

Affordable Housing Update



November 2017

Information about affordable housing delivery in Rother during 2016-17 and current schemes on site

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Affordable housing update

Rother District Council has in recent years delivered a wide range of affordable housing schemes to include sheltered, extra care, supported mental health, general needs and supported accommodation for younger people.

Who is entitled to affordable housing?

Affordable housing is provided to:

- Eligible residents on the housing register for affordable rented accommodation
- Eligible residents of the Help to Buy waiting list, for low-cost intermediate home ownership options such as shared ownership, discounted market rent and shared equity schemes
- Residents who may have eligible care or support needs, and a housing need, requiring some form of specialist supported accommodation

How affordable housing is delivered

Affordable housing in Rother is normally delivered in one of three ways:

- A registered provider redevelops existing schemes nearing the end of their asset life, or acquires land for new development of affordable housing
- Developers are required to provide a number of affordable housing units on schemes of certain sizes. This is a form of planning gain and such developments are referred to as 'S106 sites'.
- A Registered Provider works with the Council and local community to develop affordable housing on identified rural sites where housing would not normally be considered, to meet local needs.

How affordable housing is funded

The majority of funding to deliver affordable housing schemes in Rother has typically come from one or more of the following sources:

- Registered providers through internal investment, sales receipts and money borrowed against rental income
- Grants from the Homes & Community Agency (HCA) as part of the Affordable Homes Programme
- Rother District Council housing grants



Affordable housing completions

Completions of affordable housing in the district have been at the highest rate of delivery in over ten years. Whilst this is encouraging to see, affordable housing development has to remain a high priority for the council because of the growing demand from our residents.

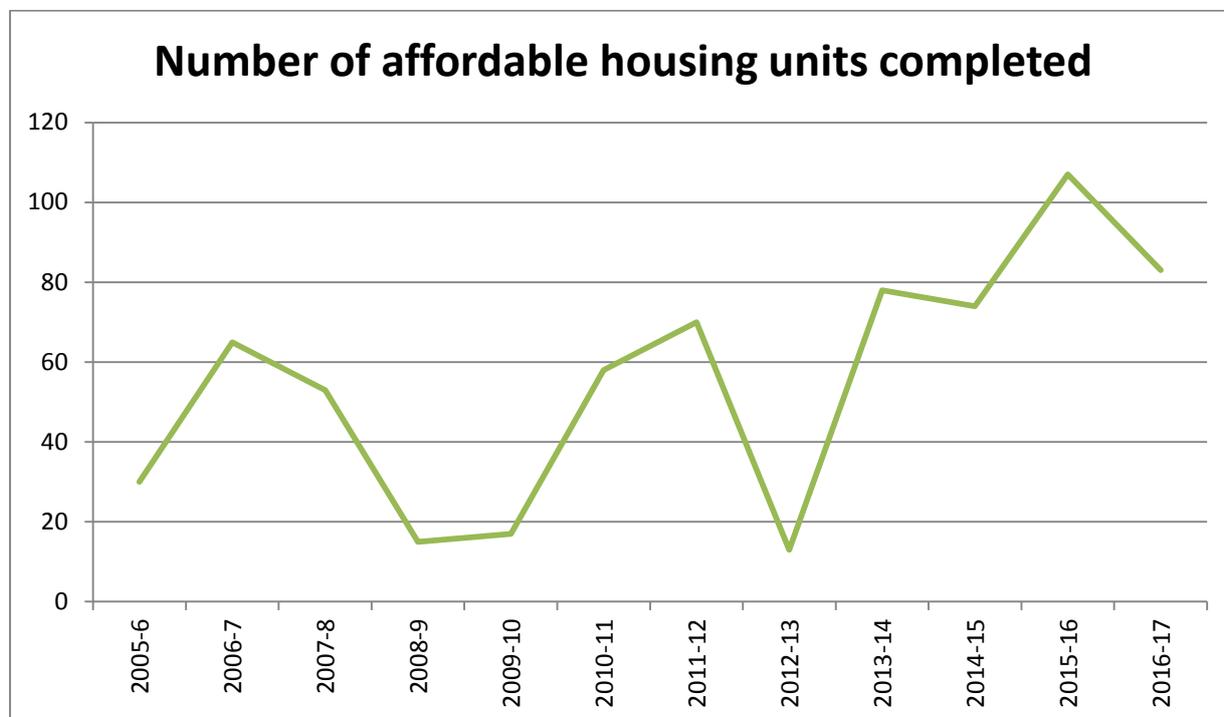


Chart: Affordable housing delivery 2005/6 – 2016/17

The affordable housing delivered includes rented and shared ownership:

Financial year	Total number of affordable housing units delivered	Affordable rent	Shared Ownership
2005-06	31	28	3
2006-07	62	60	2
2007-08	53	45	8
2008-09	15	15	0
2009-10	17	14	3
2010-11	58	42	16
2011-12	70	54	16
2012-13	13	0	13
2013-14	78	56	22
2014-15	74	61	13
2015-16	107	92	15
2016-17	83	55	28
Total:	661	522	139

Table: Affordable Housing delivery broken down by tenure 2015/6 – 2016/17

Schemes delivered during 2016-17

Ostler's Field, Chitcombe Road, Brede



Background

This site is an exception site, developed by Hastoe Housing Association in partnership with Brede Parish Council, Hastoe Housing Association, Action in Rural Sussex and Rother District Council. An exception site is a small rural housing scheme, located near to or adjoining the development boundary of a rural village. Such schemes are considered to be an exception to the normal planning requirements. Permission is only granted on such schemes where a local affordable housing need can be demonstrated.

Specifications

Ostlers Field is one of five exception sites to complete in Rother over the past four years. The scheme provides affordable housing for eligible applicants with a local connection to Brede, Broad Oak and the immediately surrounding villages. Ostlers Field has 13 new homes to include 10 affordable rented properties and 3 shared ownership homes. The property types include 1 x 1 bedroom flats, 8 x 2 bedroom houses and 3 x 3 bedroom houses. The scheme is now fully occupied and 80% of lets were allocated to those households with a strong, local connection to the village, by either family living locally in the village, existing residency or employment.

Funding

The scheme was funded predominately by Hastoe Housing from the rental income and sales generated by the scheme. Rother District Council contributed £150,000 grant funding towards this scheme. The Homes & Community Agency contributed £313,000 of grant funding from the 2015-2018 Affordable Homes Programme.

Timeline

This scheme began on site in June 2015 and completed by April 2016

The Orangery Extra Care Scheme, Sidley, Bexhill



Background

This scheme was a former school site owned by East Sussex County Council, developed in partnership with Optivo (formerly AmicusHorizon) East Sussex County Council Adult Social Care team and Rother District Council. The Orangery is the first affordable extra care housing scheme in Bexhill, and is considered to be a vital resource for the ageing population of the local area.

Specifications

The completed scheme includes 58 one and two bedroom apartments with 42 social rent and 16 shared ownership homes. The Orangery provides self-contained accommodation with 24-hour care and support onsite, to meet the individual needs of residents. The scheme benefits from communal facilities such as a lounge area and restaurant to encourage social interaction. Additionally there is commercial business space for income generation and to integrate the wider community. The environment is aimed at empowering residents by maintaining independence into older age, preventing in many cases the need for residential care. The scheme is fully subscribed with a waiting list for future places, demonstrating the high need for this specialist accommodation.

Funding

This scheme cost £9,678,208 in total to deliver. Rother District Council contributed a grant of £295,000. East Sussex County Council gifted the land and provided a further £140,000 of funding. The Department of Health contributed a total of £2,360,000 towards this specialist scheme. Optivo provided the remaining funds required totalling £5,433,208.

Timeline

The scheme started onsite in April of 2014 and completed in April 2016

Oak Heights, Station Road, Northiam



Background

This site known as 'Oak Heights' is located at Donsmead, land at the rear of Station Road in the rural village of Northiam

The scheme proposed demolition of an existing dwelling and outbuilding, with construction of 66 new dwellings to include private housing and 26 affordable homes. This scheme was developed by the national house builder Persimmon.

All of the shared ownership homes available on this scheme were sold to residents with a local connection to the district demonstrating the demand for low cost homeownership in rural Rother

Specifications

The completed scheme includes an affordable homes mix of: 17 Affordable Rented dwellings (6 x 1 bed, 8 x 2 bed, 2 x 3 bed, 1 x 4 bed dwelling); and 9 Shared Ownership dwellings (4 x 2 bed, 5 x 3 bed dwellings). The affordable homes are all built to Life-Time Home standards.

Funding

The homes were bought by Optivo and no additional funding was provided as this was a private led development and affordable housing is a planning policy requirement

Timeline

This scheme started onsite in April 2016. The first 12 affordable dwellings completed late 2016 early 2017 including 9 shared ownership homes and 3 affordable rented homes. The remaining 14 affordable rented units completed in Quarters 1 & 2 of 2017/18.

Schemes currently on site

There are 5 schemes currently on site across Rother expected to deliver a total of 109 affordable homes by end of March 2018. So far this year one scheme, the 14 remaining affordable rented homes at Oak Heights, Station Road, Northiam, has already completed (see above).

Oakhurst Place, Pebsham Lane, North East Bexhill



Background

This scheme forms part of a larger strategic housing allocation for North East Bexhill, to include mixed commercial and community use under policy 'BX2' of the Supplementary Planning Document for North East Bexhill. This residential housing scheme is being developed by Barratt Homes to include 110 dwellings (now increased to 112), forming the first phase of the wider BX2 development.

Specifications

There will be 112 new dwellings completed on this scheme by summer 2019, to include 30% affordable housing, with 16 affordable rented homes and 16 shared ownership homes.

Additionally, there will now be 2

further affordable rented bungalows, built to wheel chair accessible standards. The affordable rented homes will be made available to those who are registered on the Council's housing waiting list. For those interested in shared ownership, the homes will be offered to residents who qualify to join the governments Help to Buy waiting list.

Funding

This scheme is being funded privately and the affordable housing is required as a planning policy requirement. The housing association taking ownership of the affordable housing provision is Optivo.

Timeline

The scheme started onsite in spring of 2016 and some of the first residents will be moving into their new homes by November 2017. All remaining completions are expected to deliver by the first quarter of 2018/2019.

Roselands, Sedlescombe



Background

Roselands was previously a large two storey building, comprising of 23 units of 1 and 2 bed flats, situated within the rural village of Sedlescombe, located on the outskirts of Hastings and St Leonards.

The 1 bedroom flats were extremely small compared with the current Nationally Described Space

Standards and the kitchens and bathrooms were all in need of modernising.

The site had limited parking provision with just 3 car parking spaces across 23 flats. The scheme was surrounded by uneven ground and high gradient slopes which made some of the amenity area unsafe and unsuitable for elderly residents.

In 2011 Optivo undertook a review of all its existing Housing Schemes for Older People, to ensure they were fit for purpose. Based on the size of the flats at Roselands and the condition of the building Optivo took the decision to redevelop this scheme.

Specifications

This development will deliver 17 spacious new homes which will all be compliant with life time homes and current space standards. The over 55's apartments will benefit from:

- Ample parking, including the use of 2 designated disabled bays
- Spacious homes
- Communal garden which will offer a great meeting space for residents and their families
- Patio area for the ground flats and Juliette balconies for the upper floors

The range of new dwellings being delivered on this scheme will include 10 x 1 bedroom affordable rented flats for the over 55s and 5 x 2 bedroom houses, 2 x 3 bedroom houses for Shared ownership.

Funding

The total scheme cost is £3,124,694. Optivo are funding this through a combination of grant, loan supported by net rent, sales receipts and internal investment.

Timeline

Development started onsite in spring 2016 and the new scheme is due to complete by end of March 2018.

The Maltings, Peasmarsh



Background

The Maltings scheme is the second Optivo redevelopment currently onsite in the district.

The previous scheme included sheltered housing and a small row of social rented bungalows for older people. The sheltered scheme was a two storey building with a high pitched roof in poor condition. The bungalows were single storey of poor quality that failed to meet current minimum standards.

Specifications

Optivo is now delivering a new high-quality 36 dwelling scheme built to life time homes and the Nationally Described Space Standards. The mix of dwellings will include;

19 x 1 bedroom sheltered scheme for social rent, 10 x 2 bedroom houses for general needs affordable rent, 1 x 2 bedroom bungalow for general needs affordable rent, and 6 shared ownership houses to include 2 x 2 bedroom houses and 4 x 3 bedroom houses

Funding

The total cost to build this scheme is £5,233,316, and the funding sources include £388,000 from shared ownership sales and £3,722,416 of private finance, £990,000 of Homes and Communities Agency funding. Rother District Council also contributed a total housing grant of £133,000 to support a higher provision of affordable rented tenure over shared ownership, to ensure the scheme remained viable

Timeline

The scheme started on site in November 2016 and is expected to complete by end of March 2018.

Morris Close, Shrub Lane, Burwash



Background

This scheme has been delivered by the council's Rural Exception Site project in partnership with Action in Rural Sussex, Burwash Parish Council, Hastoe Housing Association and Rother District Council.

Exception site schemes have to be supported by the community, and where a locally identified housing need can be identified.

Additionally these schemes are dependent on finding a suitable site, normally adjoining the development boundary with a willing land owner. For this reason, priority for these new homes will always be given to those local residents with the strongest location connection to the Burwash Parish, for both initial let and relets thereafter.

Specifications

The sustainable construction method adopted on this scheme is known as *passivhaus*. This method provides highly insulated homes reducing the need for space heating, decreasing considerably the cost of utility bills for residents.

Sustainable housing has remained a key priority for Hastoe across all activities. This includes the delivery of highly energy efficient homes, helping to combat the issues of fuel poverty in rural communities. In recognition of their continued efforts and commitment to reduce environmental impact, in 2016 Hastoe received GOLD SHIFT (Sustainable Homes Index for Tomorrow) accreditation. SHIFT is the sustainability standard for the housing sector. Provided by Sustainable Homes, recognised by the Homes Communities Agency and backed by Government, it is an independent assessment and accreditation scheme that demonstrates organisations are delivering against challenging environmental targets.

The scheme will deliver eight affordable rented dwellings to include 2 x 1 bedroom flats, 2 x 2 bedroom flat and 1 x 1 bedroom bungalow. Additionally there will be 2 x 2 bedroom shared ownership houses.

Funding

The total cost to build this scheme is £1,931,894 and funding has included £279,400 from the Homes and Communities Agency, and a financial contribution of £65,000 from Rother District Council. The remaining funds include the shared ownership sales and Hastoe's own internal investment.

Timeline

This scheme has experienced a number of problems that have resulted in significant delays and whilst completion was due in 2015/2016, completion is now expected in November 2017.

Other schemes on-site

There are two further schemes on site currently in Rother these are Hazelwood View, Rock Lane, Guestling and Land at Broom House, Broom Lane, Flimwell.

The first scheme is due to deliver 7 affordable homes onsite; however, this affordable housing provision is currently under negotiation due to viability issues and finding an agreed registered provider to take on such a small number of dwellings in this rural location.

The scheme at Broom House, Broom Lane is not expected to deliver any onsite affordable housing provision and is instead required to pay a commuted sum in accordance with the s106 agreement. This will be used to support affordable housing delivery elsewhere in the district.





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