



Brighton & Hove City Council
Local Housing Investment Plan
2012-2015



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1. Introduction

The Local Housing Investment Plan (LIP) sets out housing investment priorities for the City of Brighton & Hove for 2012-15. It is designed to ensure that any future investment is aligned to local priorities and supports growth in homes, jobs and communities. It aims to inform the Homes & Communities Agency on the level of investment required to support the delivery of affordable housing and the associated infrastructure required to support the development.

The LIP has been developed using existing data and published plans and strategies, as referenced throughout. These documents provided the basis of the Local Housing Investment Plan's spatial and thematic priorities. As these documents have all been subject to prior extensive consultation and engagement with communities and stakeholders, no further consultation was taken in relation to the LIP.

The LIP has been formulated during a particularly fluid period in terms of current changes to housing and planning policy, and changes to funding models and funding streams, as well as in a very challenging economic climate.

Brighton & Hove City Council wishes to ensure that the plan will enable the partners to respond quickly to future policies and programmes, and potential funding opportunities.

Brighton & Hove's Strategic Partnership's **Sustainable Community**

Strategy vision for Brighton & Hove is:

'to be City of Opportunity. It is a city where opportunities are provided for our residents to improve their lives, for our children to excel and a place for business to thrive. It is a place that provides these opportunities in a sustainable and inclusive way that reduces inequality and protects the environment'

2. Local Population

The Census 2011 has identified that Brighton & Hove has a population of around 273,369 in 124,417 homes. Population growth¹ has focussed on those under 60. There are now comparatively large numbers of young people aged 20 to 39 years with relatively fewer young children and older people living in the city.

Part of this growth has been the increase in student numbers and the 'studentification' of a number of residential areas. There are 33,360 students in Brighton & Hove accounting for 13% of the general population of the city.

There is also an unusually large proportion of very elderly people aged 85 years and over, accounting for 2.6% of the city's population (compared to just 2.1% in the UK as a whole) with projections to 2035 suggesting this population will increase by more than two thirds to 3.6% and require an increased provision of suitable housing, care and health.

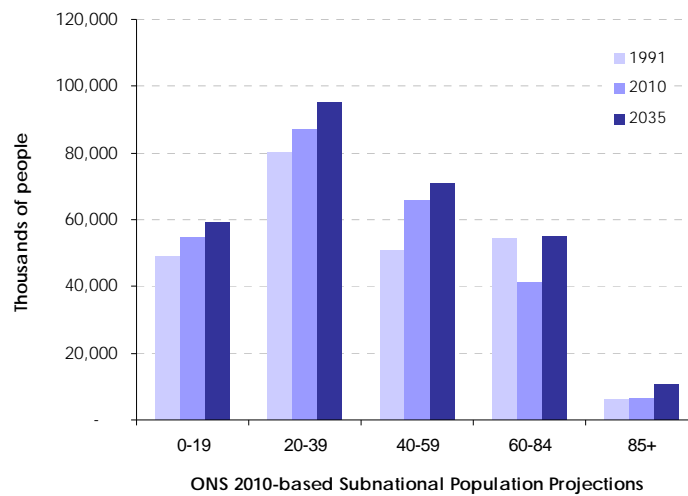
Growth since 1991 has comprised entirely of single person households. Projections between 2008 and 2033 suggesting that there will be an additional 22,840 households in the city (914 per annum) with 83% of this being new single person households.

Brighton & Hove is a diverse city. In the 2011 census 19.5% of the city's population identified as BME. The city's largest minority group is the lesbian, gay, bisexual and transgender (LGBT) community, estimated to be about 1 in six people in the city².

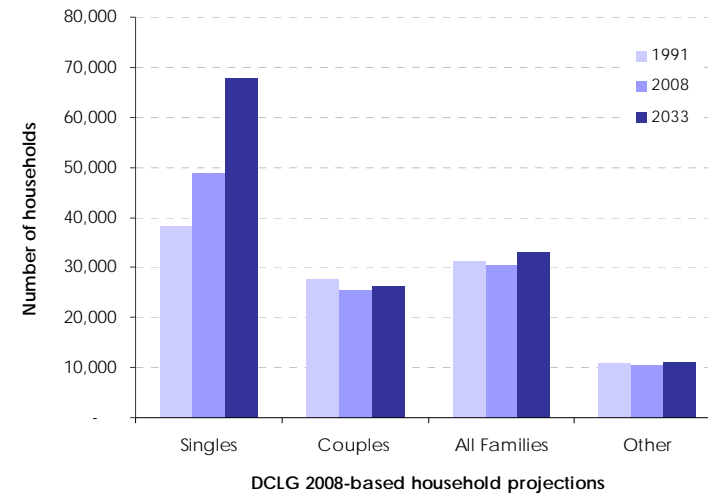
¹ ONS 2010 population projection / DCLG 2008 household projection

² Count Me In Too

**Brighton & Hove
 Age Profile Change**



**Brighton & Hove
 Changes in household types**



3. Local Investment Themes

The Brighton & Hove Local Housing Investment Plan supports the city's **Housing Strategy: healthy homes, healthy lives, healthy city**³ and forms an integral part of the city's Sustainable Community Strategy.

Through our Housing Strategy we are committed to:

- increasing the supply of affordable rented housing
- helping households become homeowners
- provide opportunities for households to move to larger homes or downsize as their needs change
- identifying opportunities to improve and develop deprived neighbourhoods
- making best use of the housing stock

Our Local Housing Investment Plan is grouped into 6 key themes to ensure that we identify the barriers preventing residents resolving their own housing needs and ensure our development priorities provide effective support and promote independence:

- Housing Costs
- Housing Demand
- Housing Supply
- Housing Quality
- Inequalities and Deprivation
- Sustainable Housing Development

³ http://www.brighton-hove.gov.uk/downloads/bhcc/Housing_Strategy_2009-2014.pdf

Our **Housing Strategy** vision for Brighton & Hove is to:
‘Enable healthy homes, healthy lives and a healthy city that reduces inequality and offers independence, choice and a high quality of life’

4. Housing Tenure

Brighton & Hove has a much smaller owner occupied sector but much larger private rented sector compared to the England average. Overall we have a smaller proportion of social housing than the England average.

The owner occupied sector has just over half the city's homes (54%) but has 87% of the city's houses with private renting and social housing being predominantly flats. As a result those who rent and are in need of family sized housing can face difficulty in accessing a suitable home.

In terms of council tax banding, Brighton and Hove has a greater proportion of its housing stock (43%) in the lowest two tax bands (A and B) than any of the comparator areas. This compares to the South East average of 25%.

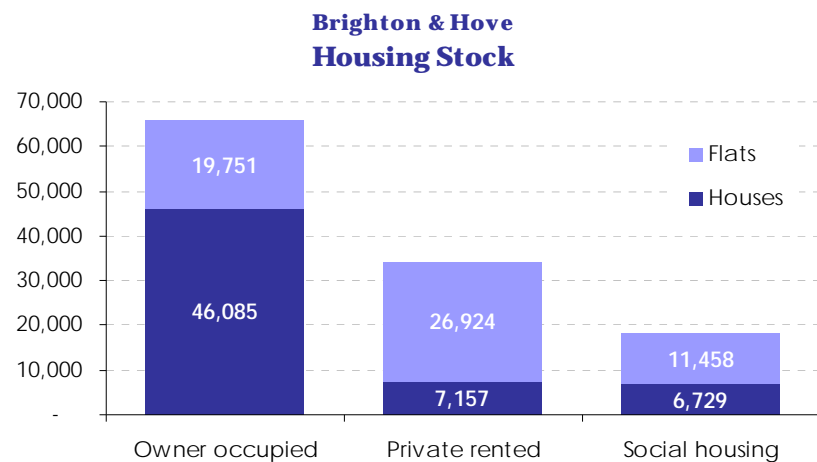
Within the social housing sector the homes are a combination of general needs housing and homes suitable for those with a support need^{4,5,6}:

- 16,112 general needs housing
- 1,816 older peoples housing
- 1,081 supported housing

⁴ Regulatory & Statistical Return (RSR) 2011

⁵ HIP (HSSA) 2011

⁶ Brighton & Hove City Council Website



Source: BHCC Private Sector Stock Survey 2008 & Census 2011

Brighton & Hove Housing Stock			
Tenure	Homes	Houses	Flats
Owner occupied	65,835 (54%)	70%	30%
Private rented	34,081 (28%)	21%	79%
Social housing	18,187 (15%)	37%	63%
Other	3,437 (3%)	Not available	Not available

Source: BHCC Private Sector Stock Survey 2008 & Census 2011

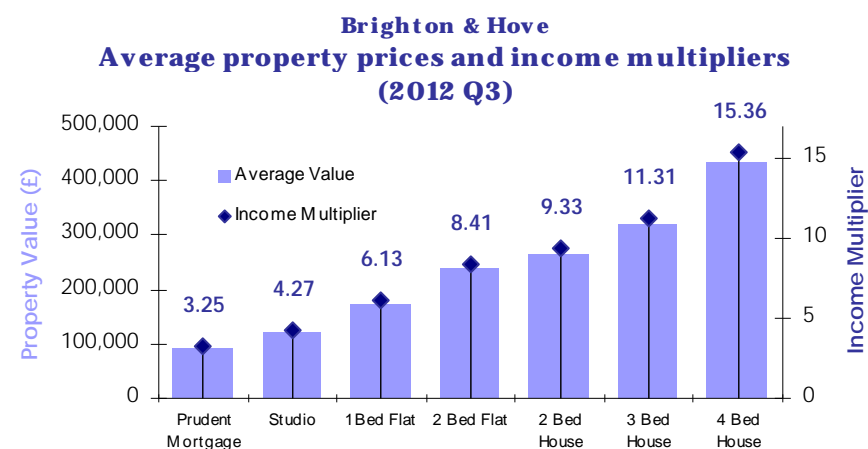
5. Housing Costs

Owner Occupation

The cost of buying a home in the city is out of the reach of many with the average cost recorded in September 2012 as £227,267 compared to a national average of £162,561. Local prices are now only 2% below the high seen in November 2007.

Local prices are consistently moving further away from the national average and are now 40% (£64,706) higher compared to February 2006 when they were only 17% (£27,282) higher.⁷

An analysis of properties by size advertised for sale on the Rightmove website⁸ supports the findings from the Land Registry with even the average cost of a studio flat being more than 4 times the median household income.

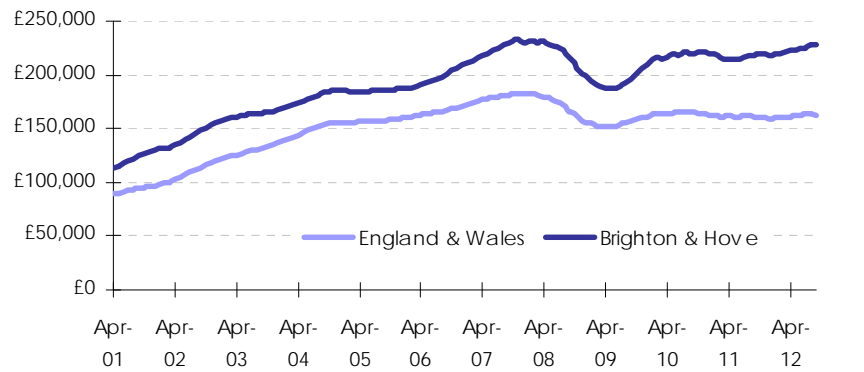


Brighton & Hove Median Household Income 2012: £28,240 (BHCC Affordable Housing Needs Report 2012)

⁷ Land Registry data (to September 2012)

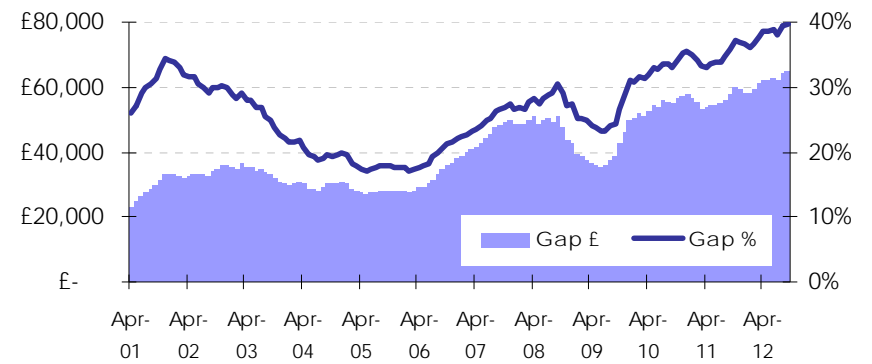
⁸ [http://www.brighton-hove.gov.uk/downloads/bhcc/housing/2012_\(3\)_Housing_Costs_Update_\(Jul-Sep\).pdf](http://www.brighton-hove.gov.uk/downloads/bhcc/housing/2012_(3)_Housing_Costs_Update_(Jul-Sep).pdf)

**Average Property Prices
 (to end September 2012)**



Source: HM Land Registry

**Average Property Price Gap
 (Brighton & Hove above England & Wales)**



Source: HM Land Registry

Private Rented Sector

Although there is a large private rented sector market in the city (28% of all housing) many of the homes are not affordable to households on average incomes.

The rent on a 1 bedroom flat is equivalent to the repayments on a mortgage of around £134,000 requiring an income of £41,000 to be affordable and the rent on a 3 bedroom house is equivalent to the repayments on a £255,000 mortgage requiring an income of £78,500 to be affordable.

Many households in receipt of housing benefit find it difficult to find an affordable property to rent as in many cases the cost of renting is more than the local housing allowance limit. Some landlords are reluctant to rent to households in receipt of housing benefit which can reduce people's choice even more.

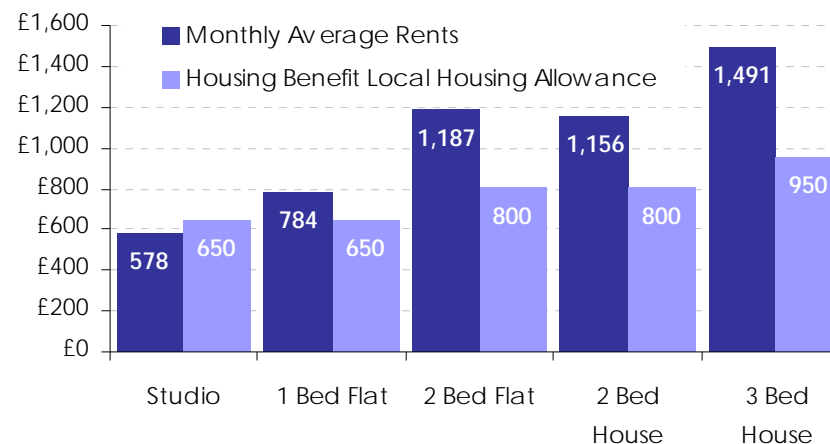
When looking at the average rent level of properties in the second quarter of 2012 the Local Housing Allowance was less than the rent for all property types except studio flats which receive the 1 bedroom rate. The shortfall between the housing benefit rate and rent makes it particularly difficult for those with children. In September 2012 our monitoring of the Rightmove website⁹ showed that in Brighton & Hove there was only 1 home with 3 bedrooms available to rent within housing benefit limits.

⁹ [http://www.brighton-hove.gov.uk/downloads/bhcc/housing/2012_LHA_Rates_Report_\(Sep\).pdf](http://www.brighton-hove.gov.uk/downloads/bhcc/housing/2012_LHA_Rates_Report_(Sep).pdf)

Private Sector Rent Levels and Mortgage Comparison					
Property	2012 Q3		Rent Compared to Mortgage *		
	Average rent per month	Equivalent Mortgage	Annual income required	Rent as a % of purchase cost	
Studio	£ 578	£ 98,902	£ 30,431	82.0%	
1 Bed Flat	£ 784	£ 134,063	£ 41,250	77.5%	
2 Bed Flat	£ 1,187	£ 203,044	£ 62,475	85.5%	
2 Bed House	£ 1,156	£ 197,750	£ 60,846	75.0%	
3 Bed House	£ 1,491	£ 254,989	£ 78,458	79.8%	

* Assuming a mortgage at 3.25 times income over 25 years with 5% interest

Monthly Average Private Sector Rents & Housing Benefit (2012 Q3)



Affordable Rent

The Government's current Affordable Homes Programme (AHP) is a new model of funding for affordable housing. The model works on a reduced capital grant funding and an increase in revenue streams that can be borrowed against. The AHP allows for affordable housing providers to charge up to 80% of market rents (Affordable Rents) on new supply, convert an agreed number of relets from social rents (target rent regime) to Affordable Rents and use recycled grant and disposal monies. This increased revenue allows providers to borrow more money and deliver affordable housing with less public capital subsidy.

The current AHP runs to March 2015, there is no decision from the Government on funding for affordable housing post March 2015. Given the current restrictions on public spending, any programme post March 2015, is likely to be based on the current model of reduced capital subsidy (or possibly with no subsidy).

Without the use of Affordable Rents we are likely to see little or no development of new affordable housing over the foreseeable future. However, at the same time we need to ensure that the rents remain affordable and do not encourage long term benefit dependency. In view of this we would expect Affordable Rents to be set at the lower of either 80% market rent level or the Local Housing Allowance (LHA) limit. The Brighton & Hove Tenancy Strategy¹⁰ outlines our approach in more detail.

¹⁰ http://www.brighton-hove.gov.uk/downloads/bhcc/housing/Tenancy_Strategy_2013.pdf

Indicative Affordable Rent Levels: Capped by Local Housing Allowance (per week)			
	1 bed	2 bed	3 bed
Local Market Rent * (2012 Q2 Apr-Jun)	£ 177.04	£ 252.25	£ 313.28
80% Market Rent	£ 141.63	£ 201.80	£ 250.62
Local Housing Allowance Limit (2012-13)	£ 150.00	£ 184.62	£ 219.23
Affordable Rent Basis	80% market	LHA cap	LHA cap
Affordable Rent per week	£ 141.63	£ 184.62	£ 219.23
Affordable Rent as a Percent of Market Rent	80%	73%	70%
Estimated net annual income required if not on Housing Benefit **	£ 21,042	£ 27,429	£ 32,571
Estimated gross annual income required if not on Housing Benefit **	£ 27,734	£ 37,114	£ 44,811
Estimated impact of cap on number of affordable rent properties (for every 10 planned at 80%)	No impact	2 extra conversions	3 extra 2 bed home conversions ***

* Source: BHCC Quarterly Housing Costs Update Report (2012 Q2)

** Assumptions: Including all benefits except Housing Benefit and based on housing costs at 35% of net total income to be affordable

*** As we want to protect the scarce supply of social rented 3+ bedroom homes and it is more financially viable to convert smaller homes we expect conversions for family sized housing development to be smaller homes

Affordability

The Council's Assessment of Affordable Housing Need Report 2012 identified that the minimum household income required to afford market housing is £42,000 per annum against an average (median) income of £28,240.

Almost 88,000¹¹ households (72%) can not afford market housing without spending a disproportionate level of their income on housing costs or some form of subsidy suggesting that social housing is the only affordable housing option in the city for the vast majority of residents.

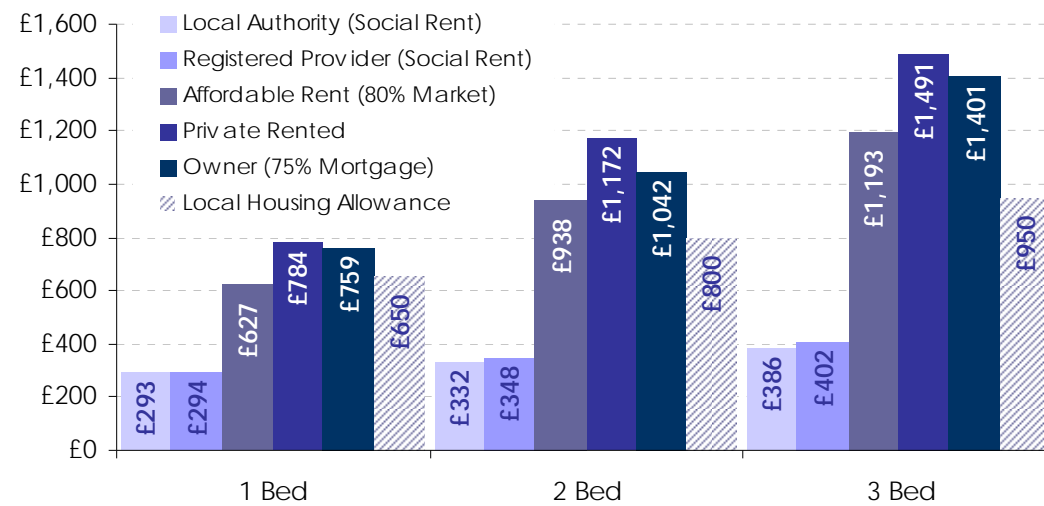
The report highlights how Affordable Rent is not affordable for the majority of those in need without the use of housing benefit and breaks down demand as:

- 8.5% Intermediate Rent
- 32.5% Affordable Rent
- 59% Social Rent

The city's high housing costs are causing more and more households to approach the council in housing need. With a relatively small social housing stock it is essential that we make best use of it.

¹¹ 87,945 households

Brighton & Hove (2012 Q3 Jul-Sept) Average Monthly Housing Cost Comparison



Notes: The average rent for Registered Providers is based on 2011 figures and for the Local Authority is based on 2012/13 figures. Average cost to buy based on a 25% deposit, 25 year mortgage at 5% interest

6. Housing Demand

Wider Barriers to Housing

The Index of Multiple Deprivation 2010 (IMD2010) wider barriers to housing sub-domain measures affordability, overcrowding and homelessness. Almost half (49%) of the city's Lower Super Output Areas¹² are in the bottom 10% nationally with the whole city in the bottom 41%.

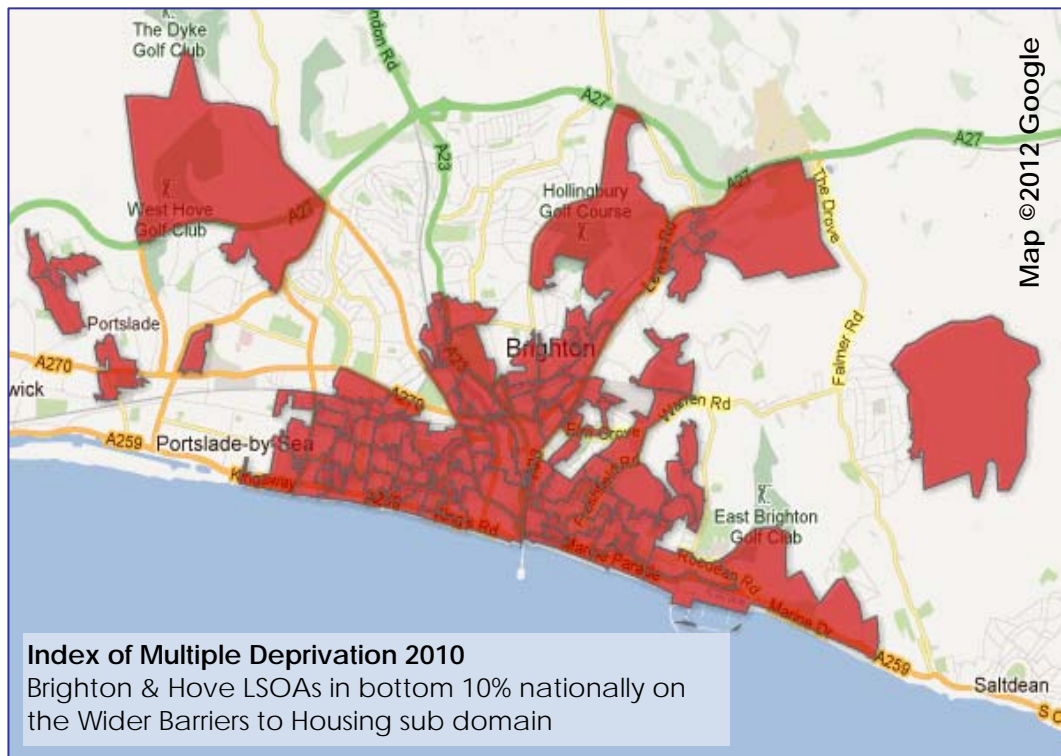
This has been supported by the Census 2011 which showed that Brighton & Hove has the 36th highest proportion of overcrowded households in England & Wales (having 1 less bedroom than required) affecting 8,168 households (6.7%).

Housing Register

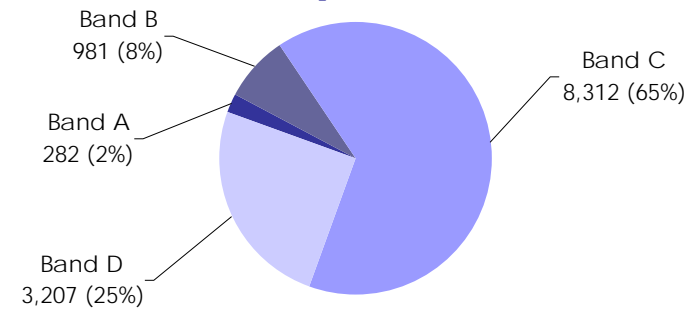
As a result of the city's high housing costs, low wages and shortage of affordable housing, we are seeing a rapid increase in the Housing Register.

On 3 April 2012 there were a total of 12,782 households on the Brighton & Hove City Council joint housing register with 75% of these having at least a moderate level of housing need. Since 1 April the register has grown by 25% to the end of October, an additional 434 households per month.

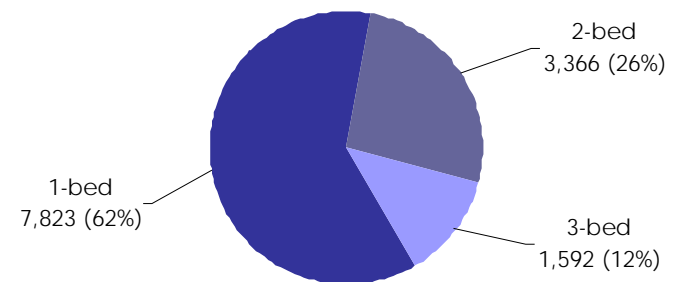
¹² Lower Super Output Areas. Brighton & Hove has 164. There are 32,483 LSOAs in England. Each LSOA in Brighton & Hove represents an average of 760 homes / 1,500 people / 700 households



**Brighton & Hove
 Housing Register by Priority Band
 (3 April 2012)**



**Brighton & Hove
 Housing Register by Property Size Required
 (3 April 2012)**



Affordable Housing Need Report 2012¹³

The Council's Assessment of Affordable Housing Need Report 2012 has identified that almost 88,000¹⁴ households in Brighton & Hove (72%) can not afford market housing without spending a disproportionate level of their income on housing costs or some form of subsidy.

The minimum household income required to afford market housing is £42,000 per annum against an average (median) income of £28,240¹⁵. The lower quartile price to income ratio for an entry level property is an average of 11.5 times income.

The survey has identified demand for 17,403 new affordable homes¹⁶ in the period 2012-2017 above that which already has planning permission – equivalent to the city's existing social housing stock. 3,481 new affordable homes above existing plans are required every year.

In addition, 59% of those in need (10,642 households) are only able to afford social rented housing rather than affordable rented.

¹³ http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Assessment_of_Affordable_Housing_Need.pdf

¹⁴ 87,945 households

¹⁵ Data about income levels has been modelled from a range of sources including the English Housing Survey (EHS), the Annual Survey of Hours and Earning (ASHE), CACI Paycheck information and ONS income estimates (Affordable Housing Need Report 2012)

¹⁶ Based on 25% of gross income spent on housing being affordable

Brighton & Hove **Affordable Housing Need Report 2012** analysis:

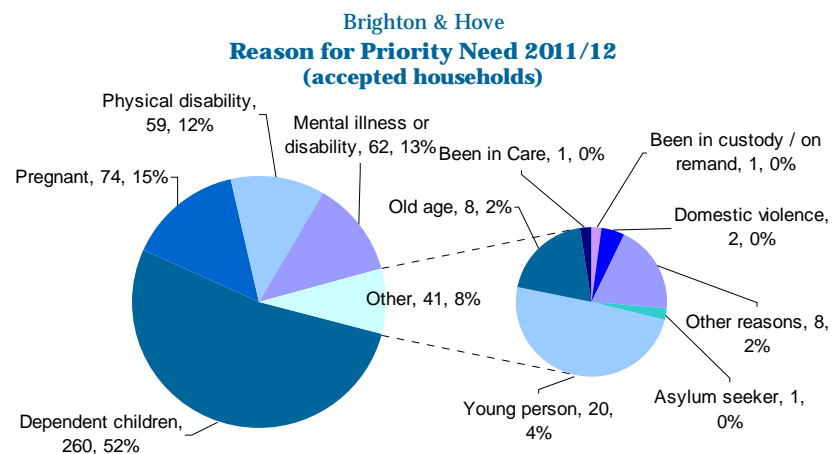
- 88,000 (72%) of the city's households can not afford market housing without some form of subsidy* ●
- There is a demand for 17,403 new affordable homes above existing plans between 2012 and 2017* ●
- 10,642 households require new social rented homes as Affordable Rent is not affordable to them* ●

Homelessness

Prevention has been a fundamental part of the Council's approach to dealing with the issue of homelessness. In addition to the 2,000+ households who have their homelessness prevented each year through detailed casework many thousands contact the council and other agencies every year for housing advice.

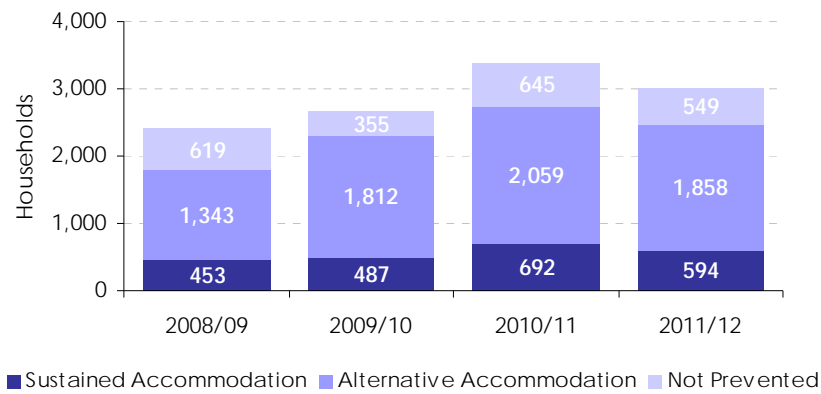
Unfortunately we are not able to prevent homelessness in all cases. Our prevention approach introduced at the beginning of 2005 saw homelessness reduce year on year, however, since the economic crisis the figures have been increasing with 496 households becoming homeless in 2011/12.

2/3 of all homeless cases involve households with either children a pregnant family member. In addition, homelessness amongst those with a physical disability or mental illness is double the national average.

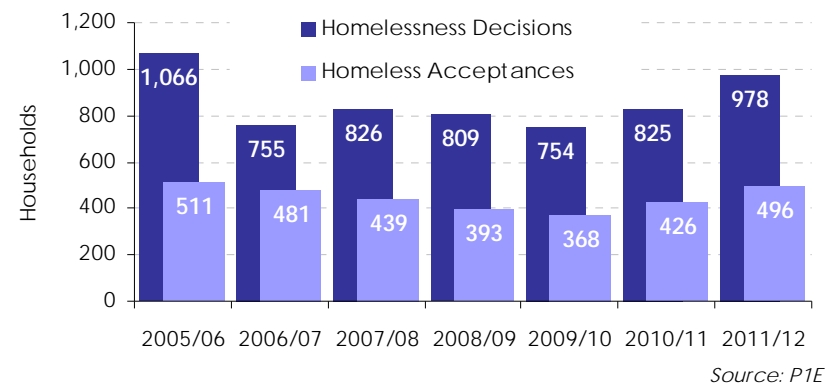


Source: BHCC Online Housing Management System & P1E

**Brighton & Hove City Council
 Homeless Prevention Casework**



**Brighton & Hove
 Homeless Decisions & Acceptances**



7. Social Housing Supply

Social Housing Turnover

Between 2009/10 and 2011/12 there was a 35% decrease in the supply of social housing available for letting to new tenants attributed to high private sector housing costs deterring tenants from leaving social housing combined with a reduction of the number of new social homes developed.

Social Housing Development

Since April 2002, working with our Registered Provider partners, the city's affordable housing development programme has delivered around 2,000 new homes.

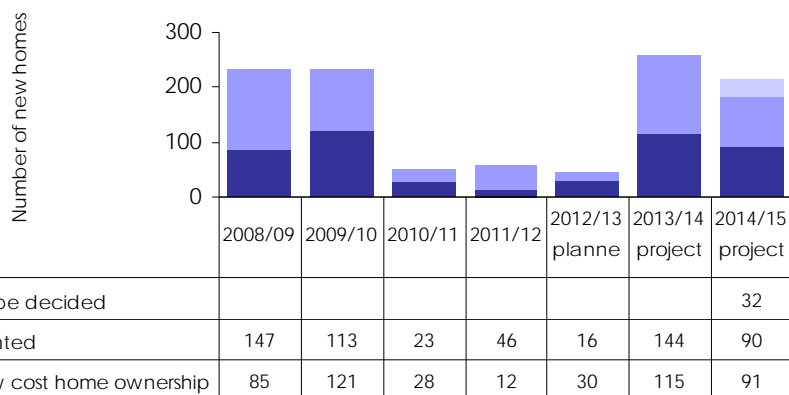
The recession had a noticeable impact on our programme however the signs for the next few years are looking very positive with more than 500 new affordable homes projected to complete and land identified that could deliver more than 1,000 new affordable homes over the next 5 years.

The 2012 update to the Strategic Housing Land Availability Assessment¹⁷ suggested that the city had the capacity to develop an average of 575 new homes per annum. With up to 40% of new developments being affordable housing, this would indicate up to 230 new affordable homes every year, only 6% of demand. This estimate is likely to be on the high side as some of these sites fall below the threshold for providing affordable housing.

¹⁷ http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/SHLAA_Update_2012.pdf

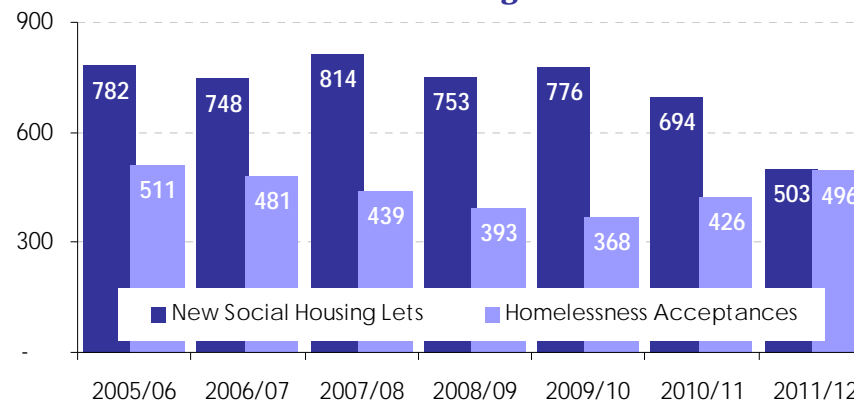
Source: HSSA submission & Housing Development Manager

Brighton & Hove
New Affordable Housing Development
(Rent & Low Cost Home Ownership)



Source: ELASH & Locata

Brighton & Hove
New Lets to Social Housing & Homelessness



8. Housing Quality

Housing quality is known to have a major impact on health particularly around issues such as damp, disrepair and poor energy efficiency. The Index of Multiple Deprivation 2010 shows that on the indoor living environment sub domain (housing quality), almost half (48%) of the city's LSOAs¹⁸ are in the bottom 20% nationally with more than 1 in 4 in the bottom 10%.

Non Decent Housing

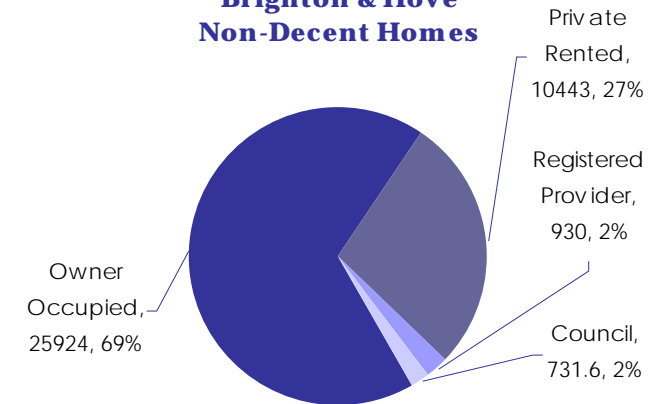
A third of the city's housing stock (up to 38,000 homes) is considered to be non-decent with the vast majority (96%) being in the private sector. The city has nearly double the number of unfit homes compared to the national average (8%). The estimated cost of removing Housing Health and Safety Rating System Category 1 hazards from the private housing sector is £123m¹⁹. 42.5% of all vulnerable households in the private sector are living in non-decent accommodation.

Whilst half of the city's council housing was non-decent in 2009 an intensive programme of works has set us on track to reduce this to 5% by April 2013. Our work is being supported by £28.5m investment secured by Brighton & Hove Seaside Community Homes through the leasing and refurbishing of 499 homes, and has just brought it's 200th property up to standard and back into use.

¹⁸ Lower Super Output Areas. Brighton & Hove has 164. There are 32,483 LSOAs in England. Each LSOA in Brighton & Hove represents an average of 760 homes / 1,500 people / 700 households

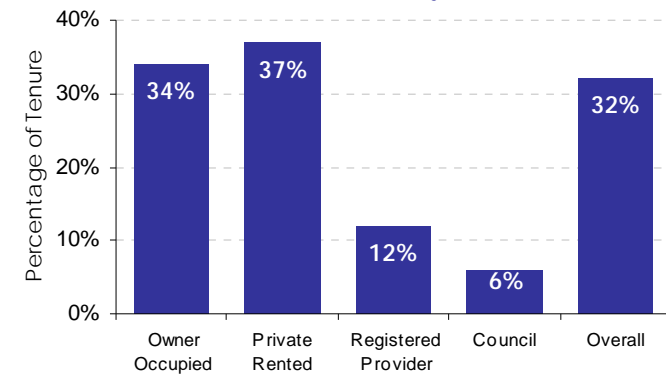
¹⁹ BHCC Private Sector Stock Survey 2008

Brighton & Hove Non-Decent Homes

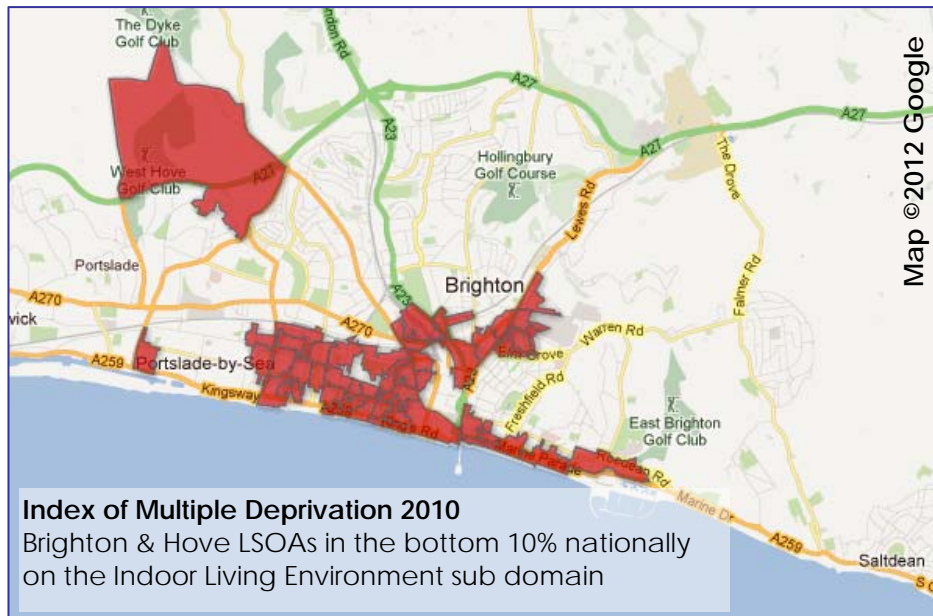


Source: House Condition Survey 2008 and Brighton & Hove City Council Monitoring

Brighton & Hove Non-Decent Homes by Tenure



Source: House Condition Survey 2008 and Brighton & Hove City Council Monitoring



Fuel Poverty

The Census 2011 has highlighted that the number of homes without central heating has halved since 2001, from 10.8% of the housing stock to 4.4%. Although there have been significant improvements in home energy efficiency, domestic energy prices have almost doubled over the last few years. When combined with the city's housing being much less affordable than in other areas, this has led to a large increase in the numbers of households in fuel poverty.

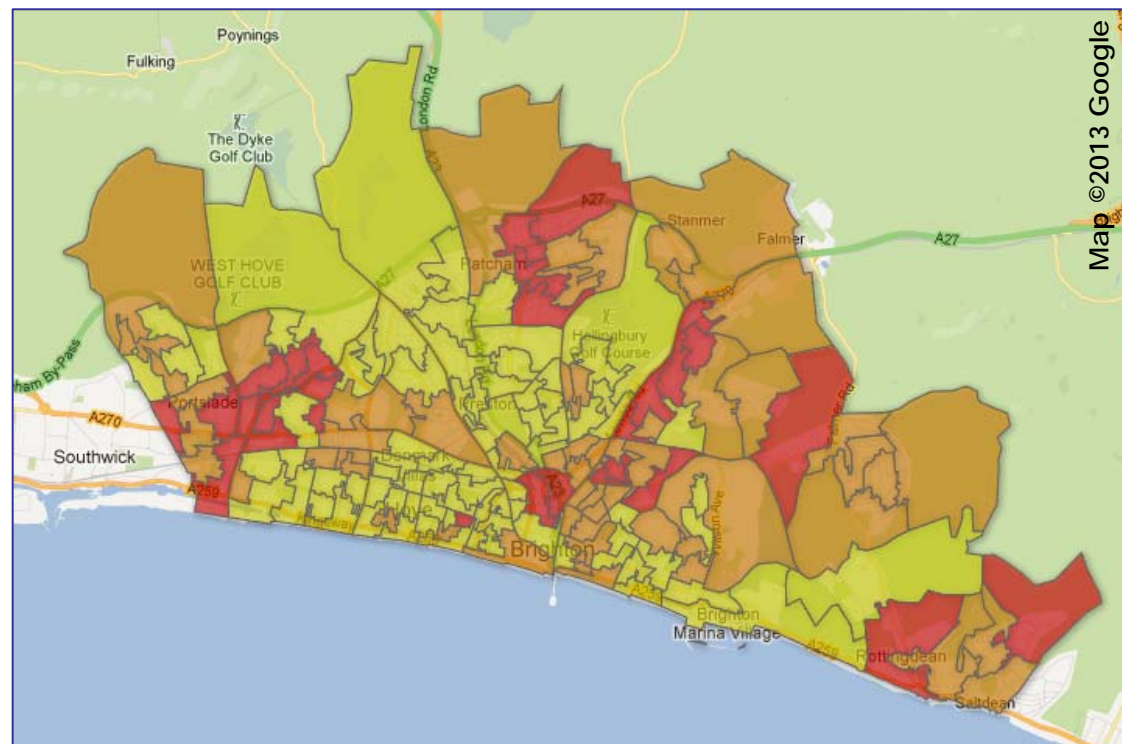
In 2010 approximately 16,000 households in Brighton & Hove (13.5%) were calculated by the Department of Energy and Climate Change²⁰ (DECC) to be in fuel poverty with the city is in the worst-performing 10% of Local Authorities in London and the South East. Rates of fuel poverty range from 1 in 17.5 households in parts of North Portslade to 1 in 4.6 households in parts of Moulsecoomb and Bevendean.

²⁰ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/49445/5267-fuel-poverty-2010-subregional-data.xls

Percent of households fuel poor



Source: DECC 2010



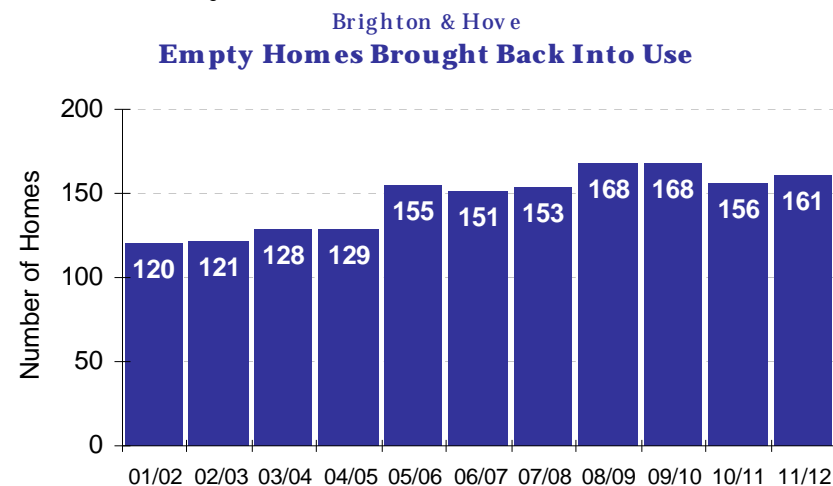
Fuel Poverty in Brighton & Hove

Empty Properties

Although housing is in high demand in the city there are a significant number of privately owned homes left empty and often run down.

The Empty Property Team work with private owners to bring long term empty homes back into use. Between 2002/03 and 2011/12 the team were successful in helping to bring 1,627 back into use, improving neighbourhoods and providing much needed homes.

Source: EPO Monitoring





The **Empty Property Team** worked over 7 years to bring this Victorian building back into use which had been empty since 1995

9. Inequalities and Deprivation

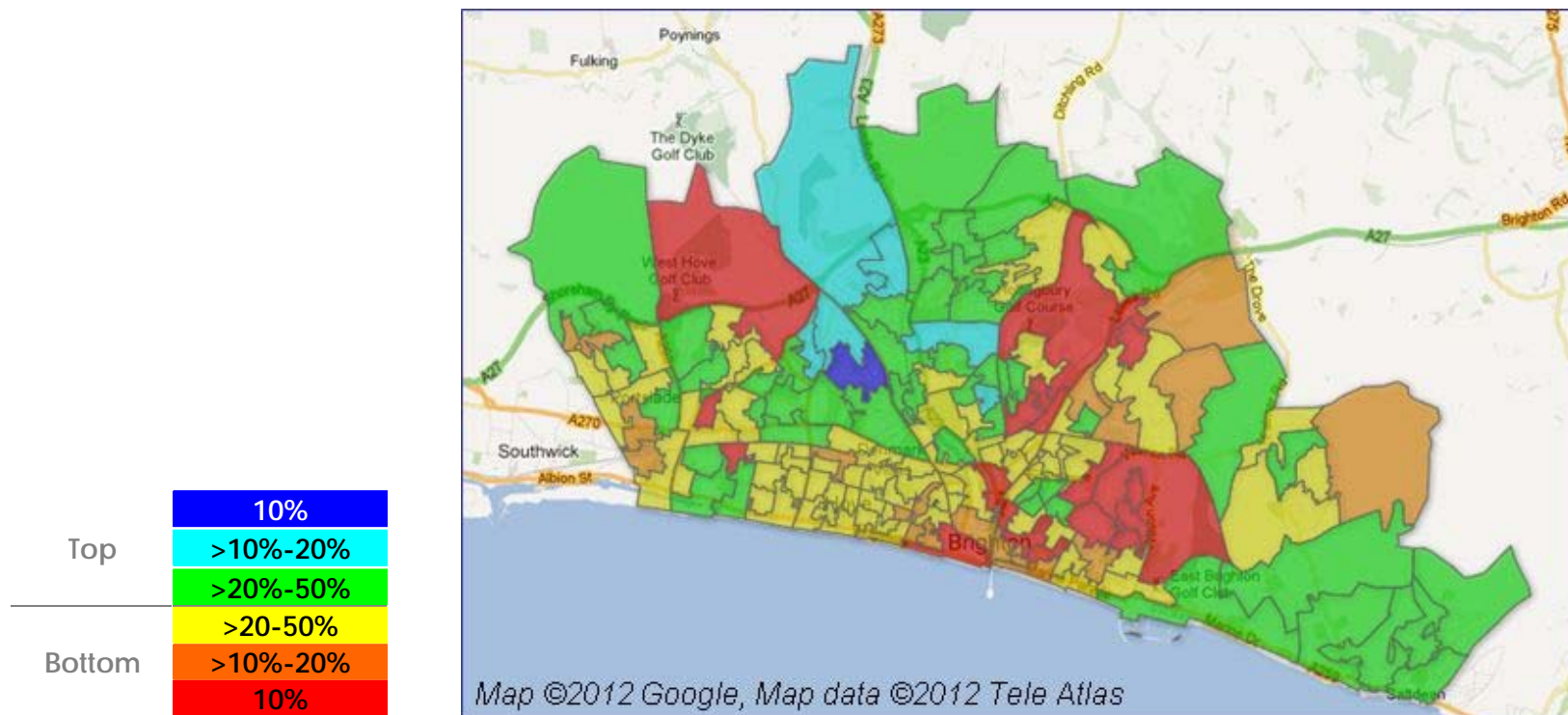
Index of Multiple Deprivation 2010

The Index of Multiple Deprivation 2010 shows that 68% of the city's areas are in the most deprived 50% of England with 12% falling in the bottom 10% of deprivation. Only 0.6% of the city is in the top 10% of areas.

The city is home to large numbers of people experiencing inequality, however the most deprived areas in the city are significantly more deprived than the city as a whole – with levels on many indicators two or three times the city average in these neighbourhoods. However, the majority of people facing inequality do not live in the most deprived 20% of areas across the city.

Trend data appears to show that the most deprived areas across the city are not “closing the gap” on important indicators of equality. Some groups are particularly concentrated in the most deprived areas, eg, the Bangladeshi and Black African populations (though *not* minority ethnic groups overall).

There is a significant group across the city with multiple needs concentrated in the most deprived areas and also in social housing. Children in low income families and with special educational needs are even more concentrated in the most deprived areas.



Index of Multiple Deprivation 2010

Maintaining Independence

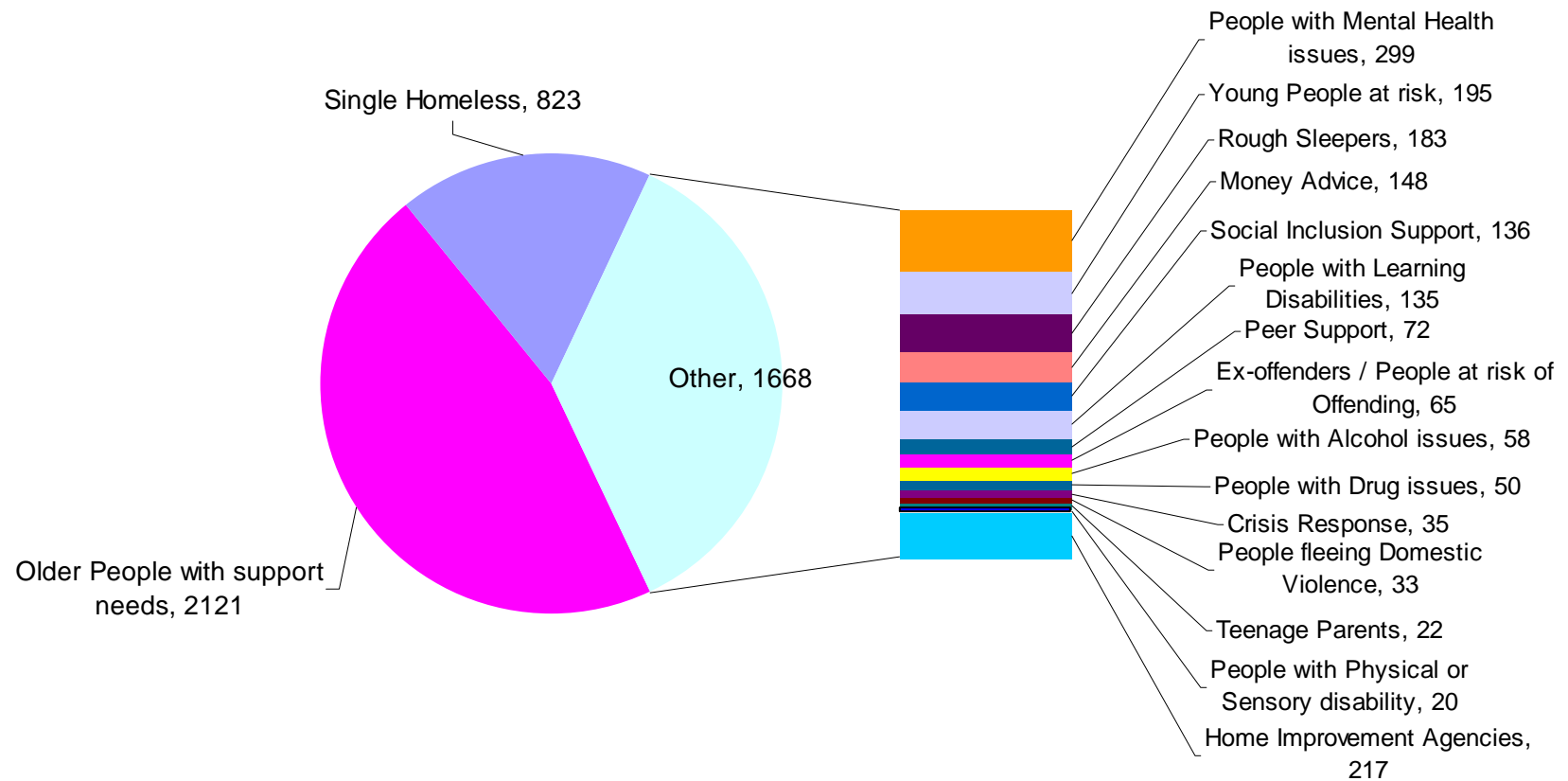
We provide a wide range of support to maximise independent living for vulnerable households. Preventative services in the community reduce or avoid admissions into costly and inappropriate hospital and residential care.

Living independently also improves quality of life and makes people better placed to access other services as well as education and employment opportunities.

Our key priority groups for aligning capital and revenue resources are:

- Older people
- People with physical disabilities
- Young people
- People with a learning disability
- Rough sleepers
- People with mental health issues
- People with drug and alcohol problems
- Gypsies & Travellers

Through our Supporting People programme we support more than 4,000 residents to maintain their independence. Our £10.5m programme is estimated to save the wider public sector and additional £34m after allowing for our costs.



Housing Related Support Provision 2012

Older People

The Office of National Statistics projects that there will be a 28% increase in the number of people aged 60 or above between 2008 and 2033. Within this, there is a projected 54% increase of households aged 85 and above, an additional 2,487 households to 7,084.

The Brighton & Hove Older Peoples Housing strategy seeks to plan for this expansion through three strategic goals:

- Make sure older people are able to access a mix of high quality housing suitable for their changing needs and aspirations
- Make sure older people are supported to sustain their independence as members of the wider community
- Make sure older people are able to access services and become involved in service development and decisions which affect them

Critical to the success of our strategy will be the development of new Extra Care housing which will not only provide support, independence and a high quality of life for residents, but will also take considerable pressure away from already stretched social care and health resources.



The city's first extra care housing:
New Larchwood, Coldean

People with a Physical Disability

The Census 2011 reported that 25% of households in the city contain a member with a long term health problem or disability and the Department for Work and Pensions reported in November 2007 that 5% of the population were in receipt of Disability Living Allowance.

Over the last few years the proportion of homelessness acceptances that are related to a physical disability are around 3 to 4 times the national average. The nature of the city and its housing is in part to blame as much is hilly and many properties are pre 1919, having a design that makes adaptations difficult.

In 2011/12 the Housing Adaptations Team completed a total of 155 Disabled Facility Grants and delivered around 162 major adaptations for people living in private sector housing. In addition the team also delivered a total of 292 minor adaptations and 264 major adaptations to people living in Council housing.

To make the best use of existing stock the council operates an Accessible Housing Register so those needing adaptations can be matched to social housing vacancies to meet their needs.

All new build properties must be built to lifetime homes standards and 10% of all properties must be fully wheelchair accessible.



Extra care housing for disabled adults:
Vernon Gardens. 8 one bedroom and 2 two bedroom flats

Young People

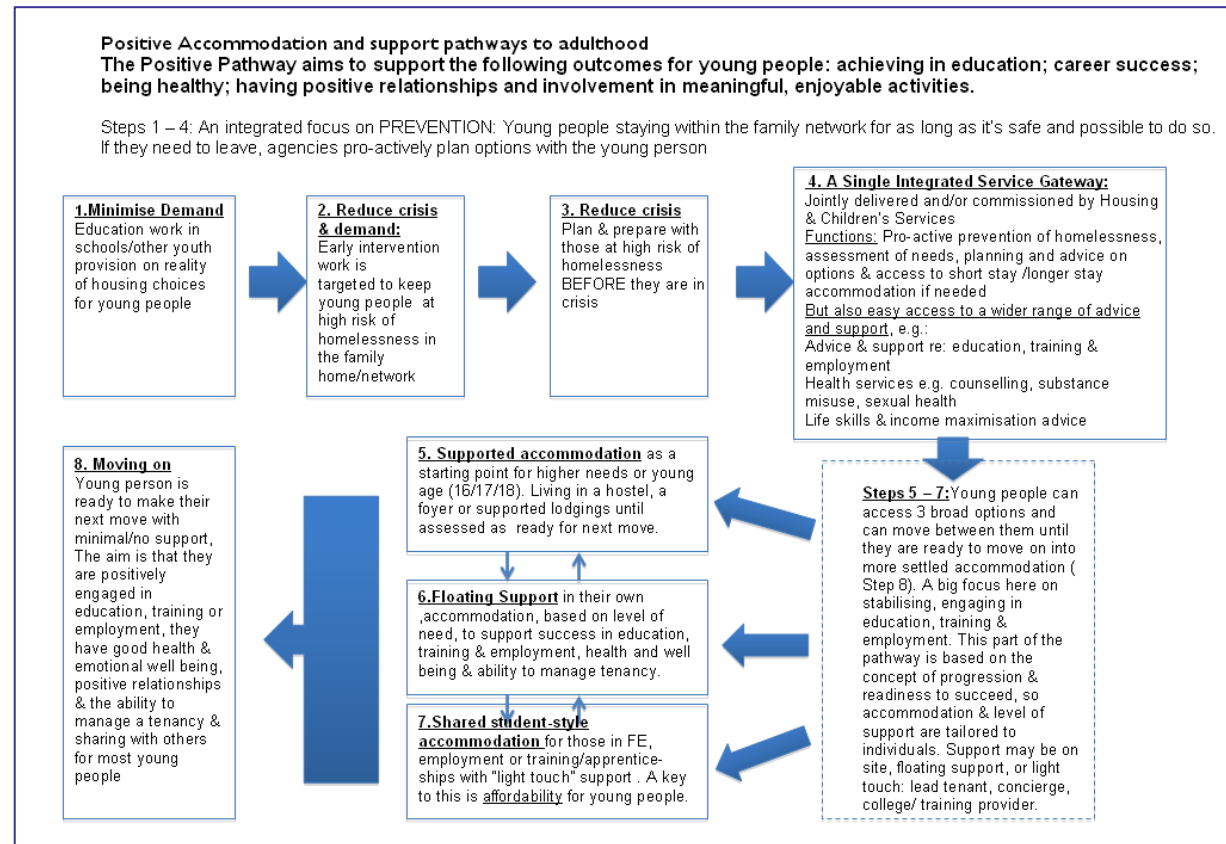
The Census 2011 estimates that there are 47,100 young people in Brighton and Hove aged between 16 and 24, representing 16% of the city's population against an England average of 12%.

A young persons housing and support needs assessment was carried out in 2012 and found:

- Rough sleeping for under 25's is increasing
- Brighton and Hove is ranked highly for Children in Need
- Numbers of looked after children have increased by 4%, compared to 2% nationally
- Over half of offenders aged 18-25 who were given an assessment had a housing need leading to increased risks of reoffending

A joint commissioning strategy for Children's Services and Housing²¹ based on the needs assessment is being produced to improve coordination across services and providers, improve the prevention approach and create a housing pathway for young people.

²¹ (Draft) Joint Commissioning Strategy: Children's Services and Housing - Housing and support for young people aged 16-25



Draft Joint Commissioning Strategy **Children's Services and Housing: Housing and support for young people aged 16-25:**
Positive Accommodation and Support Pathways to Adulthood

People with a Learning Disability

Applying national prevalence rates for learning disabilities to the population of Brighton and Hove suggests that there are approximately 5,000 people aged 18 years or over with learning disabilities.

National research also suggests that there are around 870 people with a moderate or high learning disability in Brighton & Hove with 702 currently using learning disability services. In addition there are 70 people supported by the specialist learning disability health team placed in the City by other councils.

These numbers are expected to increase with more people with higher needs requiring a service as more young people with complex needs reach adulthood.

The Brighton & Hove Learning Disabilities Commissioning Strategy has the following key outcomes:

- Increase Supported Housing and Extra Care by an additional 50 places
- Reduce the number of people placed out of area by 10 a year
- Reduce numbers of people in residential care by 10 a year
- Help 15 more people each year to live at home
- Increase the numbers of people with a learning disability on self-directed support
- Provide more choices for people to enter paid employment

The supported housing units offer a mixture of Short Break services, flats for those with learning disabilities combined with physical disabilities and shared accommodation for 5 younger people with learning disabilities where they will develop their independent living skills and be supported to move on to other housing options when they are ready



Supported Housing and services for people with a Learning Disability:
Westbourne. 25 one and 2 two bedroom flats plus 24 supported housing units (CGI image)

Rough Sleepers

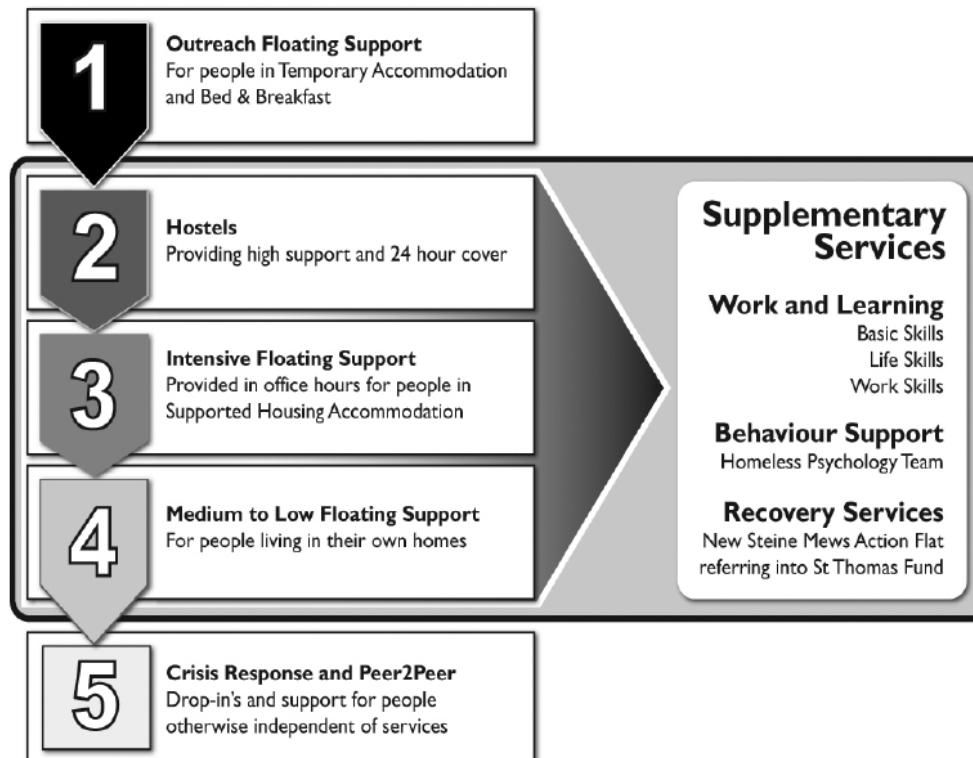
The last official rough sleepers count in November 2012 recorded 43 rough sleepers in the city, a 522% increase in the 3 years since the count in 2009 which identified 9 rough sleepers. The Rough Sleepers Street Services Relocation Team (RSSSRT) commissioned by Brighton & Hove City Council, worked with 588 rough sleepers in 2010/11 and this increased to 732 in 2011/12, a 24% increase.

Health inequalities widen and the levels of vulnerability and support needs significantly increase the longer someone is without housing. The life expectancy of a long-term rough sleeper is only 42 years, compared to 79 years for the average UK citizen.

Brighton & Hove City Council commission a range of housing and support services in the city for homeless people which represent the 'Integrated Support Pathway' (ISP). The pathway is made up of a range of accommodation and support services aimed at supporting clients to move on to independence and offers tailor made support covering a range of activities such as work and learning and psychological intervention.

A Big Lottery bid has been submitted to bring in funding to further develop the city's services to improve outcomes specifically for people with multiple, complex needs and reduce intervention costs (such as accident & emergency, police and anti-social behaviour).

BAND



Integrated Support Pathway

People with Mental Health Problems

The Brighton & Hove Commissioning Strategy for Working Age Mental Health Services estimates that there are between 37,000 and 42,500 people aged 16-65 who suffer from common or severe mental health problems in Brighton & Hove.

Homelessness and mental health problems are closely linked, during 2011/12, 12.5% of people who were accepted as homeless by the Council had a mental health problem, half as much again as the national average²².

In partnership with the Clinical Commissioners Group we are re-modelling the mental health pathway for accommodation with support to procure:

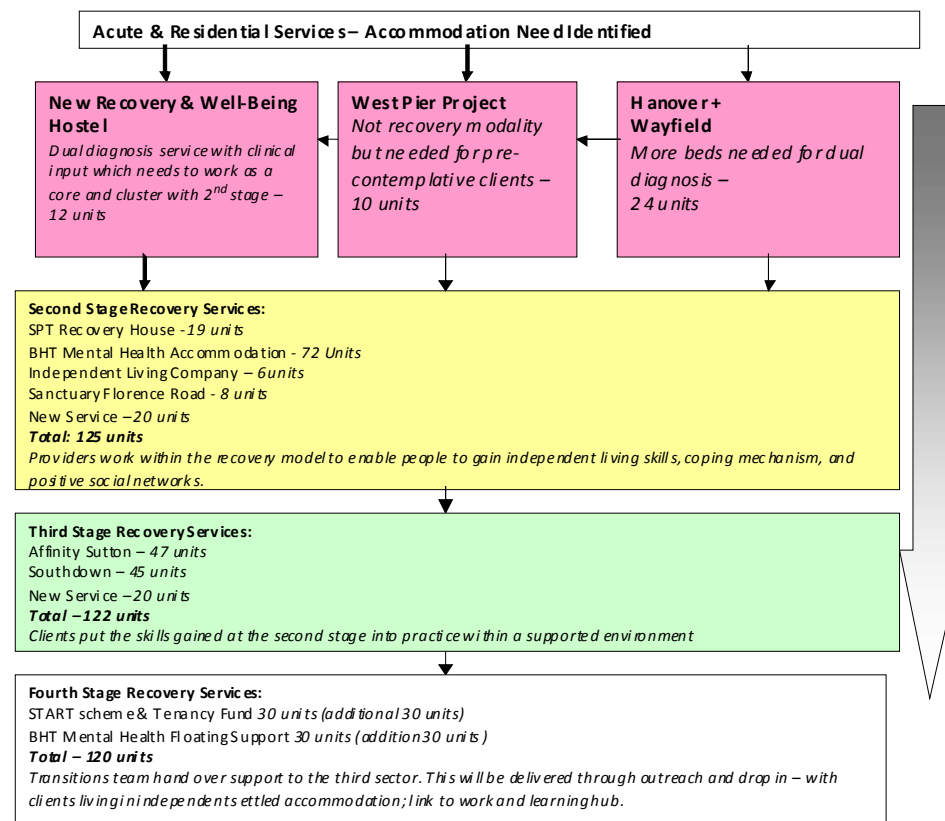
- 20 units of high support accommodation with support
- 30 units of medium support accommodation with support
- 30 units for floating support
- 40 units of tenancy support for accessing the private rented sector

The accommodation will be funded through the NHS, and the floating & tenancy support by the local authority. We will be monitoring outcomes with a focus on reducing admissions, reducing homelessness and improving well being. These services are scheduled to begin in September 2013.

²² http://www.brighton-hove.gov.uk/downloads/bhcc/housing/Statistical_Bulletin_Annual_2011_to_2012.pdf

The new pathway will aim to meet the gaps in provision identified through the Joint Strategic Needs Assessment:

- Step down from acute and residential care
- Accommodation for people with complex needs including dual diagnosis
- Long term crisis management in the community
- Improved access into the PRS for people with mental health needs



New Mental Health **Accommodation & Support Pathway** in partnership with the Clinical Commissioners Group:
to begin 1 September 2013

People with Drug and Alcohol problems

Brighton and Hove local authority had the highest rate of drug related deaths per 100,000 population aged 16 and over in 2008 (14.8 deaths per 100,000), the same rate as in the previous year (JSNA 201023). Brighton and Hove has the highest rate of problem drug users (opiates and/or the use of crack cocaine) in the South East.

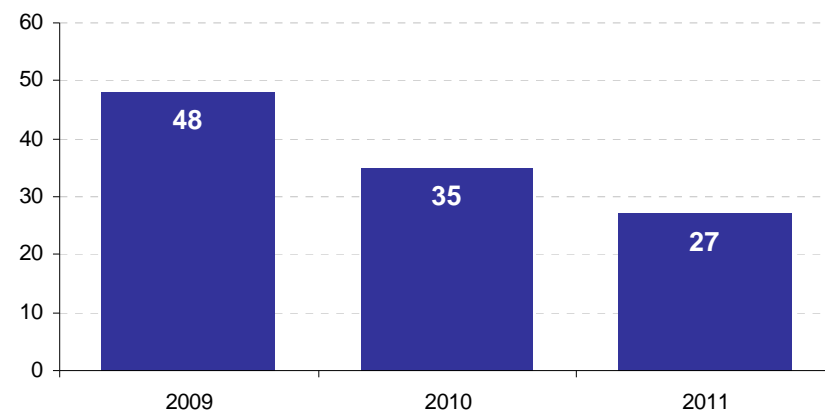
2% of the local working age population (2,305 individuals) are injecting drug users of whom 1,000 people are in contact with substance misuse programmes. There are around a further 1,000 people with severe alcohol problems who need support to keep their homes, and many of them also have mental health problems.

481 people, or around 20% of the people with substance misuse problems, are living in supported accommodation.

Services were revamped in 2011 to improve recognition and treatment of dual diagnosis cases where clients have substance misuse and mental health needs and ensuring users are assigned a key worker at the beginning of treatment. This has seen a 17% growth in the numbers of people leaving treatment successfully compared to the national average rise of 7%.

²³ <http://www.brightonandhove.nhs.uk/about/improving/jsna/documents/BrightonandHoveJSNAsummary2010-FINAL.pdf>

Brighton & Hove Drug Deaths



Gypsies and Travellers

Travellers are identified as being the most disadvantaged ethnic group in the country, suffering a high level of inequality. Travellers die younger, experience more chronic health conditions, have a poor level of education, and regularly experience discrimination and racial hatred. Lack of suitable, secure accommodation underpins many of these inequalities as access to employment, health, education and other services is made easier when people are living in settled accommodation.

The Government's Gypsy & Traveller Caravan Count tells us that Brighton & Hove has fewer Travellers in the city than would be expected from a population our size yet a lack of suitable stopping places has resulted in Travellers being up to 4 times more likely to be on an unauthorised site in the City than both the national and regional average. This has inflamed tensions in some communities as Travellers have set up encampments in the city's parks and open spaces.

Our new Traveller Commissioning Strategy 2012²⁴ is underpinned by the desire to develop a new permanent Traveller site to help meet identified needs up to 2016. Pre-planning work on our preferred location at Horsdean is progressing with the South Downs National Park. As populations grow we recognise that there will be additional demand for permanent and transit pitches beyond 2016 which will be determined through a revised needs assessment.

²⁴ http://www.brighton-hove.gov.uk/downloads/bhcc/travellers/Traveller_Commissioning_Strategy_2012.pdf

To achieve our Traveller Commissioning Strategy vision we have identified 4 main outcome areas aimed at supporting Travelling communities to improve the quality of their lives and reduce the tensions between Travellers and the settled population:

- *Outcome 1: Improve site availability*
- *Outcome 2: Improve health, safety and wellbeing*
- *Outcome 3: Improve education outcomes*
- *Outcome 4: Improve community cohesion*

Brighton & Hove's **Traveller Commissioning Strategy** vision is:
'Balancing the needs of Traveller communities and the City's settled communities to reduce inequality and improve community relations'

10. Sustainable Housing Development

Good Housing Design

The Homes and Communities Agency is committed to being at the forefront of good design quality and sustainability in housing. Good design and sustainable development are about creating successful places. Working closely with local authority partners, the HCA's key objectives are:

- To improve the supply and quality of housing in England
- To secure the regeneration or development of land or infrastructure in England
- To support in other ways the creation, regeneration or development of communities in England or their continued well being
- To contribute to the achievement of sustainable development and good design in England, with a view to meeting the needs of people living in England

A widely accepted definition of sustainable development is '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'. Local Authorities undertake a Sustainability Appraisal (SA) of all emerging Development Plan Documents, as required by law, to ensure that economic, social and environmental issues are taken into consideration. The SA ensures that all the documents are evaluated from a sustainable standpoint.

The council is committed to using the One Planet Living Framework guiding principles to move towards a more sustainable city.

One Planet Principles of Sustainability

1. *Zero Carbon: Making buildings more energy efficient and delivering all energy with renewable technologies*
2. *Zero Waste: Reducing waste arisings, reusing where possible, and ultimately sending zero waste to landfill*
3. *Sustainable Transport: Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel*
4. *Sustainable Materials: Using sustainable products that have a low embodied energy*
5. *Local and Sustainable Food: Choosing low impact, local, seasonal and organic diets and reducing food waste*
6. *Sustainable Water: Using water more efficiently in buildings and in the products we buy; tackling local flooding and water course pollution*
7. *Land use and Wildlife: Protecting and expanding old habitats and creating new space for wildlife*
8. *Culture and Community: Reviving local identity and wisdom; support for, and participation in, the arts*
9. *Equity and Local Economy: Inclusive, empowering workplaces with equitable pay; support for local communities and fair trade*
10. *Health and Happiness: Encouraging active, sociable, meaningful lives to promote good health and well being*



Spatial Priorities²⁵

Brighton & Hove is a tightly constrained, compact city situated between the South Downs National Park and the sea. With a limited legacy of derelict or vacant sites these 'natural boundaries' define and limit the outward expansion of the city. The spatial strategy as set out in the City Plan Part 1 (Submission February 2013) needs to achieve a balance between accommodating the city's development needs, particularly for jobs and homes, with the continuing need to protect and enhance the city's high quality environments and the nationally designated landscape that surrounds the city.

The assessed housing requirements for the city over the plan period are much higher than the city can realistically accommodate. The plan sets a minimum housing target of 11,300 new homes to be achieved between 2010 and 2030 (an average of 565 per annum) and this reflects the capacity and availability of land/sites in the city; the need to provide for a mix of homes to support the growth and maintenance of sustainable communities; the need to provide land for other essential uses and the need to respect the historic, built and natural environment of the city.

City wide policies (CP1-CP22) set out the council's approach to strategic policy issues such as the scale and type of housing to be achieved, securing sustainable economic development, the provision of open space, sports and recreation facilities, achieving more sustainable buildings, a healthy city and an improved public realm.

²⁵ http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Feb13_Submission_City_Plan_Part_One.pdf

A Strong and Prosperous City

- *CP1 Housing Delivery*
- *CP2 Sustainable Economic Development*
- *CP3 Employment Land*
- *CP4 Retail Provision*
- *CP5 Culture and Tourism*
- *CP6 Visitor Accommodation*
- *CP7 Infrastructure and Developer Contributions*

A Sustainable City

- *CP8 Sustainable Buildings*
- *CP9 Sustainable Transport*
- *CP10 Biodiversity*
- *CP11 Flood Risk*

An Attractive City

- *CP12 Urban Design*
- *CP13 Public Streets and Spaces*
- *CP14 Housing Density*
- *CP15 Heritage*
- *CP16 Open Space*
- *CP17 Sports Provision*

Healthy and Balanced Communities

- *CP18 Healthy City*
- *CP19 Housing Mix*
- *CP20 Affordable Housing*
- *CP21 Student Housing and Housing in Multiple Occupation*
- *CP22 Traveller Accommodation*

Development & Special Areas²⁶

Spatially the majority of new housing, employment and retail development will be directed to eight specific development areas (DA1-8). These are areas of the city which either already benefit from close proximity to good sustainable transport links or are areas where accessibility can be improved; are areas which offer significant capacity for new development and are areas where new development and/or regeneration will secure substantial benefits for the city. This approach ensures that transport impacts will be minimised and that the city's countryside and the South Downs National Park will continue to be protected.

These Development Areas are proposed to accommodate a significant amount of development because they contain the potential capacity and opportunities for change, they can deliver development of a citywide or regional importance and/or because they are in need of regeneration.

Development on a more modest scale will also occur across the rest of the city on suitable brownfield site opportunities. Such development will help to secure the growth of or maintain sustainable neighbourhoods and communities and can also help to protect valuable open spaces.

²⁶ http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Feb13_Submission_City_Plan_Part_One.pdf

Development Proposals to 2030 Draft City Plan (January 2013)	New Homes
DA1 – Brighton Centre and Churchill Square Area	20
DA2 – Brighton Marina, Gas Works and Black Rock Area	1,940
DA3 – Lewes Road Area	810
DA4 – New England Quarter and London Road Area	1,185
DA5 – Eastern Road and Edward Street Area	470
DA6 – Hove Station Area	630
DA7 – Toad’s Hole Valley	700
DA8 – Shoreham Harbour	400
Rest of the City	3,945
Small site and windfall development	1,250
Total	11,350

Affordable housing requirements

The new City Plan Part 1 (Submission February 2013) CP20 Affordable Housing²⁷ has lowered the threshold that requires an affordable housing contribution to developments of 5 or more dwellings in recognition of the city's high level of housing need:

- 40% onsite affordable housing on sites of 15 or more dwellings
- 30% onsite affordable housing or equivalent financial contribution on sites between 10 and 14 dwellings
- 20% affordable housing as equivalent financial contribution on sites between 5 and 9 dwellings

On developments of 10 or more dwellings, affordable housing will normally be delivered on site. Only in exceptional circumstances will the Council accept a commuted sum or free serviced land in lieu of on site provision.

Affordable housing provision should incorporate a mix of tenures. The recent Affordable Housing Need Report 2012 highlights that the majority of households in need are only able to afford social housing, breaking down affordability to 8.5% intermediate housing, 32.5% affordable rent and 59% social rent.

In addition, the draft plan recognises the shortage of family sized homes and seeks an affordable housing dwelling size mix of 30% one bedroom, 45% two bedroom and 25% 3+ bedroom.

²⁷ http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Feb13_Submission_City_Plan_Part_One.pdf



Brighton & Hove's first **new council homes** in a generation:
Ainsworth House, Wellington Road (3D Visuals)

11. Our Funding Priorities

Our funding investment priorities are aligned to support the delivery of the city's **Housing Strategy 2009: healthy homes, healthy lives, healthy city** and recognise that effective housing and support are key components of the Determinants of Health affecting local people:

- **Priority 1: Improve housing supply**

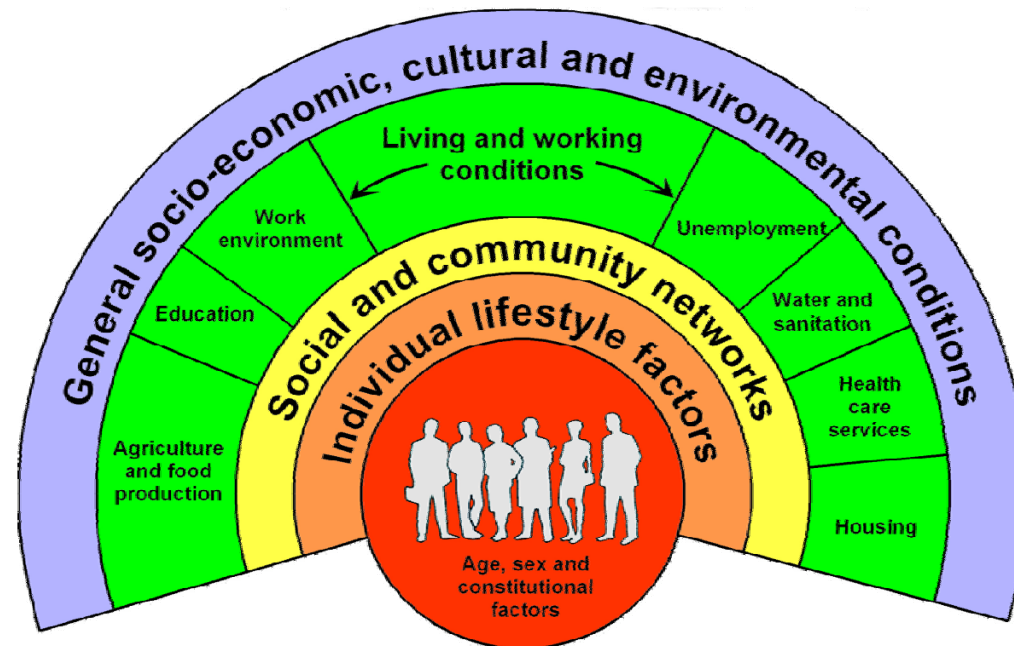
We need to make sure that the city has the right type of housing to meet the needs of current and future residents, whether it be owner occupation, private renting, or social rented housing.

- **Priority 2: Improve housing quality**

Poor quality housing is known to have a detrimental effect on a household's health, educational and emotional wellbeing. Our Housing Strategy will work to make sure that more residents are able to live in decent high quality homes that are able to meet their changing needs.

- **Priority 3: Improve housing support**

Being able to live as independently as possible is essential in enabling households to have a high quality of life as part of the local community. For some households this can only be achieved with support.



Source: Dahlgren and Whitehead, 1991

Determinants of Health

12. Priority 1: Improve Housing Supply

Through our Housing Strategy we need to make sure that the city has the right type of housing to meet the needs of current and future residents, whether it be owner occupation, private renting, or social rented housing.

To achieve this aim, we need to develop new housing and make best use of the city's existing housing stock. To provide a greater choice for residents looking to buy or rent, new housing needs to include homes for outright sale, low cost home ownership, intermediate rent and social rent. We also need to provide opportunities for those wishing to move to larger or smaller homes as the needs of their households change.

Under this objective our investment seeks to:

- Increase the supply of affordable rented housing
- Help households become homeowners
- Provide opportunities for households to move to larger homes or downsize as their needs change
- Identify opportunities to improve and develop deprived neighbourhoods
- Make best use of the housing stock



Our Development Programme

Appendix 1 highlights our current affordable housing development programme for 2011-2015 which will deliver 576 affordable homes and a total investment of more than £59m.

Our pipeline of potential development opportunities from 2015 and an assessment of their readiness for investment are contained in Appendix 2²⁸ and we have also included our medium and long term schemes to highlight our direction of travel. In total, we have identified the potential for more than 1,500 additional new affordable homes over the next few years.

All schemes sites meet the priorities identified in the investment plan and have been assessed against a deliverability criteria focusing on three key areas; planning, land assembly and site access and viability.

Achieving planning permission is a key driver to deliverability, however increasingly the viability of schemes is of equal importance in light of the current economic situation. Some schemes may change or be withdrawn from the plan at a later date as a result of ongoing assessment and in many cases, funding requirements are an approximation. In addition, new opportunities are expected to compliment our programme.

²⁸ Please note that in the public version of this document this Appendix has been removed as it contains commercially sensitive information

Pipeline Development Programme	Schemes including Costs	Schemes excluding Costs	Schemes with no details	Total
Total Units	1,832	3,886	9	> 5,718
Affordable Units	597	829	*	> 1,426
Affordable percentage	33%	21%	*	Target 40%
Total Affordable Housing Cost	£ 44.0m	** £ 63.9m	*	** > £ 107.9m
2013-14	£ 3.7m	*	*	*
2014-15	£ 14.8m	*	*	*
2015+	£ 25.5m	*	*	*
Average cost per Affordable Home	£ 73,685	** Estimate based on £ 73,685	*	** Estimate based on £ 73,685

* information not yet known

The Estates Masterplan & Garage Sites

An Estates Masterplan for HRA land is being developed which has identified the potential for over 800 new homes. Of this number 212 were identified as being developed within 1-3 years, 315 within 3-7 years and 296 in 7+ years.

A set of initial case studies have been developed and the Council has approved £1m to carry out Initial feasibility, design and stakeholder engagement on the studies.

Alongside the development of the Masterplan, a short term HRA development programme is focussing on a number of underutilised HRA garage sites. These sites have been cleared with funding support from the Homes & Communities Agency. We have identified that these garage sites could provide 29 homes with a total scheme cost of £4.5m

Approval has been given to move to the next stage of the project which will include consultation on the development phase, financial feasibility and the appointment of a delivery agent.

It is intended that the homes developed will provide a range of options for local people and could include Affordable Rent, low cost home ownership and social rented properties. In addition, all homes will be to Lifetime Homes Standard and a proportion will be Wheelchair Homes.










Scheme Summary

Design Standards Summary	
London Housing Design Guide	Yes
BRE Code for Sustainable Homes	Level 4
PassivHaus	No due to wrong solar orientation
Lifetime Homes	Yes

Proposed Unit Mix	
3b5ph (3 bed 5 person house)	4

Estimated Development Costs	
Works	£ 615,600
On Costs	£ 44,752
Total Scheme Costs	£ 660,352

Financial Appraisal Results	Target Rent	Self Financing Rent
NPV	£ 68,196	£ 61,669
Payback Year	39	40
Loan Finance Required	£ 292,352	£ 272,352
Grant/subsidy Required	£ 368,000	£ 388,000
Grant per Unit	£ 92,000	£ 97,000

Rents (per week)	
Target Rent (2012)	£ 97.55
Target Rent at Completion	£ 102.43
Self Financing Rent	£ 93.70
Affordable Rent (estimate)	£ 180.00

Garage Site Sample Assessment

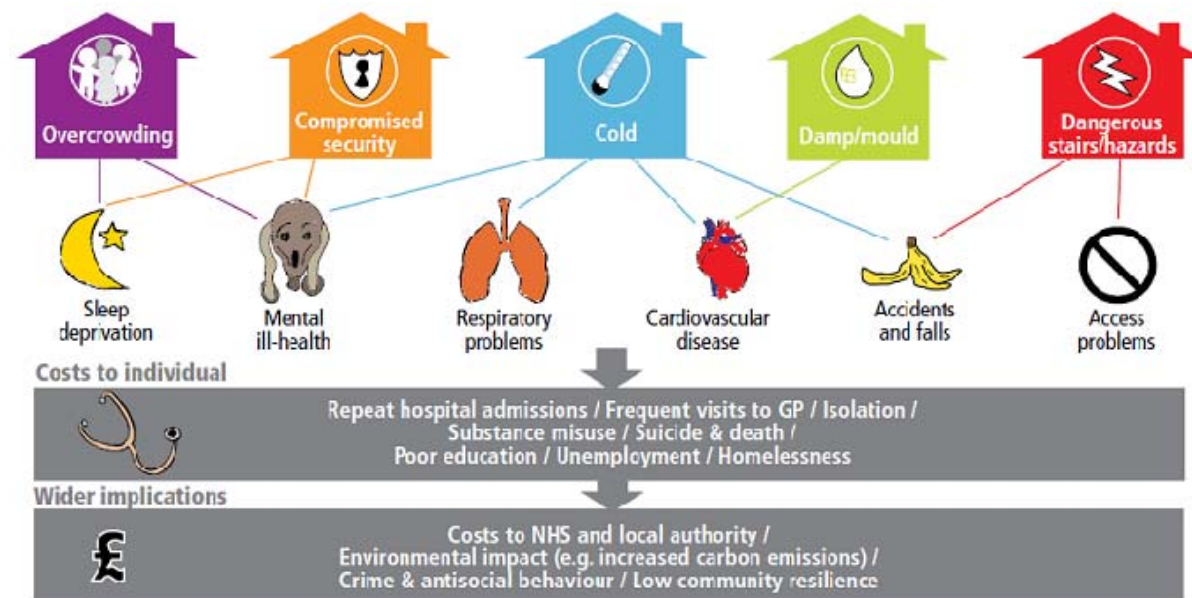
13. Priority 2: Improve Housing Quality

Poor quality housing is known to have a detrimental effect on a household's health, educational and emotional wellbeing. Our Housing Strategy will work to make sure that more residents are able to live in decent high quality homes that are able to meet their changing needs.

To achieve this aim, we need to work with owners and landlords to bring empty homes back into use, retrofit the existing housing stock with modern energy efficiency and other features across the private and public sectors and make sure new homes are developed to the very latest sustainability and accessibility standards.

Under this objective our investment seeks to:

- Work with home owners and landlords to maintain and improve the quality of their housing
- Reduce fuel poverty and minimise CO₂ emissions
- Develop the Brighton & Hove Standard for high quality and well maintained council housing and improve tenants' homes to ensure that they meet the standard
- Work with owners to bring more of the city's long term empty homes back into use
- Ensure new housing is developed to the latest standards for quality, accessibility and sustainability



Poor housing leads to poor health

Private Sector Renewal and Energy Efficiency Improvements

The work of the Private Sector Housing Team is improving the quality of homes and people's lives in the private sector through the provision of grants and loans.

During 2011/12:

- 920 homes were made decent or moved towards decency by financial assistance
- 578 energy efficiency measures installed for those in fuel poverty to reduce heating costs
- 392 tonnes of CO₂ saved

In 2012/13 the Council has continued this work with a further allocation of £1.1m funded through prudential borrowing.

With the ending of the national private sector renewal programme and energy company obligations we are seeking alternative sources of funding to maintain this important programme.

Funding for 2013/14 and beyond is uncertain.

Private Sector Renewal and Energy Efficiency Improvements			
Expenditure (proposed subject to funding approval)	2013-14	2014-15	2015-16
Decent Homes (Private Sector)	758,000	495,000	495,000
Energy Efficiency Improvements	650,000	450,000	450,000
Programme Management	148,000	148,000	148,000
Total	£ 1,556,000	£ 1,093,000	£ 1,093,000
Income (proposed subject to funding approval)	2013-14	2014-15	2015-16
Prudential Borrowing	463,000	-	-
Funding to be Identified	1,093,000	1,093,000	1,093,000
Total	£ 1,556,000	£ 1,093,000	£ 1,093,000

Empty Properties

Our Empty Property work remains a high priority for the Council and continues to return more than 150 homes per annum back into use through proactive action across the city. In addition we also work in partnership with Lewes District Council and Horsham District Council to provide their empty property services.

Primarily our work is in partnership with owners but more recently Compulsory Purchase Orders have been used to tackle problem homes. Currently we have been awarded £0.9m from the Homes & Communities Agency and are looking to identify additional funding from 2015 to enable us to continue this work:

Empty Property Programme	Existing Funding	Funding to be Identified*	Total Homes Brought Back into Use	Homes via Funding	Homes via Enforcement
Total Funding	£ 900,000	£ 450,000	600	90	8
2012-13	30,000	-	150	2	2
2013-14	375,000	-	150	25	2
2014-15	495,000	-	150	33	2
2015-16	-	450,000	150	30	2

** based on an average of £15,000 per unit*



Empty Property **success**

Decent Council Homes

A charity created by Brighton & Hove City Council to bring non-decent empty council homes in the city back into use has let its 200th property. Brighton & Hove Seaside Community Homes began leasing and refurbishing empty council properties in November 2011. The charity leasing scheme has allowed £28.5m to be borrowed from Santander to pay for the refurbishment of these homes and other council housing up to the Decent Homes Standard.

More than £20m per annum is spent on capital works to the councils stock of social housing. The 2nd year of the new 10 year partnership between Mears, the council and residents show its target of improving homes met, with nearly 1,912 additional council properties brought up to the Brighton & Hove Standard during 2011/12. Works included:

- 732 kitchens replaced
- 261 bathrooms replaced
- 194 new windows installed
- 1,347 new doors installed
- 453 homes rewired
- 919 boilers replaced - improving the energy efficiency of homes and cutting residents' heating costs
- 30 new solar installations to properties in Woodingdean, Hollingdean and the Bristol Estate

HRA Capital Expenditure	Budget 2013/14	Provisional 2014/15	Provisional 2015/16
Improving Housing Quality			
Door Entry Systems & CCTV	247,000	248,000	250,000
Water Tanks, Ventilation, Fire Alarms & Lighting	288,000	289,000	292,000
Lifts	2,457,000	2,335,000	2,242,000
Fire Safety & Asbestos Management	507,000	468,000	430,000
Minor Capital Works	446,000	437,000	424,000
Roofing	1,095,000	1,111,000	1,134,000
Condensation & Damp Works	461,000	468,000	358,000
Structural works	1,827,000	1,228,000	352,000
Cyclical Decorations	1,614,000	1,461,000	1,492,000
Brighton & Hove Standard Works			
Dwelling Doors	427,000	409,000	394,000
Kitchens & bathrooms	2,196,000	1,871,000	1,910,000
Rewiring – Domestic / Communal	1,291,000	935,000	991,000
Windows	2,352,000	1,345,000	1,313,000
Sustainability & Carbon Reduction			
Solar PV Citywide project	309,000	516,000	730,000
Domestic/Communal Heating Improvements	3,600,000	3,287,000	3,180,000
Insulation improvements (including overcladding)	4,327,000	4,033,000	2,662,000
Tackling Inequality			
Estate Development Budget	540,000	540,000	540,000
Disabled Aids & Adaptations	1,150,000	1,150,000	1,150,000
Conversions & Extensions Project	973,000	1,111,000	1,194,000
Fencing	69,000	70,000	72,000
Cycling Facilities	51,000	52,000	52,000
Housing ICT Budget	80,000	80,000	100,000
Building New Council Homes	650,000	4,315,000	-
Total	£ 26,957,000	£ 27,759,000	£ 21,262,000

14. Priority 3: Improve Housing Support

Being able to live as independently as possible is essential in enabling households to have a high quality of life as part of the local community. For some households this can only be achieved with support.

Households have many different levels of need and there is no one solution that fits all housing need and so we seek to take advantage of every opportunity and provide a range of services to support households back to independence.

Households unable to access support when required are more likely to disengage with services and suffer ill health. This will be detrimental to education and employment opportunities, resulting in further inequality and isolation.

The Housing Strategy will help make sure residents are supported to maintain their independence, minimising the need for more intensive institutional or residential type care.

Under this objective our investment seeks to:

- Support households to make informed choices about their housing options
- Provide adaptations and support to households and their carers
- Work to prevent homelessness and rough sleeping
- Contribute to the wider city agendas of reducing worklessness, improving community cohesion, reducing anti-social behaviour and reducing inequality
- Work to ensure student housing provides a positive contribution to students' lives and the city

Housing, Health and Care - **the economic impact:**

Every £1 spent on housing related support in Brighton & Hove saves £3.24 on health, tenancy failure, crime and residential care costs

The BRE & CIEH estimate that there are on average 1,200 falls and excess cold related incidents every year which cost the Brighton & Hove economy £20m per annum in health and care costs, lost productivity and benefit payments. The cost to remedy these issues is estimated at £2m per annum

*The average cost to the state of a hospital admission for a fractured hip is £28,665
(four times the average DFG)*

Housing adaptations that remove or reduce the need for daily homecare visits pay for themselves in a time-span ranging from a few months to three years and then produce annual saving; national evidence suggests annual savings varied from £1,200 to £29,000

Extra Care Housing

With an expanding older population and increasing care costs, Extra Care housing is considered critical to maintain the quality of life of local people and reduce pressure on the public purse as an alternative to residential care.

To help mitigate the initial high costs associated with developing extra care housing, the council is reviewing the potential for developing or redeveloping existing land and buildings in Council ownership through the Estates Masterplan programme.

A funding bid for £2.7m has been submitted to the Homes & Communities Agency to redevelop the former Brookmead sheltered housing scheme. The original scheme had 8 non self contained flats with shared facilities and was no longer fit for purpose. The proposal is to redevelop Brookmead into a new 45 home Extra Care housing scheme for older people and those with dementia that meets HAPPI²⁹ principles. Subject to a successful funding application we hope to develop the scheme through 2013/14.

In addition, we are seeking to continue the expansion of our Extra Care Housing and are looking at opportunities to develop a further 36 units in 2013/14 and 100 units in 2014/16.

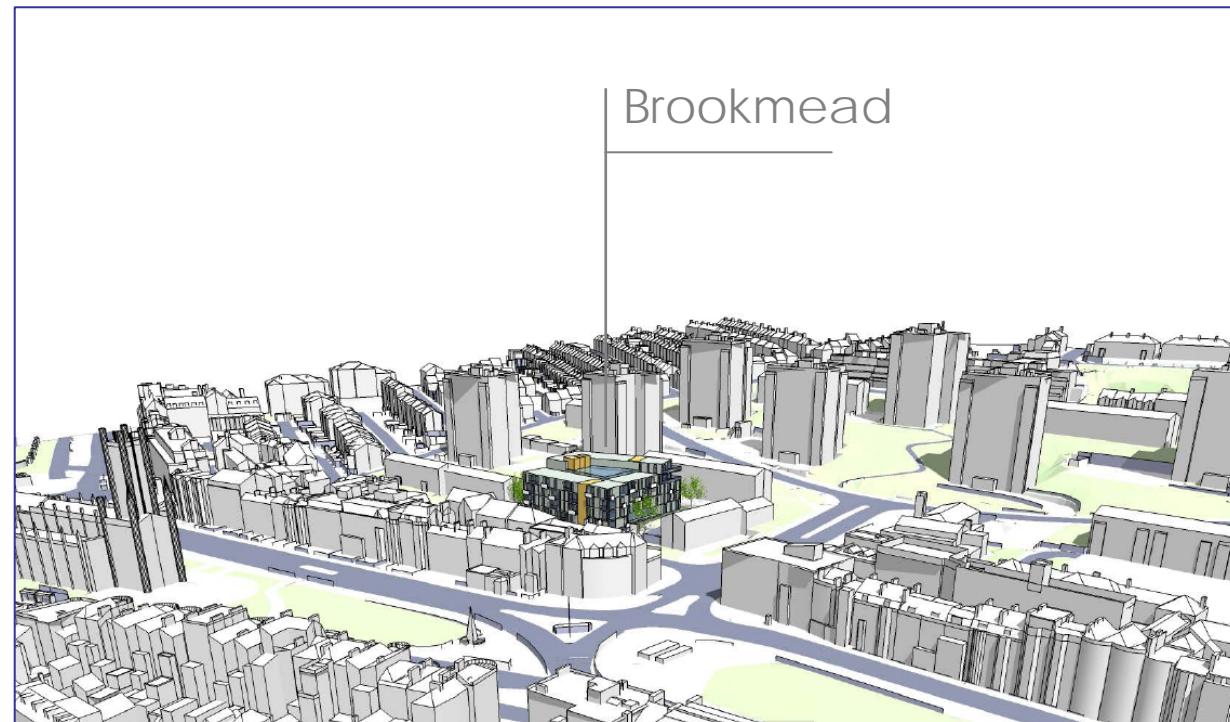
²⁹ <http://www.homesandcommunities.co.uk/ourwork/happi>

Brookmead was originally a sheltered housing scheme of 8 non self contained and shared facilities. The scheme became unattractive and hard to let.

The proposal is to develop an extra care housing scheme meeting HAPPI principles with 45 flats in a 5 storey development. The scheme is based on 39 x 1 bed units for rent and 6 x 2 bed units for low cost home ownership.

The development has been designed with a central community and communal space at its heart to welcome local residents.

*Scheme cost: £8.9m
Grant required: £2.7m*



Extra Care Housing proposal:
Brookmead, Albion Street, (3D Visuals)

Adaptations and Disabled Facilities Grants

Our focus has been on developing a more joined up and proactive approach to adaptations which has seen a number of improvements:

- More than 1,000 minor aids and adaptations carried out each year across the private and social sectors in partnership with social care
- Linking adaptations with the Decent Homes programme, joint working & co-funding 47 bathroom adaptations to date, and with the upgrading & modernising the council's sheltered housing stock
- Delivering 'Enhanced Assessor' training to the Housing Estates Team enabling estate based staff to assess and install minor adaptations for council tenants
- Re-commissioning the Home Improvement Agency to develop a housing options approach less reliant on Disabled Facilities Grant aided work
- Average time from receipt of the case in the Housing Adaptations Team to the Occupational Therapist recommendation, 2012/13 Q1 performance is 8.25 weeks (national guideline 12 weeks)
- Average time from Occupational Therapist recommendation to start on site for council adaptations, 2012/13 Q1 our performance 14 weeks (national guideline 26 weeks)

In recognition of the high need for DFGs, the Council has traditionally topped up the Government's DFG allocation with prudential borrowing, however, due to funding pressures this is uncertain for 2013/14 and beyond.

Supporting Independent Living			
Expenditure (proposed subject to funding approval)	2013-14	2014-15	2015-16
Disabled Facilities Grants	1,100,000	1,100,000	1,100,000
Private Sector Minor Adaptations	200,000	200,000	200,000
Council Housing Minor Adaptations	1,150,000	1,150,000	1,150,000
Programme Management	30,000	30,000	30,000
Total	£ 2,480,000	£ 2,480,000	£ 2,480,000
Income (proposed subject to funding approval)	2013-14	2014-15	2015-16
DFG from DCLG*	905,000	723,000	723,000
General Fund (Social Care)	200,000	200,000	200,000
Housing Revenue Account	1,150,000	1,150,000	1,150,000
Prudential Borrowing	-	-	-
Funding to be Identified	225,000	407,000	407,000
Total	£ 2,480,000	£ 2,480,000	£ 2,480,000

* assumed to continue at current rate

Appendix 1: Current Programme 2011-2015

The current funded programme is expected to deliver 576 new affordable homes from a programme worth £59m:

Current Affordable Housing Programme 2011-2015	Homes	%
Total Affordable Homes	576	-
Affordable Rent	269	47%
Social Rent	27	5%
Shared Ownership	248	43%
Tenure to be confirmed	32	6%
1 bed	247	43%
2 bed	240	42%
3 bed	57	10%
Bed size to be confirmed	20	3%
Traveller Pitches	12	2%
Wheelchair Homes	64	11%
Lifetime Homes (new builds / known developments)	475	100%
Public Subsidy (HCA)	£ 23.6m	43%
Total Funding	£ 59.0m	-
Average Subsidy per Grant Supported Home	£ 43,210	-

Current Affordable Housing Programme 2011-2015	Total Affordable Homes	Start on site*	Completion *	Public Subsidy (HCA)	Other	Total Investment
Brading Road, Elm Grove	12	Feb-09	completed	900,000	240,000	1,140,000
Vernon Gardens, Montpelier	10	Jun-09	completed	1,000,000	1,001,118	2,001,118
Albany Villas, Hove	12	Jul-09	completed	660,000	440,000	1,100,000
Pioneer House, Burstead Close	24	Feb-10	completed	1,560,000	840,000	2,400,000
Clarendon Villas (supported housing)	1	Jul-11	completed	20,000	-	20,000
Princes Crescent, supported (supported housing)	6	Jul-11	completed	60,000	-	60,000
Covers Yard, Lewes Road	39	Mar-11	completed	1,341,000	2,559,000	3,900,000
Caffyns, Kingsway	38	Feb-11	Apr-13	1,920,000	1,880,000	3,800,000
Ainsworth House, Wellington Road	15	Feb-12	May-13	220,000	1,780,000	2,000,000
Hollingdean Garage	24	Oct-11	May-13	1,920,000	1,481,315	3,401,315
Open Market, Brighton	87	Mar-11	Aug-13	4,535,000	4,165,000	8,700,000
Pankhurst Avenue, Brighton General	95	Oct-11	Sep-13	2,375,000	7,625,000	10,000,000
Horsdean Traveller Site	12	Jul-13	Apr-14	1,730,000	-	1,730,000
One Manor Road, Whitehawk	18	Jan-13	Jun-14	1,750,000	500,000	2,250,000
Gala Bingo, Portland Road	35	Jan-12	Jun-14	795,000	800,000	1,595,000
Redhill Close	12	Aug-13	Jun-14	-	3,120,000	3,120,000
St. James's Street	29	Mar-13	Sept-14	-	795,000	795,000
Royal Alex, Dyke Road	14	Jan-12	Oct-14	350,000	1,050,000	1,400,000
Brighton Station Site J NEQ	55	Jan-13	Oct-14	1,375,000	4,125,000	5,500,000
Park House, Hove	30	Jan-13	Dec-14	1,125,000	1,755,000	2,880,000
Infinity Food Site, Portslade	8	tbc	Mar-15	-	1,255,000	1,255,000
Total	576			£ 23,636,000	£ 35,411,433	£ 59,047,433

* Actual or estimated

Appendix 2: Scheme Pipeline 2015+

Our pipeline of schemes identifies sites that can deliver in excess of 1,500 new affordable homes over the next few years:

Pipeline Development Programme	Schemes including Costs	Schemes excluding Costs	Schemes with no details	Total
Total Units	1,832	3,886	9	> 5,718
Affordable Units	597	829	*	> 1,426
Affordable percentage	33%	21%	*	Target 40%
Total Affordable Housing Cost	£ 44.0m	** £ 63.9m	*	** > £ 107.9m
2013-14	£ 3.7m	*	*	*
2014-15	£ 14.8m	*	*	*
2015+	£ 25.5m	*	*	*
Average cost per Affordable Home	£ 73,685	** Estimate based on £ 73,685	*	** Estimate based on £ 73,685

* information not yet known

Please note that the next section detailing potential schemes has been removed from this public version of the LIP as the information is commercially sensitive.

This information is only shared with the relevant Registered Provider and the Homes & Communities Agency.

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