PRIORITY 1: INCREASING THE SUPPLY OF HOUSING					
Objective	Action	Outcome and Timeframe	Target	Head of Service/ Lead	November 2020 update
1.1 Increase the development of housing	• 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 • 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.	Outcome 1: Set up framework enabling purchasing or developing of new homes	December 2019	Head of Service: ATR	Target Achieved Council resolved to establish a LAHC in December 2019 with the aim to complete 1,000 new homes by 2035. In July 2020 Cabinet resolved the Articles of Association and Shareholder's Agreement, followed by appointment of company Directors to enable the corporation of the Company in August 2020. In September 2020 the Business Plan 2020-2023 for Rother District Council's Local Housing Company – Alliance Homes (Rother) Ltd was approved. It is intended that existing officers of the Council will be employed by the LAHC under a SLA arrangement to progress the aspirations included in the Business Plan.

		Outcome 2: Bring forward Blackfriars site and other suitable sites for housing.	Start on Site to be achieved on at least 5 council owned sites by 2024 To deliver at least 334 homes by the end of 2024/25	Head of Service: ATR	Action to achieve target in progress
	• Development and Site Allocations document (DaSA) • Local Plan Review (2019-2034) To provide housing as required by the Local Housing Needs Assessment under the NPPF • 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.				Blackfriars update; Outline planning consent achieved (October 19) HIF grant increased to £8.7 Million (December 19) Commission of architects complete to progress reserved matters application to be submitted in November 2020 Procurement of road contractors currently out to tender to appoint by January 2021 Land assembly of adjoining sites is underway Development of houses must begin onsite by 2021/22 in accordance with the HIF contractual milestones Cabinet authority granted to progress planning applications on two further council owned sites to include Cyprus Place, Rye and Old Lydd Road, Camber. Designs are now at pre planning stage

| | | Outcome 3: Increase provision of affordable housing through council led development on a year by year basis | KPI Supply target for 2020/21 totals 115 affordable homes

Indicative supply target for 2021-2022 totals 100 affordable homes | Head of Service: ATR and S&P | Reserved matters application being progressed in respect of King Offa Way, Bexhill.

Targets have been revised to align with the Alliance Homes (Rother) Limited Business Plan 2020 – 2023. Targets to be reviewed annually in line with the Alliance Homes (Rother) Ltd Business Plan and Development Programme

Target Achieved

114 affordable homes delivered in 2019/20

The KPI Supply Target previously confirmed for 2020/21 totalled 115. In total 57 affordable homes have completed so far against this target. The total supply currently expected stands at 82 affordable homes. Delays have been experienced due to the COVID pandemic. |

				A new supply target is proposed for 2021/22 and will be reviewed as the programme is updated
	Outcome 4: Increase in temporary accommodation within Rother District	30 units of temporary accommodation to be provided 2019-20. Target to be reviewed annually, based on need.	Head of Service: H&C	Target achieved Access to 30 units have been secured in Rother for temporary accommodation purposes. This is an increase of 23 units from early 2019 and includes a combination of leasehold agreements with partners and acquisition of 5 properties in Rothers ownership. In response to the annual review of need, a new target for temporary accommodation with housing support is now proposed under **Outcome 5** below

		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	Head of Service: H&C	Action to achieve target in progress RDC has been successful with the Next Steps Accommodation Programme (NSAP) funding application, to deliver four units of supported temporary accommodation and revenue towards procurement of housing support services. Working with a range of partners to explore and deliver various housing solutions, to include an ongoing acquisition programme to acquire 7 more homes for supported temporary accommodation purposes. Target of 100 units now included. to replace Outcome 4 of objective 1.1.
		Outcome 6: Adoption of the Development and	By August 2019	Head of Service: S&P	Target achieved

		Site Allocations Plan (DaSA)			The DaSA Local Plan was adopted by Full Council on 16 December 2019. The DaSA Local Plan now forms part of the statutory Development Plan for the District and will be used in the determination of all planning applications, alongside the policies of the Core Strategy (which have now been superseded by the DaSA), the saved policies in the Local Plan 2006 and the 'made' Neighbourhood Plans
		<u>Outcome 7:</u> Local Plan Annual Housing Target	484 dwellings per annum Expected supply for 2020/21 totals 340 dwelling	Head of Service: S&P	Target not met During 2019/20 a total of 247 residential dwellings completed from 326 homes expected. The shortfall is almost entirely due to delays in build out at Preston Hall Farm and Worsham Farm. Due partly to utility connections and the impact of Covid 19 as both sites were closed when lockdown commenced.

				The annual target has been updated to align with the Core Strategy, taking into account undersupply. This target will be revised again pending the outcome of the Local Plan review in response to the new Standard Method for assessing Local Housing Need. The [April 2019 Housing Land Supply Position Statement](#) shows that we are expecting 340 dwellings in 2020/21
		Outcome 8: More effective monitoring of delivery against Local Plan targets	Quarterly report to Overview & Scrutiny Committee and annual Housing Delivery Test reported to Planning Committee	Head of Service: S&P	Target achieved Housing Delivery Test – Action Plan reported to Planning Committee in July 2019 and August 2020. Delivery of new housing is monitored via the Key Performance Indicator reported quarterly to Overview & Scrutiny

					The target has been updated to reflect the new monitoring arrangements.

1.2 Community led housing (CLH)	• 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	<u>Outcome 1</u>: Delivery of CLH housing	At least two community led schemes delivered by 2022/23 A minimum of 45 community led homes across Rother delivered or in the pipeline of delivery by 2024	Head of Service: ATR	Action to achieve target in progress 2 schemes in progress totalling up to 38 affordable dwellings to include Cemetery lodge Bexhill and Main Road Icklesham
				Head of Service: ATR	Action to achieve target in progress Authority given for officers to explore the use of a council owned site at Fairview as a community led development. A housing needs survey is now being commissioned. Other potential CLH schemes are being explored to include Blackfrairs Progress of community led schemes is limited to the willingness of volunteers to form a group and progress a project. Targets and target dates have been amended to reflect current progress

		Outcome 2: An increase in the number of groups supported to deliver CLH	At least four groups established in the Rother District as CLH groups by the end of 2024	Head of Service: ATR	Action to achieve target in progress Two CLTs established in Rother to date. Ongoing advice and assistance provided by the Sussex Community Housing Hub to establish new groups delivered via the SLA. Establishment of community groups is limited to the willingness of volunteers to form a group and progress a scheme. Targets and target dates have been amended to reflect current progress
1.3 Improve development partnerships	• Strengthen partnerships with registered providers development and planning partners to streamline the delivery of housing.	Outcome 1: Joint protocol between Housing partners, Planning and legal teams	In place by April 2022	Head of Service: ATR	Action to achieve target in progress Draft protocol complete. This action is currently on hold and will be progressed in conjunction with the Peer Review of the Planning

					service. Target date amended accordingly.
1.4 Increase housing supply by bringing empty homes in the district back into use	• 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)	<u>Outcome 1</u>: Action plan in place	Empty Homes Action Plan finalised by March 2021	Head of Service: ESL&CS	Action to achieve target in progress Draft Action Plan and consultation with key stakeholders complete. Final review of Action Plan underway Data base developed to identify and collate information on empty properties in progress. This will be used to risk rate properties, in readiness of delivering the priorities included in the Empty Homes Action Plan Target date amended to reflect current progress

| | | Outcome 2: Delivery of action plan | Action taken against 5 empty properties a year from 2020/21 | Head of Service: ESL&CS | Action to achieve target in progress

Prosecution action taken against one property during 2020/21 so far. |
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PRIORITY 2: ROUGH SLEEPING, HOMELESSNESS AND MEETING HOUSING ASPIRATIONS					
Objective	**Action**	**Outcome and Timeframe**	**Target**	**Head of Service/Lead**	**November 2020 update**
2.1 Reduce homelessness by improving the provision of housing related support	• Design and deliver initiatives to improve the provision of employability and tenancy readiness support for people in housing difficulty and promote greater opportunities to sustain and access suitable long-term housing solutions (subject to funding availability). • Work with specialist providers to enable the delivery of accommodation-based support services that meet the needs of vulnerable groups unable to access general needs accommodation. • Work with commissioning and delivery partners to expand the provision of housing related floating support services to assist households to sustain existing accommodation or access new accommodation which meets their housing needs.	Outcome 1: Relevant support services available to those in temporary accommodation	March 2021	Head of Service: H&C	Action to achieve target in progress A supported accommodation procurement framework has been developed with County. Only providers who can demonstrate they meet certain quality standards included in the specification will be considered for providing services as a supported accommodation provider to those homeless households accommodated under Outcomes 4 and 5 under Priority 1 Target date updated to reflect progress

		Outcome 2: Employability and tenancy readiness initiatives set up and in place for those in temporary accommodation (subject to funding availability)	by April 2020 40 supported into employability tenancy readiness each year from 2020/21	Head of Service: H&C	Target achieved The Live, Work Thrive project is live as of January 2020 working with voluntary sector training providers to target employment and training solutions to homeless households
		Outcome 3: Work with ESCC to recommission appropriate floating housing support service	Recommissioned service in place by November 2021	Head of H&C	Action to achieve target in progress The commissioning process has significantly progressed working with ESCC, Districts & Boroughs. The new contract was expected to commence by May 2021 and is now likely to be delayed until November 2021, due to the impact of COVID on services to

					include the Community Hubs, Welfare Benefits Service tender, etc. The target date has been amended to reflect this latest position
2.2 Reduce homelessness through closer joint working	• Establish regular local multi-agency homelessness forum to design, deliver and monitor homelessness prevention measures • Engage with partners through East Sussex Housing Officers Group (ESHOG) to reduce costs by preventing duplication of services • Establish eviction protocols and procedures with social landlords and private letting agents operating in Rother • Work with Homeless Unity Group (HUG) , statutory and third sector	Outcome 1: Local multi-agency forum in place with the objective of delivering and monitoring delivery of the strategy	Annual Review of homelessness strategy in consultation with key partners via ESHOG	Head of Service: H&C	Target achieved Multi Agency Forum in place. First meeting held 21 November 2019. The next meeting was due to be held in June 2020 and was postponed due to COVID-19. All future reviews will be now be circulated to key Stakeholders of ESHOG. Future target updated accordingly

		partners to improve community provision of rough sleeper support services				
		• Work with Social Care and Health partners to develop a whole – system approach to supported housing delivery that meets the range of housing related support needs in across the county. • Work with Children's Services to develop a supported accommodation pathway for vulnerable young people and care leavers.	Outcome 2: Rough sleeping support services in place (through Health & wellbeing centres and floating support where possible)	by Dec 2019	Head of Service: H&C	Target achieved Funding Agreement in place with Homelessness Unity Group (HUG) to deliver a Safe Space in Bexhill an associated outreach support. This service has been operational since March 2020. There is regular performance monitoring of the service contract.
			Outcome 3: Revised countywide accommodation pathway delivered with ESHOG partners	by April 2020	Head of Service: H&C	Target achieved Work continues to develop opportunities for joint commissioning across housing and social care sectors in partnership with ESHOG

					This Outcome is now included under Objective 2.1 **(Outcomes 1 to 3)**
		Outcome 4: Eviction protocols in place with main social landlords and lettings agents	by April 2021	Head of Service: H&C	Target Achieved Eviction protocols established with Orbit and Optivo in 2020
2.3 Reduce Homelessness	• Put in place a private sector 'toolkit' of options to improve access to the private rented sector through closer partnership working with private landlords, to include: o a social lettings agency (to be managed externally) o Guaranteed Rent Scheme o Loans for rent in advance and deposit • Improve the accessibility of the Housing Needs Service and its integration with related services through greater co-location, home	Outcome 1: Social Lettings agency in place	by Dec 2019 20 people assisted into accommodation through the social lettings agency per year from 2019/20	Head of Service: H&C	Target Achieved Rother Tenant Finder service launched in October 2019. 55 cases were offered private sector tenancies during 2019/20
		Outcome 2: Performance review of new	To deliver 100 tenancies per annum increasing to	Head of Service: H&C	Target Achieved

		prevention measures completed and recommendations for future initiatives made	200 tenancies per annum by 2024		The Rother Tenant Finder service continues to perform well in preventing homelessness. Whist Covid has temporarily disrupted access to the private rented sector the long-term impact is unknown. A new target has been proposed based on the Rother Tenant Finder service
visits and improved referral pathways under Duty to Refer					
		Outcome 3: Home visit procedure in place	April 2021	Head of Service: H&C	Action to achieve target in progress Technology and protocols in place to enable safe working in people's homes. Procedure being finalised to enable us to start working in homes to better mediate with families. COVID-19 has

					delayed the completion of this initiative. Target date amended to reflect current progress
		Outcome 4: Duty to refer protocol in place	by June 2019	Head of Service: H&C	Target Achieved Complete, although refining the pathways is ongoing.
		Outcome 5: Co-location options explored and proposals agreed	by April 2020	Head of Service: H&C	Target Achieved Home Works, RRP, RSI services and OT successfully co-located. Opportunities to collocate services is ongoing.
2.4 Reduce rough sleeping through the development of a countywide rough sleeping	• Work with health and social care partners design and deliver a new multi-agency rough sleeping pathway that maximises investment into outreach service navigators,	Outcome 1: Agree proposals for street homelessness hub	by Dec 2019 50 people with multiple complex needs accessing housing needs and	Head of Service: H&C	Target Achieved Rother commissioned Safe Space delivered by Homeless Unity Group (HUG) from March

| accommodation pathway | new assessment units and the provision of housing first to improve housing outcomes to reduce rough sleeping in Bexhill

• Work with the voluntary sector to explore options for creating a street homelessness centre/hub in Bexhill, which improves the accessibility of services to rough sleepers, with outreach available to all areas of Rother

• Work across local authority boundaries with housing, health and social care partners to expand the East Sussex Rough Sleeping Initiative, delivering services targeted at those experiencing multiple complex needs who are rough sleeping or at high risk of rough sleeping | | assessments through the hub per year from 2020/21 | | 2020 as included under priority 2.2 (Outcome 2)

This service would normally meet twice weekly at St Barnabas Church Bexhill providing vital support services to rough sleepers. It should be noted that the scale of services offered so far this year has been heavily disrupted due to the COVID pandemic. |
| | | Outcome 2: New rough sleeper pathway delivered with health and social care partners | by April 2020

30 individuals prevented or relieved from rough sleeping during 2020/21 with the target reviewed annually relative to demand. | Head of Service: H&C | Action to achieve target in progress

Rough Sleeper Initiative (RSI) and Rapid Rehousing Pathway (RRP) commissioned via multi agency approach

27 total former rough sleepers |

					accommodated so far during 2020/21
2.5 Improve the delivery and accessibility of support and advice services to better meet housing needs.	• Develop a communications plan, including training, to ensure front line officers, partners and Members are aware of the range of support available	Outcome 1: Communications plan in place	by June 2019 Delivery of communications plan	Head of Service: H&C	Target Achieved Communications managed with ESCC Communications team and internal service liaison meetings.
	• Continue to improve the triage of homeless applicants to enable greater levels of self-service and improve service accessibility	Outcome 2: New self-service Housing Needs Service triage system in place June 2019	by September 2019; recommendations in place by April 2020	Head of Service: H&C	Target Achieved Triage process finalised with launch completed during November 2019
	• Put in place interventions that increase household incomes and improve tenancy access through raising the training and employment aspirations of those on low incomes - particularly those of young people and single parent households.	Outcome 3: Project plan for 'raising aspirations' initiative agreed and funding agreed by March 2020.	by April 2020; 40 people supported into training or employment from 2021/22	Head of Service: H&C	Action to achieve target in progress The Live Work Thrive project now commissioned, and service implemented from September 2020. The launch had been

					delayed due to the COVID Pandemic. Performance will be monitored from next year. Target date now included to reflect this position
2.6 Support households to meet their housing aspirations – in particular, home ownership	• Put in place new initiatives which support households to access suitable and affordable housing, whether that be affordable rented, sub-market rent, shared ownership or other home ownership options	Outcome 1: Research feasibility of provision of a mortgage scheme to assist households into home ownership Outcome 2: Action plan setting out additional tenure access initiatives	Feasibility report by April 2020; recommendations in place by April 2021, subject to funding Action plan in place by April 2020	Assistant Director, Resources Head of Service: H&C	Action to achieve target in progress Outcome 1 research. complete with Parity Trust and revised contract under review Outcome 2 in progress. Demand is low so this is not currently a priority

PRIORITY 3: IMPROVING THE QUALITY AND SUITABILITY OF EXISTING HOUSING AND NEWBUILD HOUSING				October 2020
Objective	**Action**	**Outcome and Timeframe**		**October 2020**
3.1 Reducing fuel poverty	• 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	Outcome 1: Modern Methods of Construction and high energy efficiency standards considered for all council led development, where possible	To incorporate Modern Methods of Construction (MMC) on all council led delivery where feasible from 2021 Aim to achieve Housing Quality Mark (HQM) level 3 minimum on all council led housing schemes where feasible from 2021	Head of Service: ATR	Action to achieve target in progress This is being actively progressed at the design stage of the Reserved Matters application for Blackfriars. MMC and HQS is under consideration for all council led housing projects being progressed under Priority 1 (Outcome 2) Outcome 1 and targets have been updated accordingly
		Outcome 2: Modern Methods of construction used for all housing provider developments of affordable housing (excluding s106 sites) where possible	Modern Methods of Construction (MMC) considered for all registered provider and community led housing developments from 2020-21 where feasible.	Head of Service: ATR	Action to achieve target in progress Through a Register Provider Forum (Wealden Rother & Hastings) RDC continues to explore opportunities (including new funding opportunities) to

			To grant CHF for at least one community led housing scheme per annum, where sustainable forms of construction and renewable energies are proposed		incorporate MMC and improved energy efficiency standards (with the exception of s106 sites).
					The eligibility criteria for the councils Community Housing Fund (CHF) priorities new housing schemes where community groups are employing sustainable/modern methods of construction
					The Outcome and new targets have been updated accordingly

3.2 Improving the quality of housing in the private rented sector	• Put in place measures which would target poor rented sector homes for improvement, particularly in wards of higher deprivation.	Outcome 1: Review of existing service provision completed	by December 2019	Head of Service: ESL&CS	Target Achieved Additional resource identified. Community Wardens will be assisting in surveying the district for empty homes and properties in poor condition requiring action to be taken. All other actions included under the Empty Homes Action Plan will be undertaken by Officers as part of their existing role, subject to capacity Action updated to reflect range of 'measures' undertaken by ESL&CL
		Outcome 2: Deliver a range of measures to improve private	by April 2020 5 homes a year improved because	Head of Service: ESL&CS	Target achieved This target has been exceeded.

| | | sector property conditions in Rother | of licensing or statutory notices being served

A minimum of 5 properties will be assessed per annuum under the HHSRS system, to include temporary accommodation where required

At least 5 referrals per annum to ESCC Warm Home Check service | | There are currently 24 licensed HMO's within Rother. This includes two that have been licensed since April 2020

Action has been taken to improve 21 properties within Rother because of all inspections undertaken on private sector rented housing since the beginning of April 2020. This is largely due to the increased demand for temporary accommodation during the last couple of years and in particular during the Covid pandemic.

Referrals are routinely made to ESCC Warm Home Service providing access to a range of services including housing insulation, |
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					heating and more affordable fuel options Revised Outcome from 'Action Plan' to 'measures' to reflect the range of services provided. Two additional Targets now included accordingly.
3.3 Modern methods of construction	• 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	<u>Outcome 1</u>: Modern methods of construction used for all council led development, where possible	from April 2019	Head of Service: ATR	Target Achieved All future schemes will be appraised based on prioritising sustainability as per the priorities agreed in the Rother Alliance Homes Business Plan (2020) A specification prioritising sustainable methods of design and construction to include in all future procurement tenders has been completed.

					Future monitoring will be incorporated under Objective 3.1 **Outcome 1** above.
		Outcome 2: Modern methods of construction used for all registered provider developments (excluding s106 sites), where possible	from April 2020	Head of Service: ATR	Action to achieve target in progress 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). Future monitoring of this Action will be included under **Outcome 2**

| 3.4 Increase the number of affordable homes built to NDSS and accessible and adaptable standards | • Implementation of new planning policy requirements (Policy DHG4 and Policy DHG3) from the emerging DASA | Outcome 1: All affordable homes to be built to the NDSS & M4 (2) [1] Outcome 2: 5% of affordable housing to be built to M4 (3) Category 3, wheelchair accessible delivery[1] | From April 2019 2 homes built to wheelchair standards per year from April 2020 | Head of Service: ATR | Target achieved. 1 x 3 bed house at Preston Hall Farm and 1 x 3 bed house at Banky Fields Ticehurst built to wheelchair standards during 2020. 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.

[1] *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.

Improvement Delivery Plan

Key:

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