

PRIORITY 1: INCREASING THE SUPPLY OF HOUSING					
Objective	Action	Outcome and Timeframe	Target	Service Area	December 24 update
1.1 Increase the development of housing	<p>I. 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</p> <p>II. To acquire in partnership, or develop where appropriate, council owned temporary accommodation provision to meet the varied needs of homeless households in Rother</p> <p>III. 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.</p>	<u>Outcome 2:</u> Bring forward Blackfriars site and other suitable sites for housing.	<p>Start on Site to be achieved on at least 5 council owned sites by 2024</p> <p>To deliver at least 334 homes by the end of 2024/25</p>	H&SA	<p><u>Outcome 2 –</u></p> <ul style="list-style-type: none"> • Significant progress to deliver 200 new dwellings, including: • Redesign of Blackfriars housing scheme improving efficiencies • Retendered a new registered provider to deliver 130 affordable homes – contracts near exchange -working Capital Finance Agreement in place Planning approval (in principle) for the new scheme, to include removal of the s106 affordable housing provision • New registered provider to deliver 130 affordable homes – contracts near exchange
PRIORITY 1: INCREASING THE SUPPLY OF HOUSING					

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1.1 Increase the development of housing, cont...	IV. Local Plan Review (2019-2034) To provide housing as required by the Local Housing Needs Assessment under the NPPF	<u>Outcome 7:</u> Local Plan Annual Housing Target	335 dwellings per annum (LHN is now 932 p/a as per the NPPF, Dec 2024)	S&P	<p><u>Outcome 7:</u></p> <ul style="list-style-type: none"> • The Local Housing Need (LHN) figure for Rother is 932 dwellings per annum (Dec 24), a sharp contrast to the annualised Core Strategy target of 335 dwellings per annum. • There were 168 net additional dwellings built in 2022/23; this is less than the annual average of 219. • Expected delivery for 2024/25 is 421 units. • Significant increases in delivery to 600-800 homes per annum are anticipated 2026/27 to 2029/30

PRIORITY 2: ROUGH SLEEPING, HOMELESSNESS AND MEETING HOUSING ASPIRATIONS

Objective	Action	Outcome	Target and Timeframe	Service Area	December 2024 update
2.1 Reduce homelessness by improving the provision of housing related support	<ul style="list-style-type: none"> • 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). 	<u>Outcome 4:</u> Increase the number of adaptations made to the homes of the disabled people to support them to sustain their accommodation through the provision of DFG's	By April 2022 – 150 DFGs actioned annually	EHS	<p><u>Outcome 4:</u></p> <ul style="list-style-type: none"> • This financial year we've completed 76 Disabled Facilities Grants (DFG) • A further 52 grants approved • 5 Discretionary DFGs approved • 60 DFG cases not yet reached approval

PRIORITY 2: ROUGH SLEEPING, HOMELESSNESS AND MEETING HOUSING ASPIRATIONS

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<p>2.1 Reduce homelessness by improving the provision of housing related support</p>	<ul style="list-style-type: none"> • 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. 	<p><u>Outcome 4:</u> Increase the number of adaptations made to the homes of the disabled people to support them to sustain their accommodation through the provision of DFG's</p>	<p>Deliver 12 new supported temporary accommodation units by March 2023.</p>	<p>H&SA</p>	<ul style="list-style-type: none"> • 63 units of own managed accomm., 3 properties in 11/24 & offers accepted on 3 more • Recruited an additional Housing Management Officer. • RP not appointed to deliver our supported accommodation; support services currently in-house (Housing Management Officer) • For former rough sleeper tenants, the Rough Sleepers Initiative contract supports the occupants of our accommodation with 'Move On'. • Grant funding of £1,169,000 received for LAHF • LAHF funding to support 7 properties (by March 26). It will also support the housing demand in relation to Afghans and Ukrainians. • Resettlement Team who supports the

					tenants in LAHF accommodation <ul style="list-style-type: none"> • 100% of Ukrainians who have presented to us have been supported/housed (10/24).
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Objective	Action	Outcome	Target and Timeframe	Service Area	December 2024 update
2.1 Reduce homelessness by improving the provision of housing related support	Cont... <ul style="list-style-type: none"> • 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. 	Cont... <p><u>Outcome 5:</u> New Registered Provider managed supported temporary</p> <p><u>Outcome 6:</u> The present level of Floating Support in East Sussex is sustained and increased</p>	Cont...	H&SA	<p><u>Outcome 5</u></p> <ul style="list-style-type: none"> • Agreement from Cabinet of an additional £9m - supported with additional grant funding - to equate to £12m in total. <p><u>Outcome 6</u></p> <ul style="list-style-type: none"> • Access to floating support co-located within our Housing Team • Access to ESWE wellbeing service also co-located • An Employability Broker, due Oct 24, recruited. • In-house Private Rented Sector team x 2 • In-house Tenancy Sustainment Officer recruited. • Floating Support is under Consultation. East Sussex County Council propose to

					<p>reduce the funding from over £4.3 million to £500,000 a year (Oct 25). a reduction in the budget of 88.5%. Decision to be made Feb 25.</p> <ul style="list-style-type: none"> We are looking at how the model will be redesigned to facilitate this change.
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2.2 Reduce homelessness through closer joint working	<ul style="list-style-type: none"> Establish regular local multi-agency homelessness forum to design, deliver and monitor homelessness prevention measures Restructure ESHOG to provide additional capacity to support partnership working across housing, development and homelessness services Review eviction protocols and procedures with social landlords and private letting agents operating in Rother 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 across the county. 	<p><u>Outcome 6</u> Levels of homelessness are minimized</p>	Sustain the number of homeless applications at existing levels and reduce the average cost per unit of TA placements	H&SA	<ul style="list-style-type: none"> Cost of living impact means we’re seeing more landlords selling their let properties with vacant possession or tenants not able to afford new costs of accommodation We’ve increased staff resources to up the scale of the Rother Tenant Finder Scheme, to support TA placements Much larger emphasis on homelessness prevention, with 109 preventions in the 12mths up to Oct 24 (85% on 21/22 figures). In this period, we also relieved homelessness for 81 households (moved on to secure tenancy for 6 or 12

					<p>months). Spend for 2024/25 finalised Feb 25.</p> <ul style="list-style-type: none"> Continuing to explore additional opportunities for delivering more services inhouse, as well as jointly commissioned services, sharing costs.
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<p>2.3 Reduce Homelessness</p>	<ul style="list-style-type: none"> Review options that improve access to the private rented sector through closer partnership working with private landlords, to include: <ul style="list-style-type: none"> Guaranteed Rent Scheme Loans for rent in advance and deposit Leasing Improve the accessibility of the Housing Needs Service and its integration with related services through greater co-location, home visits and improved referral pathways under Duty to Refer Deliver effective social housing allocations through the implementation of a revised Housing Allocations Policy for Rother and by adjusting Rother Local Plan to prioritise the type of affordable housing delivered for those in Band A. Develop a mediation service to sustain tenancies 	<p>Outcome 2: Performance review of new prevention measures completed and recommendations for future initiatives made by Nov 2022</p> <p>Outcome 6: Homelessness prevention rates increase</p>	<p>To deliver 100 tenancies per annum increasing to 200 tenancies per annum by 2024</p> <p>To prevent evictions through positive interventions</p>	<p>H&SA</p>	<p><u>Outcome 2</u></p> <ul style="list-style-type: none"> We have been significantly impacted this year with staffing levels being compromised and this has impacted on tenancy delivery. Via the Rother Tenant Finder service, we are due to reach over 100 tenancies for the financial year ending March 25. <p><u>Outcome 6</u></p> <ul style="list-style-type: none"> We increased our prevention rates in the last 12 months (to Oct 24) to 109 preventions which was a 15% increase on the 22/23 figure (95) and a significant increase of 85% on 21/22 figure (59). Up to Oct 24 we relieved 81 households from homeless, moving on to either 6 or 12 month accommodation.
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<p>2.3 Reduce Homelessness</p>	<p>Cont..</p>	<p>Outcome 7: New Allocations Policy is operational</p>	<p>Reduce the Rother Housing list from 1600 (as at December 2019) to 1200 by end 2023</p>	<p>H&SA</p>	<p>Action to achieve target in progress Outcome 7:</p> <ul style="list-style-type: none"> The Housing List figure has increased to 2200 during this tenure. Now dropped significantly to 1365 after further work on the Allocations list, with more focused work to come. The new Allocations Policy is now at Locata stage – with a tentative go live date of April 24.
<p>2.4 Reduce rough sleeping through the development of a countywide rough sleeping accommodation pathway</p>	<ul style="list-style-type: none"> 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 	<p>Outcome 4: Secure 3-year funding agreement for the RSI from DLUHC April 2022</p>	<p>30 individuals prevented or relieved from rough sleeping during 2021/22 with the target reviewed annually relative to demand.</p>	<p>H&SA</p>	<p>Outcome 4:</p> <ul style="list-style-type: none"> RDC now owns a total of 12 Rough Sleeper accomm units and received further funding through the RSI for 3 units of ‘off the street accommodation’ (OTSO). We are working at a 70% success rate of positive ‘move on’ from OTSO. Awarded over a further £26,000 from MHCLG via RSWPF, as a winter fund for rough sleepers. 81 moved from relief to accommodation with 6 or 12month tenancies (12 months to Oct 24)
<p>PRIORITY 2: ROUGH SLEEPING, HOMELESSNESS AND MEETING HOUSING ASPIRATIONS</p>					

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<p>2.5 Improve the delivery and accessibility of support and advice services to better meet housing needs.</p>	<ul style="list-style-type: none"> • Improve staff training, to ensure front line officers, partners and Members are aware of the range of support available as part of the Anti-Poverty Strategy aim to improve the promotion of services. • Continue to improve the triage of homeless applicants to enable greater levels of self-service and improve service accessibility • 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. 	<p>Outcome 5: Review remote access pilots in The Pelham and Rye Food Bank</p>	<p>Have six remote access points in place by November 2022</p>	<p>H&SA</p>	<p><u>Outcome 5:</u></p> <ul style="list-style-type: none"> • We currently have 4 remote access points being: <ul style="list-style-type: none"> - Battle Food Bank - Rye Food Bank - Bexhill Food Bank - The Pelham • Currently we have removed access from The Hub on the Hill in Rye and Battle Almonry. • Look at exploring these again, when improved system in place with new phone system (next Autumn 25). • We are also looking to work with Sussex Outreach service and others to improve facilities. • We're happy to support the 34 Devonshire Rd site, once plans are in place, and will look at a co-location model with other organizations, facilitating a one-stop shop.

<p>2.5 Improve the delivery and accessibility of support and advice services to better meet housing needs.</p>	<p>Cont... As part of the development of the Anti-Poverty Strategy development improve the accessibility of housing and homelessness advice services to local people</p>	<p>Outcome 5: Review remote access pilots in The Pelham and Rye Food Bank</p>	<p>Have six remote access points in place by November 2022</p>	<p>H&SA</p>	<p><u>Outcome 5 cont...</u></p> <ul style="list-style-type: none"> • The PCN Pop Up Shop operating in summer 2023 has been moved into the CA 1066 office on London Road. • The social prescribers, Housing Officers and CA 1066 advisers continue to offer a joint service on Thursday afternoons. • Rother Online Community hub continues to work together pooling information and resources, and we've now purchased the former Edinburgh Woolen Mill building as a community hub. • Outreach bus now identified, which will help those in more isolated parts of the district. • RDC Joined a pan county employment project, managed by ESCC ESTAR team. Offered Key worker support to 108 individuals. Including 30 moving into employment. • Giving better access to the PRS for those at risk, 42 have been supported.
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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 2: Action plan setting out additional tenure access initiatives	Improve new buyer activity in the housing market	H&SA	<p><u>Outcome 2</u></p> <ul style="list-style-type: none"> The action plan in Outcome 2 has not been created, due to the challenging market, however we have worked hard to deliver rent to buy homes (Rentplus) and in turn have increased proportions of Shared Ownership homes across the district.
PRIORITY 3: IMPROVING THE QUALITY AND SUITABILITY OF EXISTING HOUSING AND NEWBUILD HOUSING					
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 	Outcome 1: Modern Methods of Construction and high energy efficiency standards considered for all council led development, where possible	<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>	H&SA	<p>Action to achieve target in progress – <u>Outcome 1</u></p> <ul style="list-style-type: none"> MMC has been considered on council-led development projects and promoted to developers and RPs. Owing to significant challenges with the MMC sector this has not been taken up. A single unit development on council owned land at Coly Corner has however used MMC and this approach is being actively considered for other projects.

PRIORITY 3: IMPROVING THE QUALITY AND SUITABILITY OF EXISTING HOUSING AND NEWBUILD HOUSING					
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3.2 Improving the quality of housing in the private rented sector	<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>Outcome 2: Deliver a range of measures to improve private sector property conditions in Rother</p>	<p>5 homes a year improved because of licensing or statutory notices being served</p> <p>A minimum of 5 properties will be assessed per annum under the HHSRS system, to include temporary accommodation where required</p> <p>At least 5 referrals per annum to ESCC Warm Home Check service</p>	EHS	<p>Outcome 2 April 2023 to March 2024 there were:</p> <ul style="list-style-type: none"> 60 inspections undertaken where the Housing Health and Safety Rating System was applied to residential properties across the district. 46 of these cases were resolved in this time period. Over these resolved cases - There were 19 cases where Enforcement action under the Housing Act 2004 was taken: <ul style="list-style-type: none"> 4 Emergency Prohibition Orders were issued 13 Housing Act 2004 Improvement Notices, 1 Electrical Remediation Notice and 1 Hazard Awareness Notice were served. Along with other notices under the : <ul style="list-style-type: none"> Environmental Protection Act 1990 and Prevention of Damage by Pests. Separately

					Totalling 2
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<p>Cont... 3.2 Improving the quality of housing in the private rented sector</p>	<p>Put in place measures which would target poor rented sector homes for improvement, particularly in wards of higher deprivation.</p>	<p><u>Outcome 2</u> Deliver a range of measures to improve private sector property conditions in Rother</p>	<p>Cont..</p>	<p>EHS</p>	<p>Cont... <u>Outcome 2</u> So far March 2024 onwards there have been</p> <ul style="list-style-type: none"> • 34 inspections undertaken where the Housing Health and Safety Rating System was applied. <p>There were 4 Enforcement Actions (Plus a Prosecution)</p> <ul style="list-style-type: none"> • 3 Housing Act Improvement Notices have been served with 2 having compliance within the required timescales • 1 Hazard Awareness Notice and • A Landlord was prosecuted and fined £20,000 with a surcharge of £2,000 and costs of £1649.72 when found guilty of non-compliance with Housing Act 2004 Improvement Notices.

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3.3 Modern methods of construction	<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 	Outcome 2: Modern methods of construction used for all registered provider developments (excluding s106 sites), where possible	2021/22	H&SA	Action to achieve target in progress <u>Outcome 2</u> <ul style="list-style-type: none"> 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). We have just completed on a modular build and tenant will move imminently. Now we have completed on one, we will be looking to identify other sites across the District.
3.4 Increase the number of affordable homes built to NDSS and accessible and adaptable standards	<ul style="list-style-type: none"> 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	2021/22	S&P/H&S A	<u>Outcome 1 & 2</u> <ul style="list-style-type: none"> All affordable homes have continued to be delivered to M4(2) standards. There was 1 M4(3) affordable home delivered in 2023/24

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 wheelchair users.

Key:

CDT	Corporate Developments Team
EHS	Environmental Health Services
H&SA	Housing & Strategic Assets
S&P	Strategy & Planning