

Housing Champion: Briefing Notes for ESSP 14th January 2010

Delivery of Housing Under NI 154 and NI 155

The impact of the recession continues to make the original LAA targets unrealistic. It is understood that East Sussex is not unique in this respect.

Figures have been submitted to GOSE to renegotiate more sensible targets. These reduce the three year target for net additional homes delivered (NI 154) by 18% from 4,210 to 3,464 and the target for gross additional affordable homes by 39% from 1,309 to 792. Under the proposed revision, the proportion of affordable homes to be delivered moves down from 31% to 23% reflecting reduced leverage on housing developers in the weakened housing market.

This data is also being used in preparation for the 'single conversation' with the Homes and Communities Agency (HCA) which is seeking to secure delivery at local level in support of national objectives. The conversation for East Sussex will focus primarily on the delivery of affordable housing but, in the context of much planned affordable housing in the South East being integral to larger private sector developments, the conversation will inevitably also include overall housing delivery.

(Worth also remembering that the LAA target for NI 156 (Temporary Accommodation) is GREEN and way ahead of target representing a real success for all East Sussex Housing Authorities.) East Sussex Authorities have all grasped and mainstreamed the prevention agenda into their housing options teams. They were one of the first county groups to operate the Mortgage Rescue scheme and have helped prevent many households from losing their accommodation.

Disabled Adaptations

East Sussex housing authorities' work in a co-ordinated manner with ESCC Adult Social Care through the Joint Approach to Adaptations Group. However, all of the authorities are acutely aware of the increasing demand for disabled adaptations due to the growing elderly population. A countywide working group has been established to consider how greater efficiency and consistency can be achieved across the county. This will include consideration of different methods of procurement and a reassessment of services provided by home improvement agencies. in order to obtain better value for money

Young Offender Accommodation

East Sussex has a very successful pilot Preventing Offenders' Accommodation Loss (POAL) project operating in the county focusing on reducing the loss of accommodation by young offenders from East Sussex serving short custodial sentences, as well as helping them to access accommodation on release. The success of the POAL scheme is being evaluated alongside some work commissioned by the Supporting People Strategic Forum to streamline provision for ex-offenders across East Sussex.

Appendix 1 - Extract of Submission to GOSE for revision of NI 154 and NI 155 Targets

Local Area Agreement: Housing Indicators NI154 and NI155

East Sussex Business Case Template for Review of NI154 and/or NI155 LAA Targets

1. Current Targets - NI 154

	2008/9	2009/10	2010/11	3 Year Total
Total	1,350	1,430	1,430	4,210
Hastings	210	210	210	630
Wealden	400	480	480	1,360
Eastbourne	240	240	240	720
Rother	280	280	280	840
Lewes	220	220	220	660

2. Proposed Target Revision NI154

	2008/9	2009/10	2010/11	3 Year Total
Total	1,383	994	1,087	3,464
Hastings	241	181	154	576
Wealden	349	290	410	1,049
Eastbourne	387	222	222	831
Rother	198	150	180	528
Lewes	208	151	121	480

3. Current Targets – NI 155

	2008/9	2009/10	2010/11	3 Year Total
Total	233	527	549	1,309
Hastings	33	91	96	220
Wealden	45	157	218	420
Eastbourne	19	128	105	252
Rother	70	70	70	210
Lewes	66	81	60	207

4. Proposed Target Revision NI 155

	2008/9	2009/10	2010/11	3 Year Total
Total	249	310	233	792
Hastings	49	41	40	130
Wealden	64	80	80	224
Eastbourne	40	105	14	159
Rother	15	17	63	95
Lewes	81	67	36	184

5. Proposed Trajectory for achieving full RSS (net additions) housing allocation over plan period

Total Net Additions

	2008/9 to 2010/11	2011/12 to 2015/16	2016/17 to 2025/26	Total
Wealden	1,049	3,753	5,559	10,361
Eastbourne	831	892	718	2,441
Hastings	576	1,677	1,556	3,809
Rother	528	1,740	2,492	4,760
Lewes	480	1,383	1,779	3,642
				25,013

These are provisional figures pending preparation of Submission Core Strategy

The table below is a snapshot of all housing activity at the end year 1 of the LAA - 2008/9

2008/9				
Local Authority	Starts (units)	Number of new Planning Applications	Outstanding Planning permissions (units)	Completions (units)
Hastings	89	126	1245	241
Wealden	235	330	3,193	349
Eastbourne	250	51	821	387
Rother	115	64	3018	198
Lewes	200	102	939	257

Appendix 2 - Analysis of Submission to GOSE for revision of NI 154 and NI 155 Targets

Current Targets - NI 154

	2008/9	2009/10	2010/11	3 Year Total
Total	1,350	1,430	1,430	4,210
Hastings	210	210	210	630
Wealden	400	480	480	1,360
Eastbourne	240	240	240	720
Rother	280	280	280	840
Lewes	220	220	220	660

Proposed Target Revision NI154

	2008/9	2009/10	2010/11	3 Year Total	% Difference between 3 yr Total Current and Proposed
Total	1,383	994	1,087	3,464	-17.72%
Hastings	241	181	154	576	-8.57%
Wealden	349	290	410	1,049	-22.87%
Eastbourne	387	222	222	831	+15.42%
Rother	198	150	180	528	-37.14%
Lewes	208	151	121	480	-27.27%

Current Targets – NI 155

	2008/9	% of Current NI 154 target 2008/09	2009/10	% of Current NI 154 target 2009/10	2010/11	% of Current NI 154 target 2010/11	3 Year Total	% of Current NI 154 target Total
Total	233	17.26%	527	36.85%	549	38.39%	1,309	31.09%
Hastings	33	15.71%	91	43.33%	96	45.71%	220	34.92%
Wealden	45	11.25%	157	32.71%	218	45.42%	420	30.88%
Eastbourne	19	7.92%	128	53.33%	105	43.75%	252	35.00%
Rother	70	25.00%	70	25.00%	70	25.00%	210	25.00%
Lewes	66	30.00%	81	36.82%	60	27.27%	207	31.36%

Proposed Targets NI 155

	2008/9	% of Proposed NI 154 target 2008/09	2009/10	% of Proposed NI 154 target 2009/10	2010/11	% of Proposed NI 154 target 2010/11	3 Year Total	% of Proposed NI 154 target Total
Total	249	18.00%	310	31.19%	233	21.44%	792	22.86%
Hastings	49	20.33%	41	22.65%	40	25.97%	130	22.57%
Wealden	64	18.34%	80	27.59%	80	19.51%	224	21.35%
Eastbourne	40	10.34%	105	47.30%	14	6.31%	159	19.13%
Rother	15	7.58%	17	11.33%	63	35.00%	95	17.99%
Lewes	81	38.94%	67	44.37%	36	29.75%	184	38.33%