Housing Strategy 2015

Consultation Report 1: Initial Scoping Consultation

BRIGHTON & HOVE CONNECTED

Brighton & Hove City Council

Contents

Introduction

This document reports the findings from our nine months period of consultation and engagement that helped to develop the new citywide Housing Strategy.

It reports on the key themes that have emerged from the scoping and consultation phase that ended in June 2014 and the formal consultation that was undertaken throughout the summer.

During the consultation we supported three events with community groups, stakeholders and housing professionals and met with services providers, commissioners and service users in small group settings and workshops.

In addition there was an eight week consultation event facilitated through the council's consultation portal, and the consultation was promoted via social media using the council's Twitter account and Facebook page using #futurebrightonhousing.

Throughout the consultation we reported to Strategic Housing Partnership and Housing Committee on the consultation and provide statistical updates on costs and demand. In addition we have also met with neighbouring authorities to discuss approaches to reviewing housing strategies.

Please note that the views and opinions expressed in this report are those of the stakeholders responding to our consultation and do not necessarily represent the views and policies of the council.

Housing Stakeholder Event

The event was held on the 17th June 2014 at Hove Town Hall we had key note presentations from:

- Richard Lambert – Chief Executive of National Landlords Association
- Ken Glendinning – Head of Area at Home & Communities Agency
- Andy Winter – Chief Executive at Brighton Housing Trust

Interactive workshops were hosted by community groups and partners covering:

- Students and housing (Sussex Student Union)
- Private rented sector (Northwood Estate Agents)
- Community Land Trusts (Brighton CLT)
- Plder people (Older Person's Council)
- Housing Related Support (BHT)
- Affordable housing (Hyde)
- BME Communities (BME Community Partnership)
- Sustainability (BHESCo),
- HMO licencing (Brighton & Hove City Council)
- Family housing (Brighton & Hove City Council)

Findings from the Housing Stakeholder event

130 people attended the conference from partner agencies, community groups, and internal staff. Delegates attending represented a wide variety of organisations and sectors including:

- Sussex Police
- Registered Providers
- BHCC Housing Support Services
- Letting Agents
- BME Community Groups
- Older Person's Council
- BHCC Adult Social Care
- Student Unions
- University Staff
- Councillors (from all three parties represented on the local council)
- LGBT community groups
- Private landlords
- Tenant groups
- BHCC Planning
- Drug & alcohol services
- Domestic violence services
- BHCC Community Safety Team
- Probation
- Volunteers from local agencies

Workshop hosts were asked to seek feedback on the successes and challenges in each area:

Workshop	Feedback
Affordable Housing	*What do you want in the new strategy?* • Define both parts of affordability – 80% market rent, and 35% of wages • Housing Co-ops • Sort out the planning department so that commercial properties can be converted into homes • Rent controls • Increase LHA • Consider building on the urban fringe • Joint work and developments with other local authorities *Challenges of delivering affordable housing in the city* • Housing associations have abandoned their core mission of providing social housing • Cuts in government subsidies • Housing associations forced into being more commercial • Restricted land around Brighton – do we build in the national park? *Other thoughts* • Clarify and removing restrictions on height • Build higher • A strategy that reflects demographics and demand • A more robust approach to s106 • A more flexible approach to wheelchair adapted properties – over provision at the moment • Higher density developments • Make better use of council land and assets • More council developments • Regulation of letting agents and fees
BME Communities	• Equalities is considered a add-on and is not central to job descriptions • Anti-immigration agenda creates sub-conscious feelings amongst organisations and workers that disadvantage BME communities and create hostility • Are assessments of BME households responsive to their

<table>
<tr><td></td><td>

cultural backgrounds e.g. homeless assessment, housing options staff etc.

- Immigration Act – checks by landlords may reduce access to housing for non-EU migrants even if they are legally here
- Do building plans reflect changing demographics and larger household sizes, especially for BME households
- Need for staff to be trained to confront and challenge racism e.g. BME staff in hostels suffering racism from residents
- Need for greater professional curiosity amongst housing and social care staff if household is not from a usual client group e.g. refugees
- Lack of BME staff in our core public services e.g. on the front desk in housing. Could engender confidence but also create cultural change and knowledge for other staff
- CJ Falicov – "A comparative framework of migration"
- Some BME communities are being exploited for labour and there are links to poor quality/overcrowded housing particularly Eastern European communities
- Lack of trust within some BME communities to report crimes so get stuck in exploitative situations

Positive Change?
- Concerted effort to get more BME staff in housing frontline roles – look at advertising stage, recruitment process, interview process
- We need to make the Council somewhere that everyone wants to work!

</td></tr>
<tr><td>

Community Land Trusts and Co-operative Housing

</td><td>

Positive Outcomes from CLT's
- Protecting land from being sold off
- Unlocks land not commercially attractive
- Enabling wide access
- Space for creative solutions
- Land released for community benefit
- More housing
- Community rebuilding
- Genuinely affordable rents

</td></tr>
</table>

- Other community facilities
- People participation = genuine sense of belonging
- Releasing investment in the city
- Effective and efficient land use
- Creativity
- Skill development
- Achievement
- Job creation
- Transformative
- In perpetuity
- Secure homes
- Provides opportunity and hope
- The future legacy
- Stronger communities – more involved
- Urban Fringe = low impact
- Better behaved tenants
- Intergenerational/mixed communities
- Counteracts NIMBYism

Barriers
- Difficult to envisage
- Beware right to buy erosion house by house
- Allocations
- Access to privileged land
- Disposal route/best consideration
- Needs a coherent policy on affordable housing
- Access to land – making the right choice
- Information sharing
- Bureaucracy
- Planning
- Other communities could be a risk or strength
- Resources – time
- Who is in charge of communication and engagement
- Perception
- Whose priorities?
- Funding – land costs
- Viability – rents
- Transport links

	• Infrastructure *Actions* • Form a credible legal structure • Outreach • Define the community benefit to be pursued • Local authority and BHT on board • Work needed on understanding need • Dialogue • Early engagement • Dialogue outside of housing strategy • Promotion • Political support • Be inclusive
Family Housing	*Barriers* • Lack of housing for people with physical disabilities and children with physical disabilities • Lack of accommodation for people with learning disabilities and mental health issues • Lack of enforcement action on perpetrators (DV and Harassment) – victims get moved. • Lack of sensitive lets • Poverty – poor security of housing, income, food, and community • How do older people services support throughput i.e. downsizing • Requirement for an attractive local/community based older peoples housing resource • Families being stuck in temporary accommodation often outside their communities – bottlenecking • Positive contribution – how much can this support those who cannot work and the poorest and disabled people – more information needed, publicise! • Lack of family support services can result in young people being evicted • Hostile environment towards illegal immigrants and often those legally staying • Lack of resources with local authority means more

pressure on voluntary groups who are not funded

Good practice/Collaboration

- Mediation service
- When agencies work flexibly and are open to learning about other agencies that can help e.g. experience of asylum seekers and refugees
- Support grassroots voluntary organisations with grants/funding
- When housing support are involved. Depleted due to lack of revenue from rents

Recommendations

- Prevention work
- Greater emphasis on early intervention
- Support intergenerational networks
- Building extensions – planning
- Interpretation of homeless legislation needs to be looked at again as there are concerns that there are people experiencing DV as being found intentionally homeless
- Take seriously and found out about risk posed to people in certain areas of the city and consider what you might not know e.g. experience of being ousted from your community – BME issues are not well understood, honour based violence etc. This will impact on bidding so risk assess

HMO Licencing	*What have been the issue with HMO's and HMO licencing?* - Confusion with planning law - Landlord cost (expensive) - Lack of information on how licences issued / article 4 enforced *What have been the positive impacts of HMO licencing?* - Improved standards and knowledge - Identified landlords – decisions have to be made who will manage - Crucial to communicate with owners of 30% of stock *What needs to be done in the future for B&H and HMO's?*

	• More working with private landlords (communication) • Strategic private rented partnership • More landlords to join landlords associations
Housing Related Support	*Successes* • ISP – a clear pathway to work to – clients need taken into account from a service perspective throughout • New tiered mental health pathway – partnership working built into design – dual funded (health and HRS) • Council sheltered housing programme moving from SP to HRA – less financial burden on HRS and more flexibility in spend on ring fenced funds • More competition allows more services to develop for benefit of clients • An opportunity to respond to specialist needs – MH/LD • Supporting the most vulnerable families and single adults • ISP = partnership working and better communication • Provider forums • Successfully kept allocation of funds due to good evidence of outcomes and cost benefit analysis – proves it is working, joint work with LA, cross party support, strong commissioning team • Outcomes and impacts for services and users prioritised – helps commissioners to see success of projects • Joint working with CCG – innovative ways of working • Very good specialist accommodation services – plus all financially viable due to rental income – close working with HB to achieve best outcome • Joint working has led to better access for service user on frontline, better client experience and speed of service, more flexibility for providers – if services no working can suggest to commissioners to change – trust in providers *Challenges* • Cultural change for clients – no council accommodation – PRS as only option • Covering the lower end of support needs spectrum – more floating/low support provision • Budgets

- Lack of affordable move on options
- Not a true throughput due to issues above
- PRS – guarantors, deposits
- Finance – VFM, sustainability
- Changing local community – immigration, health needs of international clients
- Welfare reform
- A place where people want to stay
- Lack of options for secure tenure tenants failing i.e. no reverse in ISP
- Digital by default
- ISP – too rigid, length of stay not right for service, transfers can be difficult, look at MH pathways
- Move on
- Revolving door clients – can needs be met by complex needs pilot
- Doing more for less – financial pressures
- Universal credit – not knowing what will happen is hard to plan for
- Increased benefit sanctions – if not economically active potentially disallowed JSA and may not get HB

Priorities
- Behavioural services – CBT, counselling, IAPT
- Subsidy for social landlords
- Continued joint partnership working
- Specialist link workers e.g. dual diagnosis, discharge
- Provision for young adults with LD and challenging behaviours
- Multi-agency panels for complex clients whose needs are not being met adequately (roll out of move on meeting from MH pathway)
- Better lifeskills courses
- ISP needs to be more personalised
- ISP more flexible with expected targets changed for clients who need support longer
- Address isolation when support services close
- Expensive places to live – services are in centre of town so travelling from outer areas can be expensive

	• Band 2 & 3 ISP providers need to look outside town centre • Universal credit – focussed work to prepare • Lobby government • Retain all service and diversity of services • Better access to ISP and other services for people with LD and move on • Referral procedures – are they held too centrally, trust assessors/providers more, joint allocations panels • How will it link to Health and well-being boards? • More cost benefit analysis • Personalisation – Care Act, portals/services in place to allow people to spend personal budgets • Keep track of demographics – people moving into sheltered – complex clients – is there enough real support for people in those schemes if they don't have a social care package • Look again at home many people can be visited at home for floating support • More proactive support, bring specialist support into hostels more e.g. mental health services • More uniform way of reporting outcomes
Older People	*What are the barriers for older people with regard to housing?* • Moving from existing community and giving up their homes to move into schemes • Capital rich but income poor so lifestyle limited • Finding homes in the community which are now being used by young tenants • Mutual exchange not proactive enough in matching partners to make better use of stock • Suitability of some residents to an older persons environment i.e. mental health or alcohol issues • Incompatibility of young and older people living together i.e. Chinese community with older parents wanting different housing choices and locations to their adult children • Stock condition for older people • Private landlords reluctant to do works for older people • Some schemes no longer have wardens • Right to buy is a barrier to people finding homes especially

where RTB homes are under occupied
- Break up of communities
- Lack of car parking

What needs to be changed?
- Holistic overview of allocations policy
- Increased supply and affordable homes
- Does the stock definition need to change to 'supported and 'older persons' so that people are best housed in the accommodation/services they need – so 'supported younger people' get the help they need
- Greater acceptance of the importance of housing at Health and wellbeing boards
- Isolation and loneliness caused by people inappropriately housed
- Better mix of like minded and age specific
- Review RP stock and council stock
- Modernise schemes
- Encourage 'hub' model to help people stay put
- Better use of assets
- Downsizing

What needs to be done to bring about change?
- Co-housing as an opportunity for people to develop collectively and pool resources
- Separate age specific accommodation and supported housing
- Sensitive allocations to free up housing fro older people
- Change housing system to include community connection as a points priority
- Some schemes in community – revert smaller flats back to age specifics
- Want to live in same area as people already live so increase stocks on estates
- Increase priority for land to develop smaller sites
- Older people in high cost placements should be given priority on waiting list
- Is 50 the right age for sheltered – should this be raised?
- Take sheltered housing out of bidding process

	• Downsizing schemes • Better targeted lettings • Review private nursing homes
Private Rented Sector	*Issues for PRS* • Very little of it is affordable • Very little of it is under LHA • Cost of deposits • HB paid directly to landlords – changing • Insurance policies against having HB tenants • Requesting guarantors • Reassuring agency fees • Deregulation of agencies • Security of tenure • Disrepair • Rent increases • Cost of moving • Lack of supply to meet need • Discrepancy between rent and LHA locally • Self contained accommodation for under 35's • Council tax on non-self-contained • Lots of competition for the same properties • Fear of revenge evictions if you complain about repairs • Getting back deposit • Guarantor not understanding role • Inflation • Ongoing fees throughout tenancy • Landlords can cherry pick so avoid risk • Welfare reform/sanctions = less security • Lack of availability of family homes • Outdated heating and energy provision • Damp • Poorly converted properties (not insulated/soundproofed/building regulations compliant) • Some poor agents *Positives of PRS* • Meets demand

- Offers choice and variety
- Offers flexibility
- Help people who can't afford to buy – buying is increasingly out of reach for many people
- PRS 'houses the poor' in some situations. These people's needs are not always met through HA properties
- The tenants can move on though a landlords portfolio
- Positives are more likely when working directly with a landlord rather than agency
- Provides employment
- Offers freedom to tenant
- Offers affordability versus buying
- Don't have to worry about maintenance
- % of good landlords
- Standard to expect really fluctuates
- Size/scope/availability
- Option for people not in priority need and unable to access homemove
- City centre locations
- Choice of sizes
- Some landlords happy to accept LHA
- Good relationships between landlords and service providers
- Some good agencies
- Mainly cheaper than London
- With the right support and good communication between tenants and landlord it can be a genuinely positive solution

Ways to improve
- Landlord accreditation
- Regulation of letting agencies
- Letting agency accreditation
- Strengthening relationships between community organisations and landlords
- Website of accredited landlords
- Rent controls
- Increase LHA rate – should reflect local market
- Council needs to focus more on bad landlords. Draw on information from environmental health and take action

	• Promotion and education on rights for tenants
	• Legal advice for tenants
	• Plus general advice for PRS tenants
	• Monet set aside for fees
	• B&HCC act as guarantor
	• Improve communication between landlords and tenants
	• Cap rent increases
	• More support before/during/after tenancy
	• Access to funds for deposit
	• Access to legal advice in light of reforms
	• Support with digital inclusion
	• Incentives for landlords to take low income/LHA tenants – tax incentives?
	• Regulation/incentives to improve maintenance of properties
	• Fostering creative solutions e.g. Richardsons Yard
Students	*Positive Impact of Students* • Spend a lot of money • Big contribution to the town • Brings improvement for responsible landlords who invest in properties plus jobs for tradespeople • Supply of labour/skilled labour • Community work/volunteering • Cultural diversity • Increased profile of the city • Long term residents of the future *Issues Facing Communities* • Noise/nuisance • Untidy gardens • Rubbish/recycling • Parking • Imbalanced and unsustainable communities • Not enough suitable housing for families • Problem with physical environment e.g. bicycles chained to railings • 'To Let' boards everywhere

- Too many HMO's – houses with too many beds
- Unlicensed and irresponsible landlords
- HMO's not converted back into properties suitable for others

Issues Facing Students

- Inexperience/lack of knowledge
- High demand and competition fro properties
- Lack of affordable and good quality properties
- Unscrupulous landlords and agents (but not all!) and no regulation
- Pressure to secure properties/pay money instantly
- High fees and deposits
- Lack of UK guarantors or home owner guarantors
- Not being given key information or equipment need e.g. equipment to maintain garden, rubbish/recycling days
- Not enough university managed accommodation for those students that do want it (not all)

Ways Forward

- Regulation of landlords/agents – more accreditation/voluntary codes of conduct in the meantime
- More responsible landlords/agents e.g. taking responsibility for tenants and community
- Easier checks of HMO licences
- Enforcement of HMO licencing and Article 4
- More university managed accommodation to meet increasing number
- More information/education for students and landlords on rights and responsibilities
- Review of environmental health legislation regarding noise
- More publicity on the work done by universities and student unions
- More publicity of the role of the SHP
- Better and more frequent communications between key stakeholders to identify and discuss issues and possible ways to address these
- Rubbish and recycling addressed by council

Sustainability	*What are the issues around housing and sustainability in Brighton?* • Sustainability includes more issues than just energy, it includes food, in principle all of the issues involved with the One Plant Living model. • Use of land and the availability of housing are issues. • Under-occupancy is also a big issue. For example, holiday homes. There are a lot of unoccupied properties in Brighton, getting these inhabited would go some way to resolving inequities in the housing market. The bedroom tax appears to have caused mental health issues and is not the way to resolve the housing problem. • There are issues concerning the quality of the residences available in the private rental market. Landlords are not providing a minimum standard, instead they are able to receive high rents for providing homes that are below standard. *What are the barriers to change?* • Planning departments present a big barrier to change. Planning barriers refer to changes in use of buildings as well as making changes to improve the thermal efficiency of existing, older stock in conservation areas. • Also the deep seeded property ownership culture in the UK. This means that legislation provides a light touch on laws that effect private landlords in terms of their requirement to provide a decent home where people can live. It also allows people to buy property for investment purposes only or holiday homes that are under-occupied. *What needs to be done to make positive change?* • Repeal the council tax waiver on unoccupied homes • Create incentives to fortify social values around land use, ensuring that suitable land does not go undeveloped, that unoccupied shops are used, encouraging more pop-up shops around the city for social enterprises. • Encourage more joined up thinking, bringing the various groups and social enterprises together that are engaged in furthering goals of One Planet Living.

	• Develop more allotments on suitable land for growing local food with groups like the Community Land Trust. For example, on the Avenue at Bevendean. • Create a tax on under occupation of holiday homes. In Rottingdean, more houses are used as holiday homes which has a negative impact on the local community. • Create a tax on properties that are purchased for investment purposes only and not occupied, like they are doing in London.

Black & Minority Ethnic (BME) Community Event

This event held on 15 May 2014 was funded from the existing grant to the BMECP. It was co-ordinated by the Needs Assessment Group and was held at the end of the scoping phase.

More than 60 people attended and feedback identified the following themes:

- Customer service at housing offices
- Neighbourhood harassment – but considered that this was well responded to in general
- Overcrowding in HMO's
- Travellers sites needed
- Concern about racist letting agents and landlords

A number of questions were considered by those attending:

Question	Issues
Q1. What do you think are the main issues around BME and housing in B&H? – Affordability & Access	- Not building enough - Too expensive - Long waiting lists - Not understanding BME issues around allocations - Difficulty paying mortgage - Quality (damp) - Size - No access to washing machine - Single person housing unaffordable - Language barriers - Racial discrimination, neighbourhood noise, harassment - Pushy estate agents - Need more sheltered housing - Older people need spare rooms for family or carers - Bigger family homes need to be built - Disabled people need larger properties - Frightened to leave property because of harassment – unsuitable locations - Isolation

	• Not taking into consideration people's health needs i.e. giving a person with sever back problems a flat on the third floor with no lift • No access to wifi, landline, tv – difficulty in raising the right department in the council • Lack of interpreters • Hard to access sheltered as an owner occupier
Q2. Neighbourhood Harassment, Immigration checks by landlords, Landlord Harassment in PRS	• Not translating forms • Council does well in preventing harassment • Need to be able to challenge wrong doing • Police used to be helpful but not anymore • Harassment is still a major issue • Moving the victim rather than the perpetrator which gives green light to the rest of the neighbourhood to harass any family from BME • Landlords increasing rent regularly, not repairing properly, visiting without advance notice • Neighbours – stress and mental health issues caused by bad neighbours • Deposits are too much • Not renting to DSS • Landlords are not immigration experts and should be a private matter • Tenants are left to deal with landlords alone under threat of being asked to leave the tenancy
Q3. Traveller Sites	• Need more sites • Need more facilities on sites • Need a permanent site to park caravans • Do not interrupt their community life by harassing them • Council tries to solve travellers issues by moving them around which doesn't solve anything • Start an engagement process between travellers and the surrounding communities • Entitled to land for caravans • Concerns about violence
Q4. Other	• Not enough information for tenants on who to report issues

issues	
	to
	• Language barriers with staff
	• Media assumptions that BME have preference for council housing
	• Council selling houses but not replacing them
	• Perception that BME people are making profits from houses
	• Gap in services for older BME people
	• 5 year wait for sheltered
	• Overcrowding – very long waiting lists for bigger houses
	• People stuck in unsuitable accommodation
	• Layout – people going through the kitchen to the toilet (culture and hygiene)
	• Poor quality of materials used to fix kitchens and bathrooms
	• Moving around affects whole family (schools)
	• The council need to enforce strict regulation and laws governing private landlords and making them accountable for any damage of personal possessions and health due to bad condition of the accommodation
	• BME people are given housing in troubled council estates which affects the choice of schools that children go to
	• No organisation is currently in place to advocate on behalf of tenants regarding harassment from private landlords – CAB exists but with limited capacity
	• Need a BME Housing Health Inspector regarding rents, tenants rights, and loss of personal possessions due to environment damage
	• Housing is not affordable
	• Not being accepted by the local community – people not accepting difference
	• Feel bullied by the council when it comes to housing needs – being pressurised to accept an unsuitable property
	• Properties may not be suitable due to racism
	• Medical report not treated with the gravity that they should be – should be independently assessed
	• Trained interpreters not available due to cost implication
	• Feel discriminated against as not working
	• Expensive private rents

	• Everything takes a long time especially bidding • Council tax bills • Landlords not taking HB
Q5. What should the council be doing to address housing situation?	• Support people more • Strict on fraud • Make things more simple • More information • Build more houses • Convert empty offices into flats • Pay rent directly to landlords to reassure them so they can trust DSS tenants more • Training for housing staff to help and support BME people • Make sure there is an interpreter available at Housing plus translated information • Employ more BME staff as they can be more approachable and can know more about their community and their needs • Strict supervision on contracted staff to make sure the job is done properly • Translated forms for feedback and complaints • Links between decision makers and community groups • Stay in locality if you need to move into temporary accommodation so children do not need to move school which can be very upsetting • Build more houses • Encourage co-operatives • Manage empty properties • Make landlords accept HB tenants • Take into account tenants needs to accommodate swapping for larger properties or vice versa • Compulsory purchase of derelict buildings to build genuinely affordable housing • Empty homes out of use • Housing over shops to be utilised • Housing in 'no go areas' for BME people • Floating support for people who are isolated and need practical help • Every case should be treated as an individual • Specialist housing officers needed with a local offices

	• BME community groups should be supported to develop new housing • Rent controls • Tax empty homes
Q6. Are you aware of good practice in other areas that the council could adopt?	• London – converted offices into flats • Council should inform tenants of what is going on in other areas • Taking over empty properties and reusing them • Social housing tenants being allowed to build their own homes • European money to build social houses • Drop in sessions at the BMECP with interpreters – council officers do not listen or use language barriers as an excuse • CAB
Q7. Is there anything else you want to say about housing?	• Overcrowding leads to bad health • Affects children's schooling due to not sleeping well (mostly BME families) • Will our contributions make a difference to the housing strategy? • Need to see a document that takes into account BME needs • Need a BME Housing Rep at the One Stop Shop, CAB, Community Centres

Disability Get involved Event

This event was hosted by the Fed Centre for Independent Living and held on 18 June 2014. Feedback identified the following themes:

- Lack of supply
- Want an integrated strategy
- Issues around access – but stressed that this was not just a mobility issue
- Use empty properties
- Isolation on urban fringe for those reliant on public transport

Theme	Feedback
Strategy Focus	- There is great diversity amongst disabled people. 90% of disabled people registered with DWP do not have mobility issues. - Strategy needs to integrate disability issues rather than focus on specific aspects.
Housing Supply	- Very few houses meet LHA housing benefits. - Impact of students moving into areas such as London road- shops now re-opening. Used to be a poorer area, now former tenants are having to move out with increased prices. - Toads Hole, home owners don't want an increase in supply as this reduces demand. - Banks often do not want to support social housing as they want to see proof of returns for loans.
Access to Social Housing	- Some members of the group shared that Homemove have policies which are unfriendly to disabled people. - Some people voiced that Hyde had more of a moral compass and affordable housing.
Isolation	- Brighton never had the same industry as many other areas so less brown field sites. - Could West Sussex give us more space? - Concerns about access to services, amenities, shops

Consultation in Smaller Settings

Housing staff were invited to attend a number of groups and partnership meetings to discuss the city's housing needs and help shape the new strategy:

Group	Feedback
Advice Network	• Need to consider leaseholders • Increase in owner occupiers with mortgage arrears • Concern about Spanish and Italian families staying in hotels on low incomes • Need to consider rent controls • Large gaps between LHA and rents particularly for single room rates • Need to promote the positives in taking HB for landlords (support from BHT Sussex YMCA etc) • More support needed for landlords • Enforcing HMO licensing standards • Review the working practices of Housing Options • Support for people on incomes above current threshold • Re examine Homeshare
Affordable Housing Delivery Partnership	• Concerns about the emphasis in the HCA Prospectus around 1 and 2 bed properties and a lack of interest on firm bids in the prospectus. Likely to be greater emphasis on s106 and shared ownership. • They stressed that the lack of developments for the next period were not deliberate but just due to a high watermark based on land banking in the previous period.
Age Friendly City Group	• Raised the access issues for older people bidding for sheltered/social housing • Raised the issues around downsizing • More options needed for older people
Age Friendly City Network	• Need to integrate older people and student through community cohesion • Promote commonhold tenancies

	• Support older people to set up co-operative housing projects • Reduce ASB from 'party houses' • Promote sheltered housing • Promote downsizing options • Kinship models • More information on housing options
BME Needs Analysis Steering Group	• They were keen that they were not seen as a representative group and instead proposed that they organise and host a consultation event which will gather feedback on housing issues (BME Community Event) • They also mentioned express concerns about over-crowding in HMO's, and family housing particularly when families are insecurely housed and how that can affecting schooling
Brighton & Hove Connected	• Wanted to ensure that the housing strategy would align with other strategies such as 'age friendly city' • Issues around the older poor and where they will be housed • Link to Older People's Council • Need to link with Independent Advice Sector • HRA used to fund developments such as Brookmead • Family Housing a priority • Overcrowding • Delayed discharge from hospital • Involve CCG • University expansion – Sussex expanding campus, Brighton may rely on mixed tenure • HMO Licensing • No council tax income from student housing/pressure on stock • Inspector recommendations will be looked into but will remain council decision
Carers Centre	• Considered that 'affordable' homes were no longer affordable • Need to consider demand on community services when

	planning housing • Support part buy/part rent • Particular issues fro young carers who need 'sheltered' style accommodation • Advocates are a good option for people for housing and health issues • Increasing gap between benefits and cost of living
Co-Housing Network	• Planning on using 'warehousing' via pension funds to fund developments with local housing related support providers acting as guarantors. • They are considering high density, cluster flats, fringe options, and brownfield sites in awkward locations. • They would like to agree the Housing Strategy Manager as the link for a collaborative approach to ensuring that CLT's are central to the new strategy. • Need information on available land. • Planning in promoting CLT's as part of sustainability, job creation, and community cohesion.
Community Land Trusts	• Starting an umbrella organisation and have made contact with all political parties and are working with Chibah and Community Works. • They have agreed to link in with the Housing Strategy Manager and update us on practical progress.
Community Works	Met to discuss the best ways to link in with this organisation and agreed to attend their housing event. However, as part of the discussion they were a number of key themes: • Managing expectations and the realistic spend • Understanding that it is a political issues • CLT's and co-ops • Student housing • Displacement • Meaningful links to communities of interest • Need to have an aspirational ethos in the strategy • Quality mark for landlords
Community	• How can the strategy influence developments?

Works Event	• Through City Plan • HCA • Needs Assessments • As an investment prospectus • The strategy needs to consider longer term issues and developments • Needs to link to homelessness strategy • Issues around London migration • Need accessible information on land availability • More joint working
Housing Related Support Provider Forum	• Review and remodel the Integrated Support Pathway for homelessness so that it can deliver a more personalised service with better outcomes for service users • Support more independent accommodation to prevent long term use of hostels and reduce rough sleeping • Review how people access support services • Ensure supported housing reduces the need for acute and residential care services • Work with social care to ensure a joint approach to housing for people with learning disabilities • Review outreach, advice, and floating support services to ensure that they meet the need in the city • Support the Mental Health Accommodation Pathway as a good practice model
Leaseholders	• Money advice services need to be able to support people with their leases and ground rents – some council tenants charged for improvement, so are not • Introduce commonhold tenancies on conversions and new-builds
LGBT HIP	• Discussed the dichotomy between the need for accessible generic services and LGBT specific services • Commented on the specific issues for older LGBT people and sheltered housing but commended the positive work done by some providers • Need to address the specific needs of trans communities • LGBT community groups need to be involved in validating

	the delivery of the strategy
	• Need to publicise the successes and challenges in delivering the expiring LGBT Housing Strategy
LGBT Network	• Concerned about the accessibility of services for older people including extra care and sheltered
	• Need to address the specific needs of the trans community
	• Link in with other LGBT groups co-ordinated through the LGBT HIP
National Landlords Association	The NLA attended and spoke at the Housing Conference giving their feedback on the housing situation nationally and regionally. Initial feedback:
	• Need to acknowledge the positive impact of the PRS
	• Understand issues around quality
Older Person's Council	• Affordable rents not affordable
	• Need to put pressure on increasing student numbers or get community payback
	• Need to work with Greater Brighton
	• Sheltered needs to be central as well as extra care
	• Increasing older female population in social housing
	• Proactive adaptations
	• Encourage downsizing by offering more options
Probation	• Restructure of probations service mean that there will be greater pressure on available support units particularly for those with chaotic lifestyles. It would be beneficial if probation had fairer access (via the LA if needed) to other services in order to prevent situations where hostels have a greater number of certain needs than they can cope with, or where a client cannot be placed due to Glenwood having a co-defendant/victim already resident.
	• West Sussex have interim beds in the community which can help people demonstrate independent living skills to future private sector landlords.
	• NPS remain an issue as they cannot usually be tested for so there is no power of recall. This presents a barrier to accessing the PRS as there is a lack of confidence in

	• clients being 'drug free'. • START is a good service but struggling with probation clients who may not be self motivated so offenders need additional support to access PRS. • Furnishing PRS properties a major cost barrier to access.
Southern Landlords Association	• Encourage use of commonhold tenancies • Support empty homes programme • Support PRS Solutions at BHT • Raised concerns about the quality of tenants applying for properties • Queried the cost data • Discussed city-wide licencing
University of Brighton Students Union	• Presented similar issues to the University of Sussex SU. Plus some additional specifics that highlighted particular issues: • Retaliatory evictions close to exams • Showing one property then switching to another (lower standard) property at the last minute • Concerns around CO safeguarding • Need a standard contract/tenancy approved by B&HCC • Student have taken down To Let signs after complaints by neighbours then been fined by letting agent • Travel plan needed • Properties often insecure • On-line deposit scheme has improved some disputes • Support additional licensing but landlords not always adhering to standards • Students have lowering expectations of PRS but still want somewhere 'fit for study' • Particular concerns around agents that specialise in student lets • Approximately £1.1m per week spent by students on accommodation
University Of Sussex –	• They stressed their ongoing commitment and support to the priorities in the current Student Housing Strategy with a particular emphasis on community engagement in

Director	partnership with the Student Union. They have met with LAT's and schools.
	• They have conducted research on the economic benefits of students to the area and will share this as part of the strategy consultation.
	• They have moved students out of PRS into purpose built student accommodation and it remains the target to house more students on campus.
	• They will share case studies with us on students who commute from outside the Lewes Road corridor.
	• They are aware of the issues around concentration and expansion, and are engaging with planning in ensuring this is well managed.
University of Sussex Students Union	• They are refreshing their Rate Your Landlord report which exposes bad practice and rewards best practice.
	• Housing the number one issue for student seeking support from the union.
	Issues:
	• Reprisal evictions
	• Joint work with letting agents and landlords – some already but need to build on work
	• Best practice awards
	• Need to demonstrate positive impact of students: economically and culturally
	• Combat myths around ASB and students
	• Particular barriers for overseas students especially in light of recent introduction of immigration checks
	• Low quality HMO's
	Ideas:
	• More bike storage
	• Rubbish and recycling awareness
	• To Let signs limits
	• Link to Sussex In The Community – community cohesion projects
	• Generally they raised the concerns about perceived hostility to students and wanted to work strategically to solve perceptions and issues

Violence Against Women and Girls	• Need to ensure that support services are for VAWG survivors not just DV • Need a care/support/housing pathway for VAWG • Concern that emergency accommodation is not fit for purpose • More investigation needed into women only services
Vulnerable Adult Who Are Parents Meeting	• Need to understand the issues for this client group when not in crisis • Link with early help Pathway • Impact of lack of family housing on schools in East Brighton • Need supported accommodation that Children's services can access
YMCA Downs Link Group	• Issues around securing employment for young people • Linked to the above there are ongoing problems for clients and benefit sanctions • Young people are struggling to move on from supported accommodation due to the high cost of PRS • Serious impact of welfare reform on affordability

Brighton & Hove City Council

Housing staff engaged a wide range of services within the Council to ensure their views helped shape the new strategy:

Service	Feedback
Adult Social Care Directorate Management Team	• Ordinary residence concerns about other authorities placing high needs clients in Brighton & Hove and this impact his has on local care funding and reducing the supply of suitable homes locally • Private retirement housing vacancies that we could use or purchase • Lack of low cost housing driving care workers out of area meaning that we lack staff for social care services • The other issues included; new developments and improvements having accessible adaptations as standard; council buy to lease; remodelling of Wayfield Avenue
Adult Social Care Commissioning	• Reinvigorate HOLD scheme but would need an RP partner to support the process locally • More joined up working with Housing to source housing solutions for people with learning disabilities on a case by case basis • Homeshare could provide a care solution and a housing for students • Generic services need to be up-skilled to enable access for people with LD – particularly sheltered and extra care
Children and Families	• Properties that are new built and considered as 'accessible' often need radical adaptations including removing the adaptations put in prior to the client being identified. • OT's often have to advise families to turn down social housing offers as the properties are either unsuitable to due to access issues or location – they never decline properties that can be adapted. • There is a shortage of family housing in general but particularly bungalows.

	• Flats can be an issue do to lift maintenance. • Urban fringe developments may leave families isolated. • Band A should be risk assessed then prioritised within band. • OT's need a point of contact with Housing options.
Dementia Action Plan – Project Officer	• Need to consider dementia issues at the design stage of new developments • Response from Dementia Action Plan Group • Would like some mention of the work that is being proposed around dementia and housing in the city into the new Housing Strategy, it would be of real benefit in terms of the work being undertaken to try and create a dementia friendly city. • Main areas of work related to housing and dementia are to be around training and improving awareness of dementia friendly design. • With regard to training, the Dementia Delivery Plan has an action to ensure that the training needs of staff in the public, private and voluntary sector are met and there is consistent strategic approach across the city. In particular ensuring that the wider older people's workforce needs dementia awareness training (including those working with older people in the learning disability services). • Training for managers of extra care housing, sheltered housing, homeless services and general needs housing, is all to be reviewed and where appropriate new training proposed. • Exploring the provision of dementia awareness training to staff across housing services to see whether there is adequate provision and where appropriate will propose new training. • It would be good if the Housing Strategy was able to reflect this commitment to training staff within housing services. • A commitment within the Housing Strategy for future developments and refurbishments to consider dementia friendly design in their processes could also be of real benefit to residents. Dementia friendly design has been shown to help people to remain in their own homes longer

	by reducing some of the negative effects of dementia.
	• BHCC do not currently have their own dementia friendly design information. Currently staff in different departments have been using information that is available from other sources to try and improve dementia friendly design in their services.
	• SPFT have produced some information (attached) which some in house community short term services referenced when re-decorating recently, but I am aware it is a bit focussed more on the care home / hospital environment.
	• Sheltered housing have recently redecorated the communal areas of 4 sheltered schemes in the city and they referenced resources from Housing LIN here http://www.housinglin.org.uk/Topics/browse/HousingandDementia/Design/ to help them.
	• Would you need a specific design guide / reference point in order to include something within the Housing Strategy related to dementia friendly design? Or would it be possible to link useful resources such as the two mentioned here for other providers to use?
	• A specific design guide is available - include within the Housing Strategy?
Children's Services Directorate Management Team	• Care leavers • School places and loss of family homes • Vulnerable parents • 16 year old sofa surfers
Commissioning Manager – Learning Disabilities & Autism	• Need co-ordination with housing when bespoke services are needed for people with learning disabilities. • Ensure that people with autism have the same access to supported housing and social housing • Make sure that people with learning disabilities are included in strategic plans • In 2012 the Department of Health published 'Transforming Care: A national response to Winterbourne View Hospital', outlining the findings and requirements following investigations into abuse at this hospital for people with learning disabilities and challenging behaviour. There is

	now a national program to review and transform the way that "people with learning disabilities or autism and mental health conditions or behaviours described as challenging" are supported. Key requirements are to ensure that community-based alternatives are developed for this population, including developing suitable housing solutions to meet their needs. Locally it is estimated that housing solutions will be required for 4-6 people a year. The numbers are small but housing solutions are likely to require detailed planning around very complex individuals, in full partnership with commissioners of social care and health services. Strategic planning will need to be supported by innovative micro-commissioning to radically improve the pathways and outcomes for this vulnerable client group.
Planning Directorate Management Team	• Issues around the inspector's feedback on the City Plan with the emphasis on fringe sites. • There was also a discussion around HMO's and changing demographics in estates.
Public Health Directorate Management Team	• Acknowledged the scale of the gap in supply • Building more social housing • Growing PRS has significant Public Health implication • Insufficient brownfield sites • Need to work with neighbouring boroughs • Need to challenge the expansion of the universities • Support for vulnerable people in low quality PRS or in TA • Use of Article 4 • Evictions from PRS primary cause of homelessness
Regeneration Directorate Management Team	• conversion of commercial properties to housing • CO_2 emissions from PRS – Green Deal • Borrow to buy – council owned market PRS • Duty to co-operate and housing links with neighbouring authorities • Meeting local need – 60% new homes currently to out of area purchasers

Consultation Portal Responses

For the next stage of consultation we took the feedback from the events and community meetings and circulated a formal consultation link on the online portal.

We also promoted this via social media using the council's Twitter account and Facebook page.

This period of consultation was for eight weeks and closed at the end of September 2014.

In total 168 responses were received:
- 151 live in the city
- 134 are responding as residents
- 8 as carers
- 10 as service users
- 19 as providers
- 9 as community champions
- 3 as commissioners
- 15 as volunteers or voluntary organisations

Demographic breakdown:
- Average Age – 47
- Gender – 53 Male, 83 Female, 10 Prefer Not To Say, 1 Other, 1 person identified as trans*
- Ethnicity – 18 identified as BME
- Sexual Orientation – 22 identified as LGBT
- Disability – 43 identified as having some kind of disability

Theme	Feedback
Affordable Housing	*What is working for Affordable Housing* • Higher profile and commitment for affordable housing x 3 • Nothing x 11 • Developments are essential for low income households x 17 • Unfair competition for the private sector • HMO's most affordable options • Good but need more information/support to access x 3

- Good but still expensive x 11
- Excellent quality
- Like the style of new developments x 2
- Doesn't exist x 3
- Balance of schemes x 2
- Location of schemes
- Seaside Homes
- Planning regulations insisting on %
- Good but insufficient x 4
- Good but too many one/two beds x 3
- Work of housing associations
- Access to more space

Key themes for what is working with Affordable Housing

- Essential to continue this work – positive on location, mix, quality, and commitment to housing lower income households
- Existing projects are excellent but still not affordable to many
- Nothing – this is not working or doesn't meet the understanding of affordable

What needs to change for Affordable Housing

- Lower the cost of shared ownership x 8
- Less shared ownership x 7
- More rented properties (social and affordable) x 27
- More one bed properties (welfare reform)
- Lower long term affordable rents x 13
- More accessible units x 2
- Cancel Right To Buy x 8
- More supported affordable units x 2
- Reduced rents or rent controls across all tenures x 13
- More information & advice x 4
- Abolish affordable housing
- Less executive developments x 2
- Give families priority
- Relax planning to allow builds x 7
- Priority for older people

	• More family housing x 2
	• More transparent/fairer allocations policy x 2
	• Don't build on allotments
	• Regulation of letting agents x 6
	• Better plans for infrastructure x 2
	• Secured loans for deposits x 2
	• Longer tenancies x 3
	• Priority for working households x 2
	• Tax on buy to let
	• Convert commercial and empty properties x 9
	• Better quality developments x 2
	• Support Homeshare schemes
	• Priority to local people
	• Higher % in new developments x 2
	• Allow pets
	• Work with neighbouring boroughs
	• Use co-ops and community housing x 4
	Key Themes for change with Affordable Housing
	• Need more social housing and affordable rented
	• Lower the cost of rent across the city
	• Lower the cost of shared ownership
	• Use commercial sites
	• Cancel Right to Buy
BME Communities and Housing	*What is working for BME Communities and Housing*
	• No harassment x 2
	• Engagement x 3
	• Help to integrate
	• Dedicated workers
	• BME specific event
	• BMECP
	• BME Needs Assessment
	• The fact that it is included in this consultation
	Key themes for what is working for BME Communities and Housing
	• Better communication with communities needs to continue

	• Good at dealing with harassment issues
	What needs to change for BME Communities and Housing
	• Respond better to incidents of racism x 10
	• Integrated approach x 12
	• More BME frontline staff x 2
	• Overcrowding x 3
	• Support Homeownership
	• Reduce rents x 4
	• Less racism from communities/letting agents/landlords x 2
	• Education and training x 5
	• More family housing x 7
	• Community integration
	• Better communication with BME communities x 4
	• More supported housing x 2
	• Community housing
	Key Themes for change for BME Communities and Housing
	• B&HCC need an integrated approach as the same issues are raised by BME respondents on areas such as affordability and family housing
	• Better response to harassment on estates and throughout the city
	• More frontline staff and better trained staff
Community Land Trusts	*What is working for Community Land Trusts*
	• Brings properties into use x 6
	• Positive community initiative x 34
	• Nothing x 5
	• Council shouldn't fund x 2
	Key themes for what is working for Community Land Trusts
	• Strategy should support CLT's
	What needs to change for Community Land Trusts
	• Compulsory purchase of empty properties x 9

<table>
<tr><td></td><td>

- Council Funding x 7
- More support x 5
- Should be abolished x 2
- Publicity x 11
- Link to university
- Donate public land x 4
- Ensure they are accessible to those in need x 2
- Families should be prioritised

Key Themes for change for Community Land Trusts
- Need to support through land, funding, and membership
- Publicise and promote more widely
- Obtain properties suitable for co-ops

</td></tr>
<tr><td>

Family Housing

</td><td>

What is working in Family Housing
- Affordable Housing x 2
- Transfer Incentive Scheme x 13
- More homes

Key themes for what is working in Family Housing
- Support for the TIS

What needs to change in Family Housing
- More downsizing x 10
- More affordable homes x 11
- Reduce under-occupying x 9
- Prevent HMO conversions x 2
- HA should offer TIS
- Stop RTB x 3
- More council housing x 15
- Reverse HMO conversions
- Longer tenancies
- Bring empty properties into use
- Stop school catchment areas
- Promote TIS x 3
- Timely adaptations

Key Themes for change in Family Housing

</td></tr>
</table>

	• Support downsizing for all • Invest in family home developments both affordable and social
HMO Licencing	*What is working for HMO licencing* • Discourages overcrowding • Keeps track and limits number of HMO's x 7 • Improving quality x 13 • HMO's needed for young people and students x 12 • Good where licenced • Doesn't work as ineffectual • Pleased to see council are refusing applications • Standards improving • Article 4 works well • Needs to be stricter x 4 • Not working due to the impact of welfare reform • Improved quality • Penalties are working • Good to have ward limits • Control of landlords • HMO licencing made me homeless as I was using the lounge as a bedroom • Stops people sharing due to increased rents x 3 • Not stopping HMO and the loss of family housing *Key themes for what is working with HMO licencing* • Improves quality and safety • HMO's are vital to the city • Need to control conversions and prevalence *What needs to change for HMO licencing* • Closer scrutiny of applications/standards x 17 • Enforcement of breaches x 15 • More HMO's to lower rents x 2 • Reporting unlicensed HMO's x 4 • Extend area covered and backdate x 13 • Decline more applications x 11 • Too many students in the same area x 2

	• Rent limits on HMO's x 4
	• More space given to each tenant x 3
	• Publicity/information on scheme x 6
	• Longer tenancies
	• Support students to integrate x 3
	• Support for tenants x 3
	• More car parking near HMO's
	• Regulation of letting agents
	• More specialist student housing
	• Too strict fire safety standards
	• More bins x 2
	• Extend noise patrol x 2
	• Abolish scheme
	• Limit by street
	Key Themes for change with HMO licencing
	• Closer examination of applications and ongoing scrutiny
	• Penalties for breaches
	• Extend scheme
	• Decline more applications in areas with high numbers
	• Publicity/Information
Housing Related Support	***What is working in Housing Related Support***
	• Partnership working x 6
	• Preventative services for vulnerable people x 20
	• Floating support and outreach x 3
	• Cost benefit to the city x 3
	• Hostels x 4
	• Sheltered Housing x 3
	• Good but insufficient or underfunded x 10
	• Staff at services x 3
	• Extra Care x 3
	• Not working as there are still people sleeping rough x 3
	• B&HCC support for these services x 3
	• Emergency Assessment Centres
	• Hostel Link Workers
	• Good but hard to access
	• Good use of resources x 4

- Poor use of resources
- Shared lives x 2
- Range of providers
- Drug/alcohol services x 3
- Young People's services x 2

Key themes for what is working in Housing Related Support

- Good use of funding on preventative services for vulnerable people
- Concerns about reducing funding
- Joint work between third sector and local authority

What needs to change in Housing Related Support

- Lower level support services for people with LD x 2
- Review allocations policy x 6
- More information
- Extend HIA
- More move on accommodation x 8
- More supported accommodation x 2
- Lower rents to encourage work
- Longer term support
- Accommodation for people with ASC x 2
- More and Smaller hostels x 3
- Promote services to students
- More information sharing or co-ordination between agencies x 5
- More support for rough sleepers x 4
- More outreach with more hours per client
- Early intervention
- Longer contracts for services
- More funding x 8
- Support community support groups
- More sheltered with support x 7
- Day Centres
- More self-contained accommodation
- Quality assurance
- Mixed use development

	Key Themes for change in Housing Related Support • More move on accommodation • Protect investment • More sheltered with more support • Review how to access support
LGBT Communities and Housing	***What is working for LGBT Communities and Housing*** • Good support x 2 • Good response to harassment • The strategy x 6 • Tolerance and equality x 3 • Inclusive services x 2 • Monitoring • Training ***Key themes for what is working for LGBT Communities and Housing*** • The Council's strategic approach • The city as a tolerant and supportive community • Inclusive mainstream services ***What needs to change for LGBT Communities and Housing*** • More housing options • LGBT Training for frontline staff x 2 • More support around harassment x 3 • Integrated approach x 9 • More affordable housing x 2 • Acknowledge the importance to the city • LGBT specific housing x 2 • More engagement x 3 • More monitoring x 3 • Support for LGBT parents • Dedicated LGBT worker at housing services • There were a significant number of negative responses to this question.

	Key Themes for change for LGBT Communities and Housing • Ensure services are integrated and safe for LGBT people • More research • Support around harassment
Older People	***What is working for Older People*** • Extra Care x 8 • Sheltered x 6 • Care Homes x 2 • Carelink x 3 • Everything x 9 • Adaptations • Outreach • Recognition of need x 2 • Community Integration • Engagement x 2 ***Key themes for what is working for Older People*** • Very positive responses around quality and range of provision • Support for extra care development • Support for sheltered with particular mention of recent renovations ***What needs to change for Older People*** • More support needed in sheltered x 3 • Engagement x 5 • Accessible and adapted properties x 4 • LGBT specific x 3 • More space • More support around dementia x 3 • Preventative outreach x 5 • Specialist older supported housing x 3 • Support downsizing x 5 • Life times homes standards • Too many accessible units • Accessible information available off-line x 2

	• More funding x 3
	• Energy efficiency x 2
	• More sheltered x 3
	• More bungalows
	• More community activities
	• Pets welcome
	• Mixed communities
	Key Themes for change for Older People
	• Support older people to move into smaller flats including sheltered to reduce isolation and free up family homes
	• Timely adaptations
	• Outreach to help older people in the PRS
Private Rented Sector	*What is working in the Private Rented Sector*
	• A good short term solution x 19
	• Nothing x 12
	• PRS Team x 5
	• Partnership with HA x 3
	• Acquisitions
	• Energy Efficiency x 3
	Key themes for what is working in the Private Rented Sector
	• Generally positive about the range and quality of the PRS
	• Significant numbers saying the main problem is cost
	• Continue PRS Team work and work with third sector
	What needs to change in the Private Rented Sector
	• Rent caps/Living Rent x 33
	• Licencing x 8
	• Regulation of letting agents x 12
	• Longer tenancies x 14
	• Inspection of repairs, safety and quality standards x 20
	• Rent deposit scheme x 2
	• Support to be PRS ready and maintain x 2
	• Limit the number of PRS x 3
	• Remove all licencing

	• Support landlords to improve properties • Energy Efficiency x 5 • Family housing • Stop RTB • Local business tax *Key Themes for change in the Private Rented Sector* • Need to reduce rents in the city through living rent or rent controls • Enforce quality, repair, and safety standards • Longer tenancies • Regulation of letting agents *Would the introduction of a register of all private sector landlords in the city be a good idea?* • 137 of 168 responded • 126 stated 'yes' • 11 stated 'no' • This is 92% in support to the proposal *Would the introduction of a register of all private sector landlords in the city be a good idea - comments* • Greater security for tenants • Improve quality • Need to be enforced • Increase rents • Must be mandatory • Accountability • Fairer if city wide • Stability • Fees need to be invested in regulation • Social obligation
Student Housing	*What is working in Student Housing* • More purpose built x 12 • More dispersed • Good new developments x 3 • Licencing

	• Regenerated area x 4
	Key themes for what is working in Student Housing
	• Support the new and planned developments of purpose built accommodation
	• Students regenerate areas and communities
	What needs to change in Student Housing
	• Accommodation for 2/3 years
	• More purpose built x 5
	• Protect family homes
	• Noise patrol
	• Better design of new developments
	• Promote integration x 5
	• More support for students x 4
	• Dispersed housing x 4
	• More developments at Falmer x 2
	• Regulate letting agents and landlords x 7
	• Less purpose built
	Key Themes for change in Student Housing
	• More investment in purpose built student housing
	• Support community to integrate
	• Support for students as tenants
Sustainability	*What is working for Sustainability*
	• Insulation x 3
	• Allotments
	• Council Housing x 14
	• Energy Co-op
	• Repairs
	• Awareness x 4
	• Reduction in fuel poverty
	• PRS
	Key themes for what is working for Sustainability
	• Improvement in council stock recognised and should continue
	• Improvement in understanding of this issue

- Properties are better insulated

What needs to change for Sustainability

- PRS x 16
- Invest in sustainable energy x 12
- Education x 7
- Grants for insulation/improvements x 2
- Don't invest in this
- Downsizing
- Don't build on allotments
- Only invest in council housing
- Enforce standards x 10
- Green waste recycling
- Scrap Green Deal x 3
- Sustainable building standards x 4
- Energy co-op
- Address Fuel Poverty

Key Themes for change for Sustainability

- Extend the work to the PRS
- Enforce Energy Efficiency Standards
- The Local Authority should invest in renewable energy

Housing Strategy Team

Brighton & Hove City Council
4th Floor Bartholomew House
Bartholomew Square, Brighton, BN1 1JE

t: 01273 293055
e: housing.strategy@brighton-hove.gov.uk