

PRIORITY 1: INCREASING THE SUPPLY OF HOUSING					
Objective	Action	Outcome and Timeframe	Target	Head of Service/ Lead	November 2022 update
1.1 Increase the development of housing.	<ul style="list-style-type: none"> • Purchase land for development and/or develop new housing on Council owned surplus land (where feasible) for those in housing need; for market, private rent, affordable rent, low cost market options, including shared ownership. • Purchasing, developing and/or facilitating the delivery of 'stalled' sites that are vital to the delivery of affordable housing, using Compulsory Purchase Orders (CPO) as a last resort where other options have failed. • To acquire in partnership, or develop where appropriate, Council owned temporary accommodation provision to meet the varied needs of homeless households in Rother. 	<u>Outcome 2</u> : Bring forward Blackfriars site and other suitable sites for housing.	<p>Start on Site to be achieved on at least five Council owned sites by 2024.</p> <p>To deliver at least 334 homes by the end of 2024/25.</p>	ATR	<p>Action to achieve target in progress.</p> <p>Blackfriars update:</p> <p>The delay on progress of the new spine road has caused a delay of the housing starting on site this year. Currently we are aiming to start onsite in 2023/24. The scheme will see delivery of 200 new homes to include 130 affordable homes (AH), an increase of 60 AH delivered on a Council owner site, to be delivered as Shared Ownership tenure.</p>

- To support ESCC and registered housing providers in meeting the needs of those requiring supported housing, for example older people, care leavers, people with mental health issues.
- Development and Site Allocations document (DaSA).

Rother DC Housing Company Ltd Business Plan (22 to 25) adopted in 22 February, commits to deliver 1000 newbuild homes over 15 years. Blackfriars forms the first site of the housing company development programme. This 200 dwelling scheme demonstrates significant progress towards achieving the 1000 home target, which is expected to complete in 2025. This totals 20% of the total target required to be delivered by 2037. Priorities for the housing company during 23/24 will be to utilise the time afforded by the delay of the road programme, to improve efficiencies across the scheme, to ensure optimum financial performance. Additionally, the Company will review and refresh the current business plan, implement the various recommendations provided by Counties & Capital Consultancy following a review of the Company during 22/23. The Company will continue to develop a pipeline of schemes to achieve the remaining housing target by 2037.

- Local Plan Review (2019-2034) To provide housing as required by the Local Housing Needs Assessment under the NPPF.

Officers have completed the initial investigation phase of the first two sites as part of RDC's Council Led Developments programme where funds were previously agreed by Cabinet CB18/73. Cyprus Place was investigated and understood to have a marginal viability to bring forward 10 homes. It was agreed by Members this site was too important for the local business of Rye to be brought forward for housing development at this time. Old Lydd Road following its updated designation for housing a development of 10 units has progressed through planning and is now awaiting determination after an amendment was submitted in November.

The King Offa Residential development has been allocated for allocated for up to 52 homes and the outline planning permission RR/2019/430/P has been approved subject to the completion of the section 106, which is awaiting the land transfer from East Sussex County Council (ESCC) which is progressing after ESCC's continued negotiating with their tenant. The current proposed date for completion of the sale of land is 31 January 2023.

- Provide a monthly report to the Council's Scrutiny and Planning Committees, covering the number of planning approvals, and development compared to the Local Plan target.

Outcome 3:
Increase provision of affordable housing through Council led development on a year by year basis.

Indicative supply target for 2022 - 2023 totals 118 affordable homes.

ATR and S&P

Working towards the following annual targets:
To date 64 (end Q2) units have been delivered. The target for 2022/23 is still expected to be met unless unforeseen issues limit on-site activity.

Outcome 5:
Increase supported housing options to meet identified needs.

Work with partners to commission 100 units of supported accommodation for homeless households with support needs through acquisition and leasehold agreements by March 2024.

H&C

RDC have purchased eight properties through Rough Sleeper accommodation grants (RSAP/NSAP). We have been awarded further funding for four more units – three are being purchased and we are still identifying one more. We have also delivered three units of Housing First Accommodation by working with Council's Large Scale Voluntary Transfer (LSVT).

- March 2022 – 20 units.

We have a total of 22 RDC owned properties when accounting for 14 additional homes for use for Temporary Supported Accommodation. We have offers on eight more properties.

We have recently launched our Rother Leasing Scheme and have one property occupied.

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					<p>Total 37 properties.</p> <p>ESCC accommodation-based support services have commissioned 20 units of accommodation for young people and those with mental health needs.</p>
			<ul style="list-style-type: none"> • March 2023 – 50 units. • March 2024 – 100 units. 		<p>We have a total of 25 additional units.</p> <p>ESCC accommodation-based support services have commissioned a further 20 units of accommodation for young people and those with mental health needs.</p> <p>We continue to work with private investors and a local registered provider to bring forward a further 20 such units in 2023/24.</p>

		<p><u>Outcome 7:</u> Local Plan Annual Housing Target.</p>	<p>737 dwellings per annum.</p>	<p>S&P</p>	<p>The LHN for Rother is 737 dwellings per annum, a sharp contrast to the annualised Core Strategy target of 335 dwellings per annum. As at November 2022 this means the Council is only able to identify 2.79 years of housing supply. There were 237 net additional dwellings built in 2021/22, this is a significant increase on the annual average of 203.</p> <p>Expected delivery for 2022/23 is 473 units. This is a significant increase and reflects the delivery lag of larger sites coming forward.</p>
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<p>1.2 Community led housing (CLH)</p>	<ul style="list-style-type: none"> Continue working with the Sussex Community Housing Hub (SCHH), parish and town councils and community groups in identifying suitable sites, including exception sites, and supporting the delivery of community led housing. Service Level Agreement in place to secure services from Sussex Community Housing Hub for 4 years from October 2021. 	<p><u>Outcome 1:</u> Delivery of CLH housing</p>	<p>At least two community led schemes delivered by 2022/23.</p> <p>A minimum of 45 community led homes across Rother delivered or in the pipeline of delivery by 2024.</p>	<p>ATR</p>	<p>Action to achieve target in progress.</p> <p>One scheme of 15 units delivered at Orchard Close, Icklesham. This was the first CLT led scheme to be completed in East Sussex. Further scheme underway at Cemetery Lodge subject to planning and land transfer.</p> <p>Further group formed in Pett/Guestling/Fairlight named Marsham CLT to consider delivery of RDC owned site.</p> <p>CLH & Exception Sites being actively explored in Burwash, Rye & Beckley also.</p>
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		<p><u>Outcome 2:</u> An increase in the number of groups supported to deliver CLH</p>	<p>At least four groups established in the Rother District as CLH groups by the end of 2024.</p>	<p>ATR</p>	<p>Action to achieve target in progress</p> <p>Three CLTs established in Rother to date.</p> <p>Ongoing advice and assistance provided by the Sussex Community Housing Hub to establish new groups delivered via the SLA signed October 2021.</p> <p>Further CLH group in development in Battle, Burwash, Rye and Beckley. Groups in Icklesham and Bexhill both looking to undertake second schemes in their areas.</p>
		<p><u>Outcome 1:</u> Joint protocol between Housing partners, Planning and legal teams</p>	<p>In place by April 2022</p>	<p>ATR</p>	<p>Action to achieve target in progress.</p> <p>Draft protocol complete.</p> <p>This action is currently on hold and will be progressed in conjunction with the Peer Review of the Planning service.</p> <p>Target date amended accordingly.</p>
<p>1.4 Increase housing supply by bringing empty homes in the district back into use</p>	<p>Put in place an action plan which would set out a number of methods for bringing into use empty homes, from contacting owners and offering incentives to increasing Council tax on long term empty properties and the use of compulsory purchase orders (CPOs).</p>	<p><u>Outcome 2:</u> Delivery of action plan</p>	<p>Action taken against five empty properties a year from 2020/21.</p>	<p>ESL&CS</p>	<p>Action to achieve target in progress.</p> <p>Prosecution action taken against one property during 2020/21 so far.</p>

PRIORITY 3: IMPROVING THE QUALITY AND SUITABILITY OF EXISTING HOUSING AND NEWBUILD HOUSING					
Objective	Action	Outcome and Timeframe			November 2022
3.1 Reducing fuel poverty	<ul style="list-style-type: none"> Explore the opportunity of introducing affordable warmth methods of construction on any residential developments taken forward by the Council. Working with registered providers to explore the opportunity for introducing affordable warmth methods of construction on all affordable housing. 	<p><u>Outcome 1:</u> Modern Methods of Construction and high energy efficiency standards considered for all Council led development, where possible</p>	<p>To incorporate Modern Methods of Construction (MMC) on all Council led delivery where feasible from 2021.</p> <p>Aim to achieve Housing Quality Mark (HQM) level 3 minimum on all Council led housing schemes where feasible from 2021.</p>	Head of Service: ATR	<p>Action to achieve target in progress.</p> <p>This is being actively progressed at the design stage of the Reserved Matters application for Blackfriars.</p> <p>MMC and HQS is under consideration for all Council led housing projects being progressed under Priority 1 (Outcome 2).</p> <p>Outcome 1 and targets have been updated accordingly.</p>

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		<p><u>Outcome 2:</u> Modern Methods of construction used for all housing provider developments of affordable housing (excluding s106 sites) where possible.</p>	<p>Modern Methods of Construction (MMC) considered for all registered provider and community led housing developments from 2020-21 where feasible.</p> <p>To grant CHF for at least one community led housing scheme per annum, where sustainable forms of construction and renewable energies are proposed.</p>	<p>Head of Service: ATR</p>	<p>Action to achieve target in progress</p> <p>Through a Register Provider Forum (Wealden Rother & Hastings) RDC continues to explore opportunities (including new funding opportunities) to incorporate MMC and improved energy efficiency standards (with the exception of s106 sites).</p> <p>The eligibility criteria for the Councils Community Housing Fund (CHF) prioritises new housing schemes where community groups are employing sustainable/modern methods of construction.</p> <p>The Outcome and new targets have been updated accordingly.</p>
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<p>3.2 Improving the quality of housing in the private rented sector.</p>	<ul style="list-style-type: none"> Put in place measures which would target poor rented sector homes for improvement, particularly in wards of higher deprivation. 	<p><u>Outcome 2:</u> Deliver a range of measures to improve private sector property conditions in Rother.</p>	<p>Five homes a year improved because of licensing or statutory notices being served.</p> <p>A minimum of five properties will be assessed per annum under the HHSRS system, to include temporary accommodation where required.</p> <p>At least five referrals per annum to ESCC Warm Home Check service.</p>	<p>ESL&CS</p>	<p>These targets should be monitored each year.</p> <p>In 2021/22 94 inspections (including 32 temporary accommodation dwellings) under the Housing Health and Safety Rating System (HHSRS) were undertaken of residential properties across the district. From 1 April 2022 to December 2022 there were 13 further inspections. These inspections have included three temporary accommodation dwellings.</p> <p>The Warm Home Check service provides energy efficiency advice and financial advice around heating. The scheme is run by ESCC and households are encouraged to self-refer to the scheme. This scheme is promoted and discussed during the HHSRS inspections. Numbers of households that self-refer are difficult to be certain of but are believed to be around 99 for 2020/21.</p>
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<p>3.3 Modern methods of construction</p>	<ul style="list-style-type: none"> • Explore the opportunity to introduce modern methods of construction on any residential developments taken forward by the Council. • Working with registered providers to explore the opportunity to introduce modern methods of construction, for example timber framed kits, for all affordable housing developments. 	<p><u>Outcome 2:</u> Modern methods of construction used for all registered provider developments (excluding s106 sites), where possible.</p>	<p>From April 2020</p>	<p>ATR</p>	<p>Action to achieve target in progress.</p> <p>RDC continues to explore opportunities to work with RP's and community led housing groups to deliver sustainable forms of constructions on all schemes where it is feasible to do so (with the exception of s106 sites).</p> <p>Future monitoring of this Action will be included under Outcome 2.</p>
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<p>3.4 Increase the number of affordable homes built to NDSS and accessible and adaptable standards.</p>	<ul style="list-style-type: none"> Implementation of new planning policy requirements (Policy DHG4 and Policy DHG3) from the emerging DASA. 	<p><u>Outcome 1:</u> All affordable homes to be built to the NDSS & M4 (2) ¹</p> <p><u>Outcome 2:</u> 5% of affordable housing to be built to M4 (3) Category 3, wheelchair accessible delivery¹</p>	<p>Two homes built to wheelchair standards per year from April 2020.</p>	<p>ATR</p>	<p>Target needs to be continually monitored.</p> <p>1 x 1 bed bungalow at Tollgates, Battle and 1 x 3 bed house at Barnhorn Close, Bexhill built to wheelchair standards during 2022/23 to date (December 2022).</p> <p>For noting. Schemes delivered onsite during 19/20 and 20/21 combine different standards before the adoption of the Development and Site Allocations Plan (DaSA) policies. To include homes built to Lifetime Homes (LTH) standards and the Council's own wheelchair brief. These standards have now been abolished and superseded by Building Regulations, incorporated in the adopted DaSA as per the notes below.</p>
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*NDSS – The Government introduced the ‘Technical housing standards – nationally described space standard’ in March 2015, which are nationally recognised space standards

*M4 (2) Category 2 and M4 (3) Category 3 is included in The Building Regulations (2010) Approved Document ‘M’. This legislation relates to the accessibility and adaptability of new homes. M4 (3) specifically relates to reasonable provisions being made in the home for wheel chair users.

Key:

ATR	Acquisitions, Transformations & Regeneration
H&C	Housing & Communities
S&P	Strategy & Planning
ESL&CS	Environmental, Health, Licensing & Community Safety