

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

Insert new text in paragraphs one, two and three; at paragraph four add a new sub-paragraph (a); insert a new paragraph five; at paragraph six insert new text in sub-paragraph (a), replace sub-paragraph (b) and add a new sub-paragraph (c); and delete the text as struck through in paragraph one, four and six and sub-paragraphs (a) and all of (b).

~~“This Council notes with concern that the Estates Master Plan started under the previous administration in 2009/10 has stalled and is unlikely to deliver any new affordable homes 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 have been built.~~ **welcomes progress with the regeneration of sites on council land and notes that an extra care scheme of 44 homes on the Brookmead site has been submitted for planning permission as the next stage of this work, which delivered 15 new council homes under the last administration.**

This council recognizes it has been necessary to revisit the previous administration’s Estates Masterplan, which was optimistic in identifying land for a potential 800 new homes in the city. The revised figure is 500 homes, a substantial number, and 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, **The London Borough of Southwark, which has ambitious plans to build new council homes**, 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 notes:

- (a) **The administration's plans to continue to build new council homes and involve housing co-ops and self-build groups in the provision of new homes on the council's own sites and on other sites across the city.**
- (b) 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 times.
- (c) 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.

However, it expresses its deep concern on the question of affordability and believes that homes built under (b) and (c) will be beyond the pocket of many of those in the most critical housing need in the city.

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

- (a) **Look** ~~Looking~~ at how best practice from other councils could be applied in Brighton and 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.~~
- (b) **Explore every housing avenue available to deal with the city's housing crisis; and**
- (c) **Ask for a report to be brought to the next Housing Committee looking at all the options for speeding up the Estate Regeneration programme to provide more homes.**

Proposed by: Cllr Randall

Seconded by: Cllr Kennedy