

1. Purpose of the report and policy context

- 1.1 Following updated national guidance under the Building Safety Act 2022 and Social Housing (Regulation) Act 2023, the council undertook detailed structural surveys of its eight Large Panel System (LPS) residential blocks. As a result, the council has approved the re-development of the sites and the rehousing of affected residents.
- 1.2 This report provides an opportunity for Place O&S committee to be aware of the recommendations that Cabinet will be asked to provide a decision upon. It provides an update on programme progress of the eight large panel system (LPS) buildings following the decision made in March 2026 to proceed with redevelopment and the support package for residents affected by this decision.
- 1.3 At its meeting on 12th November 2026, Cabinet will be asked to approve opportunities for land assembly, the formal closure of a public pay and display car park underneath an LPS block, and support vacant possession of the blocks and rehousing support for residents with a budget increase of £1.46m. The details of these proposals can be found at Appendix 1.

2. Recommendations

- 2.1 That Place Overview & Scrutiny Committee notes the report and makes any comments on the proposals.

3. Context and background information

- 3.1 At the council's Cabinet meeting on 19th March 2026, Cabinet agreed to take forward the option to proceed with redeveloping the eight LPS buildings at three sites, as well as the support package for residents affected by these decisions. The decisions were shaped by a consultation carried out with residents in the blocks and people on the housing register, which took place between October 2025 and January 2026.
- 3.2 In October 2026, the council served the Initial Demolition Notices to secure tenants living in the eight LPS blocks. These notices are a statutory step in the redevelopment process and do not indicate that demolition is imminent or that residents are required to move immediately. The notices can remain in force for up to seven years, during which time redevelopment proposals will be developed and a Final Demolition Notice will be issued setting out the timetable for demolition. The Initial Demolition Notice has suspended mutual exchanges and Right to Buy applications, but do not affect the current rehousing programme or the council's ongoing management of the buildings.
- 3.3 The report sets out a process for residents who may be interested to return to the redeveloped site once the redevelopment has taken place and new homes are built. It also includes details of plans for a bespoke 'leaseholder assistance' offer for current resident leaseholders that will be assessed on a case by case basis for financial hardship and/or vulnerability assistance.
- 3.4 The report also asks Cabinet to approve the permanent closure of the Chapel Street public car park under St James' House that has been closed since July 2024. This would reduce costs to the council through eliminating the need for business rates and maintenance costs.
- 3.5 The Section 105 consultation will be undertaken to seek the views of secure tenants on the proposed temporary use of housing land for site establishment and welfare facilities, as this is likely to affect tenants during the redevelopment process.
- 3.6 The report sets out placemaking proposals to enhance landscaping and increase biodiversity across the sites. It also outlines opportunities to support the future housing development at Hollingdean by incorporating adjacent council-owned land and buildings into the wider redevelopment area and considers Section 105 consultation for affected residents.
- 3.7 Creating a smooth process for the residents is highly important in this process and the report seeks an additional £1.46m to support land assembly, the 'leaseholder assistance' offer, Independent Tenant and Leaseholder Advisor support for residents and to increase staff resource to provide further support for affected residents.

4. Analysis and consideration of alternative options

- 4.1 Not specifically for this scrutiny committee. The report presents proposals for the future redevelopment of the sites for which Cabinet will be asked to decide on.

5. Community engagement and consultation

- 5.1 Residents have been engaged throughout this process with several consultations taking place at various stages. The Section 105 consultation will be undertaken to seek the views of secure tenants on the proposed temporary use of housing land and where the extended redevelopment area from land assembly impacts secure council tenants.

6. Financial implications

- 6.1 The proposals that will be presented to Cabinet include a request for an additional HRA capital budget of £1.460m to support programme delivery, including land assembly, resident support arrangements, programme resources and associated legal and development costs.
- 6.2 The additional expenditure is currently considered affordable within the HRA Business Plan and would be incorporated within the HRA Capital Programme, funded through HRA borrowing where required. Any approved expenditure will be monitored through the Council's Targeted Budget Management process and reported through established governance arrangements.

Name of finance officer consulted: Ferrise Hall Date consulted: 22/10/26

7. Legal implications

- 7.1 There are no direct legal implications arising from the recommendations in this report. The cabinet report on which comments are sought contains legal implications in respect of the redevelopment proposals.

Name of lawyer consulted: Siobhan Fry Date consulted: 23/10/26

8. Risk implications

- 8.1 None specifically for this scrutiny report

9. Equalities implications

- 9.1 None specifically for this scrutiny report

10. Sustainability implications

- 10.1 None specifically for this scrutiny report

11. Health and Wellbeing Implications:

- 11.1 None specifically for this scrutiny report

12. Conclusion

- 12.1 The Place Overview & Scrutiny Committee is asked to note the report and make any comment on the proposals.

Supporting Documentation

Appendices

1. Large Panel System Housing Masterplan and Land Assembly slides