

# Rother District Council Overview & Scrutiny Committee

## AmicusHorizon

30 January 2017

## Funding

- Efficiency agenda
- Government policy
  - Welfare reform
    - Universal Credit
    - Benefit Cap
    - LHA
    - 1% rent reduction
- Homes and Communities Agency scrutiny
- Consolidation - us and others



VfM

## Shared working opportunities

- Transacting online
- A quality physical environment
- Stronger safer communities
- Meeting housing need



## Our continued investment

- People:
  - Money Matters
  - Tenancy sustainment
- Communities:
  - Community development
  - Resident involvement
- Property:
  - Asset management
  - Development



## Development context

National / political:

- Government focus on home ownership (now softening?)
- Changing grant funding regime
- 1% rent loss per annum on rented stock until 2020
- Introduction of Starter Homes and vRtB
- LHA cap for all housing inclusive of service charges
- Impact of Brexit on housing market

## Development context

Local / political:

- A reduction in affordable homes (rented especially)
- Affordable rent not social rent
- Limited amount of suitable land / opportunities
- Planning changes and shortage of planners
- Leading to delays on decisions past 13 weeks as well as longer periods discharging conditions
- Starter Homes classed as affordable, fewer S106

## Development growth

- Average 350 homes per year (London, Kent & Sussex)
- Key areas have been LSVT and Croydon
- Merger and refinancing provides capacity
- Business plan based on 1,500 homes per annum
- Larger, more complex, land and sites
- Wider geographical area
- Homes for sale as well as JVs and option agreements on medium / longer term sites

## Schemes on site - Roselands, Sedlescombe



# Schemes on site - The Maltings, Peasmarsh



# Schemes on site - Pebsham Lane, Bexhill



## Schemes on site - Station Road, Northiam



# The Orangery, Buxton Drive, Bexhill

