

East Sussex Integrated Community Strategy

Headline Housing update

September 2009

Background:

The key strategic priority for 2026 identified for housing within the ESICS was:

'to provide affordable, good quality and environmentally friendly homes and housing for all'

key tasks identified were:

Target 1 - Increase the supply of homes and increase and diversify the supply of affordable homes, housing and tenures in all areas, both rural and urban

Progress update:

NI 154 & NI 155 formally adopted as part of the County Local Areas Agreement (LAA). LAA delivery plans produced and activity has taking place to identify the top strategic sites within the county to ensure the delivery of new housing and affordable housing is maximised.

NI 154 (Net additional homes provided)

Target (SE Plan) 1350

08/09 outturn 1383 (cumulative)

Target exceeded.

NI 155 (Affordable homes delivered)

Target 233

08/09 outturn 249 cumulative

Target exceeded.

Commentary:

During the original target negotiations with GOSE/CLG the economic downturn was highlighted as a significant risk to delivery, in particular for Y2 and Y3.

Work with GOSE/CLG is currently taking place to review the targets for NI

154 & 155. This work will be completed by November 2009.

In addition to analysis of expected delivery, the work has focused on the identification of the top key strategic sites within the County where delivery has stalled (or is at risk) and analysis of barriers to bring sites forward. The cross authority housing delivery group is currently finalising the projected draft Y2 & 3 targets for NI 154 & 155. This group is due to consider revised targets and top strategic sites on the 22nd September and a verbal update on progress will be reported to the C/E's group.

Target 2 - Develop high quality, modern and efficient health, social care and housing support services for older people

Progress update:

Phase two of the Support People Commissioning Project focuses on housing support services for older people.

Consultation on existing and future housing support services has been consulted this year and the findings are due to be published in October 2009. It is anticipated that the Strategic Forum will be in a position to respond with commissioning intentions during the early part of 2010.

A range of activity is taking place in relation to the development of Extra Care facilities with two schemes in development and a further two schemes proposed.

Target 3 - Minimise homelessness, especially hidden and youth homelessness

Progress update:

All LA's have been fully engaged and are actively promoting the integration of joint working to enhance the delivery of effective homelessness prevention services.

Homeless applications have reduced from previous years, continuing the planned long-term reduction by adopting a solution based approach. This has been achieved in spite of increasing demand from homeless households and those at risk of becoming homeless largely as a result of our efforts to prevent homelessness.

The prevention of homelessness and the delivery of the mortgage rescue scheme has been taken forward by a cross authority officer group.

The Trailblazer initiative in Rother and Tunbridge Wells is being linked to the Kick Start project in Eastbourne, to provide further enhanced housing options advice to clients by delivering additional welfare benefits/debt advice and employment/training advice services alongside existing housing advice services and plan to role these out across East Sussex.

A County Youth homelessness Strategy has been developed and funding secured to take forward actions identified to maximise prevention activity and further reduce the impact of youth homelessness.

Target 4 - Improve the quality of existing homes and help bring empty homes back into use to help people in housing need

Progress update:

During the latter part of 2007, the Regional Housing Board (RHB), in conjunction with GOSE, invited bids for Private Sector Renewal Grant funding for the period covering 2008-2011.

A bid (BEST) was co-ordinated by the East Sussex Chief Housing Officers Group. The bid was successful and as a result the application received over **£18 million** towards private housing renewal.

Over the course of 2008/09 outcomes have included:

- An overall Partnership spend of **£5,379,290** on **4661** private housing improvements,
- Making **1045** homes fully decent
- Moving **1509** homes towards decency
- The Partnership has also removed 576 Category 1 hazards from the homes of vulnerable residents across the County
- Delivered over 1000 insulation measures on homes of vulnerable residents at a spend of nearly **£500,000**
- Installed over **30** major renewable energy efficiency measures

In relation to Empty Properties, a Strategic Framework document has been developed by the Sussex Empty Homes Forum, aiming to further develop a coordinated approach to the empty homes work of the thirteen local authorities that make up East and West Sussex, including Brighton and Hove. The document acknowledges that the authorities differ widely but draws together a number of common aims and objectives to be achieved through the work of the forum and in particular:

The three key objectives are:

- Making the best use of resources
- Consistency and partnership
- Sharing knowledge and best practice to increase performance.

The Forum reports to ESHOG, however also works alongside the BEST partnership to ensure that empty properties across East Sussex are bought back into use with Empty Property Assistance, and that BEST targets in this area are delivered.

Target 5 - Increase energy and water efficiency of new and existing homes

Progress update:

All the new affordable homes delivered to date have been built to a minimum of level 3 of the Code for Sustainable Homes, ensuring high levels of insulation and reduced energy and water usage and carbon emissions.

In preparing for the new district and borough LDFs Planning teams have produced a range of studies including the potential for renewable energy. Subsequent supplementary Planning Documents will be developed to provide guidance on the provision and acceptable design of environmentally friendly developments.

Target 6 - Plan infrastructure needs alongside housing developments, and ensure new developments do not increase flood risk

Planning update to follow.

Target 7 - Extend number and range of people receiving housing-related support

Progress update:

Phase one of the Supporting People Commissioning Project focused on the commissioning of a generic floating support service to vulnerable adults and young people with a housing-related support need.

The service is available to people living in any type of accommodation including people living in private or social rented accommodation, with family or friends, in bed and breakfast or street homeless.

Phase one commissioning has been successfully completed and is delivering approximately 20% more support hours across the county area.

Target 8 - Enable new sites to meet the needs of Gypsies and Travellers

Progress update:

County wide member steering group in place aiming to ensure a co-ordinated approach to pitch provision.

Five new pitches will be delivered by ESCC by end 2010.

Bridies Tan redevelopment completed August 2009.