

NOTICE OF MOTION**CONSERVATIVE GROUP****STIMULATING NEW HOUSE BUILDING IN BRIGHTON & HOVE**

“This Council notes with concern that the Estates Masterplan, started under the previous Administration in 2009/10, has stalled and is unlikely to deliver any new affordable housing until 2015 at the earliest. This work identified land for a potential 800 new homes in the city yet, to date, only 15 units at the former Ainsworth House site have been built. This Council recognises that a new house building programme of this scale would not only help to reduce the growing waiting list but would also benefit the local economy by creating local jobs and apprenticeships.

This Council notes the proactive and innovative approaches to financing new affordable housing being taken by other local authorities in recent years in response to the climate of reduced public funding. For example, Wealden District Council directly funding new council housing; a growing number of councils – e.g. Thurrock and South Holland setting up stand alone housing companies; councils such as Hammersmith & Fulham who have made use of the value in their housing stock to lever in new funding; and councils such as Hastings and Warrington who have loaned money to Housing Associations to develop housing.

Furthermore, this Council welcomes:

- (a) the Government’s Affordable Rent model which significantly reduces the amount of public subsidy required for new affordable housing. If adopted in Brighton & Hove, this could potentially increase the amount of affordable housing built by five and a half times¹ and
- (b) the Government’s Affordable Housing Guarantee Scheme which will help to reduce borrowing costs thereby increasing the number of new affordable homes that can be built.

Therefore, this Council requests that a report be brought to the next Housing Committee giving options for speeding up the Estate Regeneration programme by:

¹ [http://present.brighton-hove.gov.uk/Published/C00000709/M00004055/AI00032741/\\$New%20Homes%20for%20Neighbourhoods%20-%20Estate%20Regeneration%20Programme_v2.docA.ps.pdf](http://present.brighton-hove.gov.uk/Published/C00000709/M00004055/AI00032741/$New%20Homes%20for%20Neighbourhoods%20-%20Estate%20Regeneration%20Programme_v2.docA.ps.pdf)

- (a) looking at how best practice from other councils could be applied in Brighton & Hove and
- (b) putting forward a business plan detailing how the Affordable Rent model and the Affordable Housing Guarantee Scheme can deliver specific schemes on HRA land across the city within the next year.

Proposed by: Cllr Peltzer Dunn

Seconded by: Cllr Mears

Supported by: Cllrs C. Theobald, G. Theobald, A Norman, Janio, Cox, Brown, Simson, Hyde, K. Norman, Smith, Wealls, Barnett, Wells, Pidgeon and Bennett.