

Large Panel System Housing Masterplan and Land Assembly

These slides are to share the recommendations for the Cabinet paper as part of pre-decision scrutiny and follow Cabinet's decision on 19 March 2026 to approve the option to demolish the eight Large Panel System(LPS) blocks and the rehousing offer.

35 The eight LPS blocks are:

- St James's House (Kempton)
- Nettleton Court, Dudeney Lodge (Hollingdean site)
- Falcon Court, Heron Court, Kestrel Court, Kingfisher Court, and Swallow Court (north Whitehawk 'bird blocks' site)



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Be Confident: processes for residents that choose to return to the redeveloped for residents and enable vacant possession of the LPS blocks, and additional bespoke resident support

Items recommended in the Cabinet paper:

- Following March 2026 Cabinet approval, Cabinet is asked to note the Initial Demolition Notices have been served in October 2026 on all eight blocks secure council tenants as part of the legal process to notify of the council’s intent to demolish the blocks. This is not meaning an immediate requirement for vacant possession and residents will continue to be supported through the rehousing process.
- Seek approval for delegated authority in consultation with the Cabinet Member for Housing to the Corporate Director of HASC to determine when the relevant vacant possession notification process is required to commence to enable vacant possession of both secure council tenants and TA residents.
- To note the suspension of letting secure council tenancies at the eight LPS blocks.
- Seek approval for delegated authority in consultation with the Cabinet Member for Housing to the Corporate Director of HASC to create a policy for secure council tenants with an interest in returning to the redeveloped homes.
- To approve a budget of £0.1m to enable a ‘leaseholder assistance’ bespoke offer for resident leaseholders in exceptional cases of financial hardship and/or vulnerability requiring support.
- Seek approval for a budget for resident Independent Tenant and Leaseholder Advisors to support the residents through the re-housing process.



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Be Connected: Permanent closure of the Chapel Street public car park beneath St James's House (this is not regarding the resident car park for the LPS block)

The public pay and display 'Chapel Street car park' has been closed since 14 July 2024 due to health & safety concerns linked to its position beneath St James's House.

Delegated decision: A delegated decision record dated 08.12.2025 granted permission for the feasibility design for the redevelopment of the site to be progressed based on the permanent closure of the car park. It states formal closure of the car park is to be determined by Cabinet.

Case for permanent closure & no reprovision in development proposals:

- Cost – reprovision will be prohibitive and will jeopardise the council's successful redevelopment of the site
- Regulatory approval – Meeting current Building Safety Regulations will be challenging
- No further Business Rates costs (£44k for 2025/26) to be charged if permanently closed
- Early Planning advice has advised there is no requirement to re-provide the public pay and display car park



Be connected

Item recommended in the Cabinet paper:

- To note the intention to permanently close the public car park beneath St. James' House, subject to the outcome of the relevant Traffic Regulation Order process.

Be Innovative and Creative: Opportunity Areas for Land

Land Assembly Opportunity areas to extend the redevelopment area are proposed, to give flexibility to enable the delivery of more homes, assist with site set-up & storage to reduce costs and programme length, and assist with delivery of onsite Biodiversity Net Gain (BNG) planning requirements and improvements.

Item recommended in the Cabinet paper:

- In consultation with the Cabinet Member for Housing, to delegate authority the Corporate Director Homes & Adult Social Care to consider Section 105 of Housing Act 1985 consultation responses from consultees of where an extension of the LPS development proposal area, including for demolition and construction site set up, opportunities for phased development and landscaping and to be decided upon.
- Cabinet is asked to note the Section 105 of the Housing Act 1985 consultation response from the secure tenant of the proposed additional land assembly at Hollingdean and is asked to approve them to be given the provisions of the Rehousing Policy – Regeneration Schemes and LPS Local Lettings Plan, and approve the service of an Initial Demolition Notice to any council owned property with secure council tenants.
- Subject to an extended redevelopment area for the Nettleton and Dudeney site (extending beyond just the LPS blocks and land), Cabinet is asked to delegate authority in consultation with the Cabinet Member for Housing to the Corporate Director HASC to approve the acquisition of property as part of land assembly requirements

Be Confident: Programme budget & finances

Approval is sought for an additional budget to deliver the Council's ambitions and realise the potential for these sites.

Since July 2025 Cabinet several external factors have impacted the programme budget (Building Regulation changes, Building Safety Levy Oct 26 etc). Increased staff resource is required to reduce programme delays, positively impact viability and proactively manage and mitigate programme, quality and financial risk. To enable a redevelopment programme, Cabinet is asked to approve the progression of an optimised approach to the design of the redevelopment proposals and masterplans.

³**Benefits of increased staff resource:** Drive programme delivery and ambitions, reducing overall costs and risks to the council. It is also aimed to provide excellent customer service and support to residents.

Item recommended in the Cabinet paper:

- Due to the construction industry challenges and financial constraints upon an estate renewal programme involving statutory homelessness and buyback requirements, it is recommended that an optimised approach is taken to the design of the redevelopment proposals and masterplans.
- Cabinet is asked to approve an additional capital budget of £1.46m to support staff resourcing, land assembly costs, home loss and disturbance costs for secure council tenants of properties in the extended redevelopment areas, 'leaseholder assistance' support, legal costs and the appointment of an Independent Tenant and Leaseholder Adviser for the residents of the three LPS redevelopment areas.



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