HOUSING STRATEGY
2008-13

Objectives:
- Protecting and enhancing a sustainable environment.
- Promoting healthier and safer communities.
- Developing more prosperous and sustainable economy.
- Striving for excellence.

The additional documents that are listed below support and complement the Housing Strategy 2008-13:
- Wealden Corporate Plan
- South East Plan- regional spatial strategy
- Local Development Framework - Issues and Options and subsequent consultation document for Core Strategy
- East Sussex Integrated Sustainable Community Strategy - Pride of Place
- Wealden Sustainable Community Strategy
- Wealden District Council’s Asset Management Plan
- The Safer Wealden Partnership Plan 2008-11
- Rural Housing Needs Survey 2004 & Housing Needs Survey 2005
- East Sussex Supporting People Strategy 2005-10 & Update July 07
- Draft Housing & Support Strategy for Older People 2006-2026
- East Sussex Commissioning Strategy for Older People 2006-26
- East Sussex Extra Care Strategy 2003-08
- Wealden District Council’s Housing Service Plan 2008-09
- Wealden District Council’s Play Strategy 2007-10
- Health Improvement Plan
- Wealden District Council’s Race Equality Scheme
- Strong Voices, Big Ideas: East Sussex Learning Disability Joint Commissioning Strategy
- Wealden District Council’s HRA Business Plan
- Wealden District Council’s Non Statutory Local Plan 2006-11
- South East Plan 2006/08
- East Sussex Draft Youth Homelessness Strategy
- Wealden District Council’s Sustainability Strategy
- Wealden District Council’s Climate Change Policy and Action Plan
- Wealden District Council tenant Compact

Housing Strategy Mission Statement:
“To contribute positively to people’s health, well being and quality of life by striving to meet housing needs. To improve the standard of homes in Wealden and to assist in the creation of a safer and more secure environment for all.”
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CHAPTER 1: Strategic Vision

What is a Housing Strategy?
A Housing Strategy is an over-arching document that reviews housing-related issues in a local authority's area. It also, in partnership with other stakeholders, sets out the local authority's housing objectives and establishes priorities for action which are set out in a clear Action Plan.

Housing cannot be treated in isolation since poor quality housing is known to have a detrimental effect on health, education, and poor housing creates poor social behaviour that leads to crime.

This Strategy sets out the main housing issues facing the Council together with its priorities and objectives over the next five years. This Strategy is divided into two parts; the first examines the relationship between national, regional and local housing policies. The second part identifies key housing issues and pressures in the District and examines how we intend to address the housing issues raised.

The Council aims:
“To work together to improve the quality of life in Wealden”
Consequently the Housing Strategy is not just confined to the provision of housing but how housing policies can improve the local environment and the quality of life of all residents. It is part of an integrated approach to regeneration and community development in the District, with part of the wider remit covering health, social inclusion, community safety, economic development and enhancement of it's market towns and rural villages.

Key Strategic Housing Aims:
“To contribute positively to people’s health, well being and quality of life by striving to meet housing needs. To improve the standard of homes in Wealden and to assist in the creation of a safer and more secure environment for all.”

Wealden District Council’s Strategic Priorities:

Improving Housing Supply
It is essential to ensure that Wealden provides the right type of housing to meet the needs of residents. This includes increasing the provision of much needed affordable housing, primarily for rent.

Improving Housing Quality
The Council needs to make sure that residents are able to live in decent homes suitable for their needs.

Improving Housing Support
Residents of Wealden need to be provided with suitable support to help them maintain their independence.
Underlying these priorities a number of principles can be identified:

- **Reducing inequality** - making sure that services are welcoming and responsive to the needs of Wealden's communities
- **Improving neighbourhoods** - making sure services contribute to creating safe sustainable communities
- **Accountability to Local People** - making sure that local people are involved in decisions about the services that affect them
- **Value for Money** - making sure services are efficient and provide maximum impact
- **Partnership Working** - making sure the Council works with all those who can help improve the quality of life in the District

**Economic Situation**

At the time of writing this Strategy the housing market is experiencing problems. Repossessions are likely to increase; mortgage lenders are restricting mortgage interest rates and decreasing lending, especially to first time buyers and those requiring a 100% mortgage. Property prices are falling, which will may mean that households especially those that purchased for the first time in the past couple of years where property prices were at their peak may experience negative equity. Nationally house building has slowed down with developers withdrawing from or delaying building new homes on sites with planning permission.

At a time of economic uncertainty, it is essential that households struggling financially obtain housing and financial advice as early as possible from the Council and Citizens Advice Bureaux as consolidation of debts and/or extension of mortgage terms repossessions can often be avoided. Where households are at risk of repossession court representation by the Citizens Advice Bureau or Eastbourne Housing and Legal Aid Centre is arranged. The Council will explore mortgage rescue schemes in partnership with our Registered Social landlord partners once the Government confirms in April 2009 what finances/options are going to be available.

Additionally, at a time of economic uncertainty demand for affordable housing will increase, particularly for rented accommodation.
CHAPTER 2: Context

The map shows Wealden’s location within the South East Region.

What is the current position in Wealden?

Profile
- Wealden is the largest district in East Sussex and covers 323 square miles.
- Half of its 143,700 population live in the five main towns of Polegate, Hailsham, Heathfield, Uckfield and Crowborough.
- The remaining population live in the 37 rural parishes in Wealden.

- The High Weald and Sussex Downs Areas of Outstanding Natural Beauty covers more than two thirds of the District.
- In addition Wealden has 34 conservation areas and 32 sites of special scientific interest.
- Wealden has more than 2,500 listed buildings.

Wealden is predominantly rural and this brings with it many challenges in terms of poor infrastructure including road links and many environmental constraints which can make it hard to deliver new homes.

The Population
143,700 people live in Wealden. This figure is based upon the Office of National Statistics mid year 2006 estimate. The Housing Needs Survey 2005 using 2003 based Office of National Statistics (ONS) sub-national projections supplied by East Sussex County Council and taking into consideration 2001 Census data indicated that the population in Wealden would increase by 15.5% or 21,800 people by 2026.

The data clearly shows that Wealden has an ageing population, with the most significant growth of those aged 80+, which is predicted to increase by 59.8% between 2003 and 2026 to 5,500 people. This means that Wealden needs to plan for the development of suitable housing (including extra care) that meets the needs of these older people. Their needs and aspirations are often very different to those people that have not long retired, as there is a strong connection between old age and ill health.
Migration
The 2001 Census shows that migration levels in the District remain low at 9.89% compared with the national average in England of 12.24%. Migration levels into and out of the area are evenly balanced with 3.67% migrating into the District and 3.47% migrating out of the District. Lack of affordable housing at 43% was the main reason for moving out of the Wealden District for existing households as identified in the Housing Needs Survey 2005, followed by better access to work/employment at 8.1%.

Although migration is not a real issue in Wealden, the reality is that those moving into the District are predominantly of post retirement age and those moving out are of working age. This has a real impact on the profile of Wealden. Since the reason for migration out is the due to lack of affordable housing for nearly half of those moving out, it is clear that Wealden needs to increase housing provision ensuring a good mix of housing types, size and tenures are provided to help meet the current unmet demand.

The Local Economy
Unemployment in Wealden remains low at 0.8% as at April 2007, the lowest figure in East Sussex, half that of the next lowest authority in the County which is Lewes, with Hastings having the highest figure at 3.7%.

The need for more affordable housing has been explicitly recognised in the Regional Economic Strategy produced by the South East England Development Agency (SEEDA) since the lack of affordable housing is a threat to the sustainable growth of the region.

An Employment Land Study has been undertaken in partnership with Eastbourne Borough Council. This has reviewed current allocations and potential future business sites for the Local Development Framework in line with the demands of the sector to ensure sites are identified in the right locations.

An Eastbourne/Hailsham Triangle regeneration project has been set up by Wealden, Eastbourne and East Sussex Councils to seek ways of achieving a step change in economic performance in this part of the Sussex Coast sub region.

Although unemployment is low this does not mean that residents of the District are affluent. The Annual Survey and Earnings 2006 reported that the mean weekly income for all employees working in Wealden was £387.20, which is lower than the South East average of £390.80. However the mean weekly income of Wealden residents is £500.30, which is inflated due to high levels of commuting out of the District.

When put into perspective a person working and earning the average income in Wealden would need to borrow just over 11.5 times their annual income to buy an terrace property at £234,944 (average terrace property price as at March 2008; Land Registry) or put another way, to buy a property at this price a household without a deposit and based on lending rates of 3.5 times income would need an income of just over £67,000 per annum.

Travel to Work
The Strategic Housing Market Assessment using 2001 Census data highlights that there is a close relationship between the boundaries of sub-regional housing markets and sub-regional labour markets in terms of travel to work movements.

There is a well integrated market operating across the Eastbourne and southern area of Wealden. The
relationship is mutual demonstrated by flows of households and workers into Eastbourne from Polegate and Hailsham and vice versa.
In the northern part of the District, there are a number of localised housing markets and smaller self-contained household movements exist. The settlements across North Wealden appear to have a restricted relationship with the South Wealden and Eastbourne labour market. With limited movements evident from Polegate and Hailsham to the settlements in North Wealden of Uckfield, Crowborough and Heathfield.

The Council has acknowledged the need to provide more local employment opportunities including in rural areas to reduce the dependency on the car for travel to work.

Deprivation
Just under a quarter (1,317) of the South East areas are in the 10% least deprived group. Within East Sussex, Wealden is the least deprived district in East Sussex with only 11.3% of the population on low incomes. When ranking the 111 wards of East Sussex, Hailsham East is ranked 11th (Indices of Deprivation 2000). The key reason is low income levels with half of all children living in low income homes. Unemployment is also high and residents have below average levels of education, skills and training. The Council have been successful in helping to set up a trust, which has secured funding to promoting training opportunities and local activities at a new community centre and improve and regenerate the ward including road and landscaping improvements as well as.

Community Safety
In Wealden, the Safer Wealden Partnership (SWP), brings together a number of agencies, all working together to tackle crime and anti-social behaviour. The partnership also recognises that it is important to manage the fear of crime and anti-social behaviour – this is especially important in an area like Wealden, which has one of the lowest crime rates of anywhere in the Country. Although Crime is low, the SWP are committed to reducing it further.

Financial Resources
In addition to staff time across different sections of the Council and members time, the Council utilises different funding streams to deliver it’s priorities:

- The Council employs an Economic Development Service with a budget of £20,000 to support businesses and £22,500 from a tourism budget to support tourism including bed and breakfasts.
- The Safer Wealden Partnership employs a Community Safety Co-ordinator and an administrator. The Council hosts these posts. In addition an Anti-Social Behaviour Co-ordinator is employed by the Partnership, which is hosted by Sussex Police. The Safer Wealden Partnership has a total budget of £123,919 revenue funding (which cover staff costs and projects) and £37,442 capital as at 2008/09.
- Funding in the region of £5,000 per annum is obtained via Registered Social Landlords with stock in Wealden.
to fund an Anti Social Behaviour officer.

- It is anticipated that funding to develop extra care in Uckfield by 2010 will be secured via the Housing Corporation (soon to be Homes and Community Agency) and possibly jointly via Department of Health Funding. It is anticipated that revenue funding for support will be available from Supporting People.
CHAPTER 3: National, Regional and Local Priorities

What is the Current Position?

Legislation
As well as the national policy framework there is also legislation, which influences the way that housing and related services are delivered. Some of the key pieces are: the Homelessness Act 2002, Anti-social Behaviour Act 2003 and Housing Act 2004.

National Perspective
In May 2006 Communities and Local Government (CLG) was created. Its remit is to promote community cohesion and equality, as well as responsibility for housing, urban regeneration, planning and local government.

The Communities Plan (Sustainable Communities: Building for the future) launched in February 2003 set out a long-term programme of action for delivering sustainable communities.

To complement the Communities Plan a five year document called “Sustainable Communities: Homes for All, was produced in March 2005, it includes plans to achieve the Decent Homes Standard by 2010, ensure that 70% of vulnerable households in the private sector have decent homes by 2010 and the extension of Choice Based Lettings to all by 2010.

In January 2005 Sustainable Communities: People, Places and Prosperity was launched. It sets out action to revitalise neighbourhoods, strengthen local leadership, and increase regional prosperity to create places in which people want to live and work.

‘Sustainable Communities: Settled Homes: Changing Lives was published in March 2005. This sets out the Government’s plans for reducing homelessness and minimising the number of people in temporary accommodation.

Regional Perspective - South East Region

South East Plan 2006-2026:
The Plan outlines how the county needs to respond to challenges facing the region such as housing, the economy, transport and protecting the environment. The plan proposes to build 33,125 homes in the South East by 2026, based on predicted need and population growth. In Wealden the result of the latest Secretary of State’s proposed amendments to the plan will result in an additional 11,000 dwellings in the District between 2006 and 2026. The Council is required to prepare plans and strategies to ensure the delivery of a minimum annual average of 550 dwellings over that plan period. The South East Plan envisages 7,000 of the total dwellings being provided in the southern part of Wealden district, and the remaining 4,000 in the rest.
The Plan contains a range of other policies affecting housing delivery including the encouragement for new developments to attain high standards of energy efficiency incorporating the use of renewable energy.
The South East Plan is expected to be adopted in the Spring of 2009.
South East Regional Housing Strategy 2008-11
The Strategy published in April 2008, sets out how more than 80% of its £1.37 billion funding will help:

- Ensure 35% of all new homes are affordable, either for rent or for part-rent/part-buy
- Ensure new affordable homes come in a range of sizes, to suit families as well as couples and singles
- Continued funding for local authority housing stock to meet the decent home standard
- Make sure that new affordable homes meet high standards of building and energy efficiency.

The Regional Housing Board will also invest in refurbishing rundown private sector housing, affordable homes in rural areas and accommodation for Gypsies and Travellers.

Sub Regional Context
There are six local authorities in East Sussex including Brighton and Hove City Council and the five local authorities, which make up East Sussex County Council; these are Eastbourne Borough Council, Hastings Borough Council, Lewes District Council, Rother District Council and Wealden District Council.

Local Area Agreement:
A Local Area Agreement (LAA) is a three-year contract negotiated between central government and local government setting out the priorities for a local area and how these will be tackled in partnership.

The new East Sussex LAA, which will run from 1 April 2008 to 31 March 2011, has been negotiated by East Sussex County Council and East Sussex Strategic Partnership, and aims to be as inclusive of local partners as possible.
Each has sub priorities. Putting People First is about providing quality services and promoting health, prosperity and community safety, including the provision of Extra Care housing for older people.

Wealden’s Sustainable Community Strategy
The Local Strategic Partnership through its work with over 80 local organisations produces the Community Strategy. Housing was one of the key priorities identified by the residents of Wealden through the Community Strategy consultation, with improving housing opportunities via affordable homes for rent or shared ownership for local people, key workers and those with special needs. Despite this there was generally a lack of support for new housing developments. One of the other eight keys areas is the environment.

Wealden’s Sustainability Strategy
The aim of the strategy is “to provide an overarching framework to guide the Council in integrating and coordinating the principles of sustainability across all its strategies, plans, policies and actions and, in turn, to influence and provide direction on sustainability issues to our key partner organisations”. The key objective relevant to the Housing Strategy is to "Foster Sustainable Communities". Under this sits the Climate Change Policy and Action Plan, which sets out the Council’s commitment to tackling the causes and effects of climate change.

Housing Strategy
The Housing Strategy seeks to complement the Corporate Plan and Community Strategy striving to promote quality housing services which help deliver new housing and are joined up in a way that promotes health, prosperity and community safety, together with providing affordable homes.

Service Plan
The priorities outlined in the Housing Strategy are taken forward in the Housing Services Plan and monitored at staff appraisals to ensure they are achieved.

Housing Appraisal Process
Staff meet regularly with their managers, with a formal appraisal annually. One purposes of this process is to ensure that the Service Plan targets are monitored/achieved.

Performance Management
WDC’s continuous improvement of its services seeks to match resources to changing local needs. The Council’s performance management framework links the Wealden Community Strategy through corporate objectives and priorities to service plans and individual staff appraisals.

Work is currently underway to develop the framework to integrate performance indicators with financial measures and the monitoring of key tasks contributing to achievement of our corporate objectives. The Council is expanding its use of benchmarking with neighbouring and similar organisations to ensure its services are good value for money.

Consultation & Participation
Once again, extensive consultation has taken place regarding the Housing Strategy 2008-13 to ensure the Strategy is reflecting and meeting the needs of its communities. The following participative methods and events have been used:
HOUSING STRATEGY 2008-13  CHAPTER 3: National, Regional and Local Priorities

- Wealden Housing Management Group meeting (a meeting of the housing associations who manage stock in Wealden including Council representatives).
- Wealden Housing Development Group meeting (a meeting of all the housing associations who develop stock in Wealden including Council representatives).
- Wealden Housing Partnership (a meeting of housing stakeholders in the District including Council representatives).
- Annual Housing Summit.
- Meetings with National Federation of Residential Landlords.
- Strategic meetings with neighbouring local authorities.
- Annual Homelessness Event.
- Meetings with other Council Services such as Planning

Additionally the draft document was circulated to stakeholders, placed on Wealden’s website and subject to 12 weeks of public consultation before being finalised and adopted.

A list of stakeholders invited to comment on the draft strategy can be found at Appendix 1.

What are the key targets for Wealden arising from these priorities and are we going to meet?

- Meet Decent Homes standard for social housing by 2010. The Council are on target to achieve this (see Chapter 6)
- Ensure 70% of homes occupied by vulnerable households living in private sector are made decent by 2010. Again the Council is on target to achieve this (see Chapter 6 for more information)
- Reduce the use of temporary accommodation by 50% by 2010. As at 31 December 2004 we had 225 non-secure tenants, by June 2006 this remained at 219, by the end of March 2007 this had decreased to 168. The forecast is that by 31 March 2010 there will be 112 households in temporary accommodation representing a decrease of 50% on the December 2004 figure of 229.
- Once adopted, ensure Local Development Framework is able to meet the housing requirements set out in the South East Plan and targets to reduce carbon emissions and the impacts on climate change.

Key points arising from National, regional and Local priorities

- Ensure policies and processes comply with the law.
- Respond to changes in Government policy through reviewing current practices.
- Continue to actively engage in regional, sub-regional
CHAPTER 4: Improving Housing Supply

Context

It is essential to ensure that Wealden provides the right type of housing to meet the needs of residents, as well as providing land allocations, which will deliver the number of homes, that Wealden is required to deliver under the South East Plan.

The Housing Market

- Nearly 65% of the housing stock in Wealden was constructed from 1945 onwards.
- The average size of property is a three bedroom house.
- 98% of properties with four or more bedrooms are in the owner-occupied sector.
- By far the largest form of housing tenure in the District is home ownership at 83% of the stock (Housing Needs Survey 2005/Census 2001).
- The Housing Needs Survey 2005 found that 76% of all units in Wealden are houses and bungalows compared to the national average of 54%.
- Only 12% of units in Wealden are terraced houses, which is less than half of the national profile of 26%.
- The supply of flats and maisonettes at 11% is again well below the national average of 20%, with half of all flats in the rented sector.

Strategic Housing Market Assessment (SHMA)

As part of the work to produce the South East Plan DTZ Pieda (consultants) identified the housing markets operating within the region. They reported that there are two distinctive markets operating within Wealden, the South Wealden and Eastbourne market, which encompasses Hailsham, Polegate and surrounding settlements, and a second North Wealden market. As a result, Wealden District Council in partnership with Eastbourne Borough Council commissioned DTZ to carry out two Housing Market Assessments to inform their respective Local Development Frameworks. Work has been finalised and the SHMAs published.

Key findings of the North of Wealden Housing Market Assessment

- There is a population of around 88,000 (36,000 households).
- There is some bias to older age groups (27% of households are pensioners) but 30% are families.
- There are limited opportunities for housing growth.
- There has been a slow down in the supply of new housing.
- Significant affordability problems exist.
- There is a bias to larger detached properties.
- The social rented sector is small, but there is sizeable housing need.

Key findings of the South of Wealden/ Eastbourne HMA:

- Essentially part of a single housing and labour market.
- Population of around 250,000 (70,000 households).
- Bias to older age groups (37% are pensioners).
- High levels of owner occupation.
- Fairly balanced mixed of dwellings between South Wealden & Eastbourne.
- Significant affordability problems and housing need.
- Plans for significant housing growth.
The key messages from Strategic Housing Market Assessment are:

- There is a significant need for more affordable homes.
- Encouragement for more smaller homes in the north of Wealden and larger family homes in the south as part of mixed developments.
- Focus on the particular needs of the elderly, reflecting changes in the age profile.
- Make a range of sites available and consider measures, which unlock barriers to delivery.

Current Position

Planning

Overall Housing Need - provision of Homes for the future

The South East Plan (Regional Spatial Strategy) requires Wealden to allocate land for the provision of some 11,000 homes between 2006 and 2026. Of these some 3,000 are already allocated under existing planning policies in the local plan. Whilst this will be challenging within an area of high environmental constraints the provision of housing is vital to meeting the needs of our future communities and the growth of our towns and villages as well as to the future success of our economy. The Council is also required to show that it has a deliverable five year supply of housing land at any one time in recent years housing delivery within Wealden has been low
can also help people to lead a healthy lifestyle by encouraging walking, cycling and other forms of physical activity. This can benefit the whole community.

The Wealden Play Strategy 2007-2010 sets out the Council’s vision ‘to offer children and young people within Wealden easy access to a range of quality play opportunities near to their homes.

It is essential that the best use is made of planning mechanisms such as Section 106 agreements to secure funding for appropriate good quality play and leisure provision for new housing developments. The community, and particularly young people, should where at all possible be engaged and consulted about the type of play or leisure facilities they need.

**Sustainable Housing**

In the policy statement “Building a Greener Future”, the Government proposes an ambitious target for all new homes to achieve zero carbon by 2016. A range of measures has been issued to support this, including a timeline for the progressive tightening of the Building Regulations with improvements in energy /carbon performance of 25% by 2010, 44% by 2013 – up to the zero carbon target in 2016. This is supported by Planning Policy Statement 1, which requires planning authorities to set a target for the percentage of energy used in new developments to come from renewable, low carbon or decentralised energy where it is viable.

Other measures include the publication of the Code for Sustainable Homes, which aims to promote higher environmental standards in housing ahead of the implementation of regulatory standards. It considers not just energy / carbon but a range of sustainability issues such as water, waste and materials and uses a star rating from one to six (with six being the most sustainable) to communicate the overall sustainability performance. The code also sets minimum standards for energy and water use at each level. From May 2008 rating against the Code was made mandatory for all new homes. Builders can either choose to have the property assessed by the Code or opt out with a ‘nil rated’ certificate.

Currently all new affordable housing funding from the Housing Corporation funding 2008-11 programme (soon to be the Homes and Communities Agency) must meet level three of the Code for Sustainable Homes.

The Wealden Design Guide states that new buildings should minimise energy consumption, avoid unnecessary waste, minimise the use of new materials produced unsustainably, maximise the use of recycled materials, minimise water consumption, protect habitats and ground water from contamination and be flexible and capable of being adapted for changing needs and users.

Wealden District Council also currently operates a voluntary sustainability checklist for all new developments to make sure that properties are fully insulated and meet water use and drainage standards. Wealden’s own Climate Change Policy and Action Plan also aims to promote the reduction of carbon emissions in all new developments and encourages developments to prepare for the future impacts of climate change.

**Gypsies and Travellers**

Wealden continues to work with all the other local authorities
in East Sussex including Brighton and Hove City Council to advise the South East England Regional Assembly on the number of Gypsy and Traveller caravan pitches required to meet the need across the South East region and how this provision should be provided for strategically.

Sites will be allocated within the Local Development Framework to ensure the Council delivers the number of pitches required and to establish policies around the provision of such pitches.

**Affordable Housing**

**Social housing stock**
The Council has access to 4,564 units in the District of which 3,133 are Council owned stock and 1,431 are housing association owned and managed units. The District Council accesses Registered Social Landlord properties via nomination rights. These properties are a vital resource to the Housing Strategy.

However, in 2007/08 only 13 new affordable homes were completed and turnover of stock remains low with only 279 Council vacancies and 71 housing association vacancies in 2007/08. This has to be compared against the 2,228 (as at October 2008) households on the Council's waiting list for affordable housing, of which 121 were homeless households.

With such a low stock profile and low vacancy rates it is essential that the best use is made of existing stock. This includes addressing under-occupation and over-crowding through having effective policies in place.

**Building New Homes**
The Council is keen to explore the possibility of building new homes itself (highlighted in the Housing Green Paper was published on 23 July 2007). Indeed the Council recently agreed a motion to become directly involved in acquiring land for new affordable housing, primarily in rural locations. The Planning Improvement Working Party are currently taking this forward.

The Council through the corporate Asset Management Group reviews the Council owned assets to ensure that they are put to best use, this has included the disposal of Housing Revenue Account land to Registered Social Landlords for the provision of new affordable housing. It is essential that a holistic approach be taken to the redevelopment of any Council owned assets. This is to ensure that any opportunities to deliver new housing, including affordable are utilised.

**Housing Need Survey**
In partnership with the other local authorities in East Sussex Wealden Council commissioned consultants David Couttie Associates to carry out a Housing Needs Survey in 2005 (HNS). The main findings were:

- 98.1% of people live in accommodation suitable for their needs.
- Of those that need to move 72% of residents cannot afford private rental and home ownership is beyond the reach of 91% of concealed households.
- Only 11% of households seeking to move within the next three years were registered on a Housing Waiting List/Register (all of these being registered on the council’s waiting list).
- 874 new homes are needed per annum to meet the need to meet backlog and newly arising need.
In additional rural surveys were undertaken in the 37 rural parishes in 2004, with all identifying a need for the provision of new affordable homes.

Rural Affordable Housing
The development of rural housing in Wealden is particularly important due to the rural nature of the District, there being 37 rural parishes out of 42 parishes in the District. The Council has been successful in delivering rural housing via the exceptions planning policy and in addition and in addition a project called HOPE (Housing Our People) was set up several years ago to identify sites specifically for affordable rural housing. As a consequence of the need identified in the Rural Housing Needs Survey 2004, and in partnership with parish councils and Action in Rural Sussex (AIRS), 13 sites were identified for affordable housing in the Local Plan. Work on these sites continues with three of these sites now having planning permission and are being built out.

The Council’s Community Scrutiny Committee has recently undertaken a review of the delivery of affordable housing. The Review focused on HOPE. The recommendations, which have now been agreed included, a commitment to undertaking new rural housing needs surveys and increasing closer working with the parish councils and ward Councillors to amongst other things identify land in rural parishes to meet the housing need. This will be facilitated by a new Housing Development Officer Post, which has been created.

The Wealden Sustainable Community Strategy highlights that the allocation of land for housing developments (of which a percentage will be affordable) in rural areas is important in order to allow villages to expand in order to provide small-scale developments. This may include where appropriate mixed use developments to promote business opportunities particularly in rural parishes.

Shared Ownership/ Homebuy
Shared Ownership (now called Homebuy) continues to be an attractive option for residents in Wealden who cannot afford to buy a property on the open market. In addition to new build Homebuy administered by Moat, both Moat and Places for People offer initiatives to help households access existing private properties for sale. Priority is given to existing social housing tenants (both Council and Registered Social Landlord tenants) and key workers (see Appendix 4).

Demands for shared ownership/Homebuy are far less than those for social rented accommodation, with 241 households registered for shared ownership in Wealden as at July 2008 compared to over 2,000 for rented housing. The Council is keen to ensure that through the development of new homes a range of different tenures are available, to ensure mixed and balanced communities are created. This will include a percentage of shared ownership homes, but the priority will remain affordable homes for rent as this is the where the greatest demand exists.

Homelessness
During 2007/08 176 homeless enquiries were made which reflected a decrease of 50 applicants or 22% from 2006/07. Of these 176 enquiries, 121 were accepted as homeless equating to 69 % (the acceptance rate has remained stable at around 60% in recent years).

The main reasons for homelessness in Wealden are evictions from parental home (reason reported by 44 of applicants accepted as homeless or 36% of accepted applicants) and termination of Assured Shorthold Tenancy (26 of accepted
applicants or 21%). Pregnancy or having dependant children was the main reason for those being housed by the council.

The Housing Options Team provides housing options, advice and assistance and aims to prevent homelessness wherever possible. Clients are provided with a range of housing options to assist them to resolve their housing situation, ideally before homelessness occurs. The use of advice in order to prevent homelessness is paramount; the success of this is reflected in the decrease of homeless enquiries from 443 in 2005/06 to 176 in 2007/08. Homeless acceptances have remained consistent at around 60% of enquiries.

The housing options approach includes advice and support to access privately rented accommodation including financial assistance through the rent deposit loan and deposit guarantee schemes; signposting to other agencies where appropriate, for example to the Citizens’ Advice Bureaux for financial and debt advice; negotiation with private landlords, mortgage lenders and other accommodation providers to prevent the loss of the existing accommodation; and liaison with other statutory agencies to enable appropriate supported accommodation where possible.

The introduction of a rent deposit loan scheme in 2006 to assist households access the private rented sector by way of a loan to cover a deposit of up to £1,500, has enabled 27 households to secure accommodation in 2007/08. Additionally, the Wealden Deposit Guarantee Scheme continues to increase the supply of rented accommodation for people on limited incomes and in 2007/08, 15 households secured accommodation through this scheme. A review into the current schemes is underway to ensure that the needs of our clients, landlords and the Council can be met; to maximise the number of households that can be assisted; and reduce the need for bed and breakfast and other forms of temporary accommodation.

Key Message:
It is clear that the lack of affordable housing in the District is a key issue for Wealden, which can only be addressed through the provision of more homes both private (including smaller starter homes) and affordable (primarily for rent). The Council is working hard to increase the provision of new homes and is keen to explore the possibility of acquiring land and/or building new homes itself. Notwithstanding this, it is essential that the Council and its Registered Social Landlord partners work together to make the best use of the existing social housing stock.

Mixed Use Developments
The provision of land for Business use is critical to ensure employment opportunities continue to exist for those living in Wealden and to alleviate the need for commuting out of the district to work. It is also essential in enhancing the towns and villages in Wealden to prevent them becoming dormitory areas, and to ensure sustainable communities are created and maintained. In light of the fact that some 80% of employers in Wealden employee between one and five employees it is important that the right type of mixed use provision is developed. This could include the provision of live work units. In terms of mixed-use developments, a co-ordinated inter-departmental approach needs to be adopted to ensure a good local planning, housing and economic development.
What are the key targets arising?

- The key priority is to develop more affordable rented accommodation.
- The Council needs to work partners, including developers to ensure housing delivery.
- The Council must ensure that development land is available and deliverable.
- Ensure high quality mix of housing types, size and tenure are built in the District, including the provision of much needed affordable housing for rent.
- Make better use of existing housing stock to encourage a better match between available homes and the needs of households by ensuring opportunities for downsizing are available through the provision of new homes and incentives for social tenants downsizing.

What are we doing to address the key targets?

Planning
- The Council’s current planning policies promote the development of a mix of new homes, requiring 20% of all new units in the private sector to be smaller one and two bed units and 30% (above the thresholds) to be affordable, of this 25% will be subsidised housing to rent and 5% shared ownership or low cost market housing (where no grant is available up to 50% of the affordable units may be for shared ownership). These policies will be reviewed as part of the Local Development Framework to ensure they are effective, particularly the exit strategy of allowing up to 50% of affordable housing units as shared ownership as oppose to rented homes where funding is not available. This is to ensure that the Council do not produce more shared ownership homes than are needed or the cost of initial equity shares sold is unaffordable.
- Housing and Planning Services continue to work together, with other stakeholders, to develop the Local Development Framework; this currently involves evidence gathering, the consideration of spatial development options, and the publication in 2009 of a further public consultation document on the Core Strategy.
- Planners have been working with Town and Parish Councils to try and plan for the needs of their communities over the next 10-15 years.
- The Strategic Housing Market Assessment and viability assessment are completed and will provide important evidence for policy development. For example these pieces of work will inform the Council on the thresholds and quotas of affordable housing which are needed and more importantly deliverable. The Council will continue to develop planning strategy within the Local Development Framework which focuses on achieving the required housing delivery - both of market and affordable housing
- Ensure joint working between partners and stakeholders engaged in the Local Development Framework, the Sustainable Community Strategy, and the Local Area Agreement, to assist housing delivery.
- The Council have recently published a Design Guide to promote the development of good quality new homes in the District.
- As part of the Local Development Framework research the Council are in the process of commissioning
consultants to provide an evidence base to support the development of policies in the core strategy around energy reduction targets for new developments including renewables, low carbon and decentralised.

- Following a planning health check undertaken by consultants a Planning Improvement Working Party was set up which includes members and officers. The Planning Improvement Working Party is taking forward a 3 year Improvement Plan based on the recommendations of the consultants. Some of the themes in the Improvement Plan also address some of the issues raised by a meeting sponsored by the Local Strategic Partnership around the barriers to housing delivery with developers and Registered Social Landlords.

Gypsies and Travellers
- Provision for additional gypsy and traveller pitches will be made as part of the Local Development Framework.
- Bid for increased number of pitches to be submitted in 2008-09 for funding.

Affordable Housing
- The Council has undertaken an under occupation survey of properties. In partnership with the Wealden Housing Management Group the survey will be rolled out to tenants of Registered Social Landlord in the District. Once the surveys and tenant profiling are completed the Council will review its current policy with regard to incentives to encourage those under occupying to move to a smaller property. Additionally, the Council will review opportunities to help address the needs of those living in overcrowding conditions including accessing private sector housing and extensions/adaptations to tenants current homes.

Financial Resources

In addition to staff time across different sections of the Council and Members time, the Council utilises different funding streams to deliver it's priorities:

- The Council continues to access external funds to enhance the delivery of affordable housing including specialist accommodation. In 2008-11 Housing Corporation bidding round £4,035,500 has been secured across four sites to provide 27 Homebuy units and 74 rented units. In addition to this Registered Social Landlord private funding will be used to deliver these 101 new homes.
- The Council continues to set aside from its capital pot a budget of £250,000 per annum for the building or purchase of new affordable housing units through registered social landlords.
- £50,000 has been set aside by the Council for the next three years to provide funding to enhance the delivery of rural housing, this includes a new post to lead on Rural Affordable Housing, education and training programme for members and parish councils and a new Rural Housing Needs Survey.
- The Council sets aside, from the Housing Revenue Account a budget of £25,000 per annum to provide financial incentives to those under occupying council housing. This money is paid to those that move to smaller homes thereby releasing much needed family accommodation.
- In 2008/09 £45,500 has been set aside as part of the Local Plan Review to undertake work in preparation of
the Local Development Framework Including funding for consultants.

- The Council employs an Economic Development Service with a budget of £20,000 to support businesses and £22,500 from a tourism budget to support tourism including bed and breakfasts.
- Capital Funding of £4,000 to cover deposits together with £58,000 for homelessness prevention in 2008/09.
- Capital funding of £50,000 in 2008/09 to meet the cost of Bed and Breakfast.
- £75,000 Homelessness Prevention Grant including £36,000 for Youth Homelessness Prevention from Communities and Local Government. Some of this money is used to help households access the private rented sector.
CHAPTER 5: Improving Housing Support

In addition to providing suitable housing for Wealden's residents, some residents need support to help them maintain their independence.

Housing related support is primarily funded by Supporting People in the District and delivered by a variety of organisations including Southdown Housing Association.

What is ‘Supporting People’?
The Supporting People programme pays for housing-related services that help people to live independently. These services include:

- sheltered housing (accommodation with a scheme manager who can give people support)
- supported-living schemes (where people can get housing and support); and
- alarm systems (like Lifeline) that let people call for help in an emergency.

The money comes from the Government through the Supporting People Grant and is used to pay for housing-related support services that help people to find or stay in their own home such as help to:

- manage Money
- claim benefits

Who needs Support?
Some of the client groups who may need support are outlined below:

Older people
The Housing Needs Survey 2005 (using 2003 ONS sub-national projections, and taking into account the 2001 Census data) highlighted the fact that Wealden has an ageing population. The most significant growth is in the over 65 age group, which will increase by 17,300 people or 57.5% over the 23 year period from 2003 to 2026. Additionally, the number of people aged 80+ will increase by 5,500 or 59.8% up to 2026. As people live longer it is sometimes necessary to provide them with support to enable them to stay in their own homes or specialist accommodation such as extra care housing. The provision of extra care housing in Wealden is a priority for Wealden and East Sussex County Council. There is currently no such provision in the District, although one is planned to replace Lealands Court in Uckfield. Additionally, due to changing needs and aspirations of older people, the Council has recently undertaken a review of its sheltered housing stock. The recommendations of the review concluded that further investigation into five schemes that contain bed-sits was needed. Further work has now been undertaken an action plan to take forward these recommendations is being finalised.
People with Learning Difficulties
The Housing Needs Survey 2005 specialist interview findings show that 4.2% of households in Wealden contain a head of household with a learning disability and 3.9% contain a second member with a learning disability. Of the 115 respondents, 28% wanted to move soon or within the next couple of years, most of these currently live within the family home and aspire to greater independence, additionally 36% of all respondents said they wanted more independence. The Council have successfully built a scheme for such individuals. However, the provision of a new development of supported accommodation in the south of Wealden is a priority with revenue funding guaranteed from Adult Social Care. The Council is working with the county to identify suitable opportunities where possible.

People with Mental Health issues
The Housing Needs Survey 2005 revealed that 5.1% of households contain a head of household with a mental health problem and 6.8% of second members. Although numbers are relatively low, supported accommodation provided in the District has been successful in helping people to live normal lives. However, the focus now is on the provision of more floating support services as opposed to specialist accommodation to help these and other clients with support needs to remain in their own homes.

Housing Options and Homelessness
The Housing Options Team provides housing options, advice and assistance and aims to prevent homelessness wherever possible. Clients are provided with a range of housing options to assist them to resolve their housing situation, ideally before homelessness occurs. The use of advice in order to prevent homelessness is paramount; the success of this is reflected in the decrease of homeless enquiries from 443 in 2005/06 to 176 in 2007/08. Homeless acceptances have remained consistent at around 60% of enquiries.

The housing options approach includes advice and support to access privately rented accommodation including financial assistance through the rent deposit loan and deposit guarantee schemes; signposting to other agencies where appropriate, for example to the Citizens' Advice Bureaux for financial and debt advice; negotiation with private landlords, mortgage lenders and other accommodation providers to prevent the loss of the existing accommodation; and liaison with other statutory agencies to enable appropriate supported accommodation where possible.

During 2007/08 176 homeless enquiries were made which reflected a decrease of 50 applicants or 22% from 2006/07. Of these 176 enquiries, 121 were accepted as homeless equating to 69% (the acceptance rate has remained stable at around 60% in recent years).

The main reasons for homelessness in Wealden are evictions from parental home (reason reported by 44 of applicants accepted as homeless or 36% of accepted applicants) and termination of Assured Shorthold Tenancy (26 of accepted applicants or 21%). Pregnancy or having dependant children was the main reason for those being housed by the council.

Pregnancy or having dependant children was the main reason for those being housed by the council, with just under half of those accepted as homeless being aged under 25. One of the key priorities is to prevent homelessness occurring. However
where homelessness does occur given the profile of homeless households in Wealden it is essential that support be given to these individuals to help them to learn the skills necessary to maintain a tenancy. Currently there is no such provision, but the Supporting People commissioning of new generic services should address this with homeless households being identified as a key priority in the updated Supporting People Strategy.

Who provides support?

Supporting People
The Supporting People Strategy 2005-10 has been reviewed with the review highlighting the lack of supporting people services in the District, with redistribution of services and resources needed. The Strategy has been refocused to provide more generic floating support services with limited specialist services available on the basis of need and regardless of location and tenure.

Currently services provided in Wealden are predominantly for older people, primarily in the form of sheltered housing. Provision beyond this is very limited with some housing-related support services for vulnerable adults. This is being addressed and more support will be available from June 2009 through a new Supporting People funded floating support service.

The programme aims to:
- help prevent a wide range of crisis situations (such as homelessness or having to go into residential care) for vulnerable people;
- make sure that housing-related support services help you to live as independently as possible;
- promote equality and include everyone in society;
- promote being safe in the community;
- support vulnerable people to get a new home and become part of the community;
- make sure that housing-related support services are available to people who need them, whatever their housing situation;
- only plan and buy services that will help to deliver the aims of the five-year Supporting People Strategy; and
- make sure that everyone is able to use the services funded from Supporting People.

Other Support
There are numerous examples of other support provided in the District to help people to live independently and retain their tenancy, such as debt advice provided by a number of agencies including Citizens Advice Bureaux and handy persons schemes provided by Anchor Staying Put.

What are the key targets arising?

- There is a need to ensure that the new Supporting People commissioning model results in more people in Wealden receiving appropriate housing related support services.
- Ensure people that need support receive it regardless of their location in the District, or the tenure of their accommodation.
- Ensure provision of housing and support meets the changing needs and aspirations of older people.
- Develop appropriate housing for people with learning disabilities, which includes appropriate support.
Continue to work to prevent homelessness occurring, but where it does occur ensure support is available for those that need it.

**What are we doing to address the key targets?**

**Supporting People**
- Through the East Sussex Health, Housing, Social Care and Probation Strategic Forum and the Supporting People Core Strategy Group we continue to push forward the agenda of change to enable Wealden fairer access to Supporting People funded services in the County, and ensure we are in a position to respond to any changes.
- More short term housing related support services will be available for working age adults than the current provision through the Supporting People’s move to more generic floating support services. These services will be available to those eligible regardless of where in the District they live and whether they are an owner occupier, tenant or leaseholder.

**Special Needs**
- The Council continues to jointly fund a Special Needs Housing Officer with Social Services. This Officer plays a vital role in co-ordinating assessments to ensure that individual’s needs are addressed as effectively as possible.

**Housing Options and Homelessness**
- Wealden’s focus is on preventing homelessness. Key to
Accreditation
Support for landlords will be available soon to ensure that they are providing good services to tenants, through the accreditation scheme which Local Authorities in East Sussex will be joining via funding obtained from BEST.

Worklessness
- The Council has recently set up a sub-group of the Wealden Housing Partnership (itself a theme group of the Local Strategic Partnership) to look at worklessness. The group is keen to provide better access to employment advice, employment opportunities and training as well as support to help those entering employment to sustain it.

Wealden and Eastbourne Lifeline (WEL)
- WEL is a not for profit organisation established by Wealden District Council and Eastbourne Borough Council. It provides a range of products to aim to promote safety, security, independence and peace of mind for clients through locally based 24 hour telephone response service. As such it helps to support older people to maintain independence and helps other vulnerable clients such as victims of domestic violence.

Financial Resources
In addition to staff time across different sections of the Council and Member's time, the Council utilises different funding streams to deliver it's priorities:
- Supporting People will continue to receive £11.561 million for the next three years to fund services across East Sussex (excluding Brighton and Hove).
- Housing Corporation funding together with other funds such as the Department of Health Funding, RSL funding will be utilised to provide specialist housing including Extra Care, which will include care and support as applicable.
CHAPTER 6: Improving Housing Quality

Current position in Wealden

The Council needs to make sure that residents are able to live in decent homes suitable for their needs.

As highlighted in Chapter 1 poor housing has knock on effects in terms of crime, education and health. By providing good quality housing the quality of live of residents of Wealden can be improved. The Council is committed to improving the condition of properties in Wealden and enhancing residents quality of life.

Adaptations
The Housing Needs Survey 2005 found that 19.2% of households in the District contained someone with a disability; this is an increase of 6.2% from the 1999 Housing Needs Survey and may be attributable to an ageing population, since 42.9% of households aged over 75 contain someone with a disability.

Since April 2006 all disabled adaptations, regardless of housing tenure, are processed through the Disabled Facilities Grant system to provide a transparent and consistent service across all tenures. In 2006/07 Wealden completed 118 major adaptations across all tenures as well as 90 minor adaptations to Council properties. In 2007/08 93 major adaptations were undertaken and 168 minor adaptations. These adaptations, which enable residents to live more independently, are in high demand with a continuous waiting list, and so continue to be prioritised as an area of investment for the Council.

Empty Homes
Council tax figures for 1st April 2008 indicate there are some 2,354 vacant dwellings within the District of which 480 are long term empty (i.e. empty for more than 6 months). The Council are keen to bring these properties up to a decent standard and back into use, as they are a valuable asset to the Housing Strategy, and as such has committed funding received from the Regional Housing Board for this purpose. A new Empty Homes Strategy will be out for consultation during early 2009.

Non Traditional Homes
It must be remembered that not everyone lives in conventional homes, as well as the needs of gypsies and travellers there are also those that live in static caravans known as park homes. The Council licences 58 residential caravan sites, which vary in size from one to two mobile homes/caravans up to four hundred units. It is essential that the Council continue to ensure these homes benefit from the provision of adequate amenities and have regard to fire and electrical safety.

There are three permanent gypsy sites within the District all owned by East Sussex County Council. Wealden continues to work with all the other local authorities in East Sussex including Brighton and Hove City Council to advise South East England Regional Assembly on the number of Gypsy and Traveller caravan pitches required to meet the need across the South East region and how this provision should be provided for strategically.

As part of the LDF process potential sites for gypsies and travellers are currently being identified.
Affordable Housing

Housing Association Stock
The Wealden Housing Management Group (WHMG) meets quarterly and consists of representatives of the Registered Social Landlords who have stock in Wealden. Its main aim is to encourage all parties to share ideas of good practice and work in partnership to improve the quality of life for social housing tenants in Wealden. The partners are all on track to meet the decent homes standard by 2010, and work is underway to improve those homes where aspirations of tenants have changed since they were originally built, including sheltered bedsits.

Wealden District Council’s Housing Stock
Wealden owned 3,133 properties as at 31st March 2008. This is made up of 50% flats (including 7% bed sits), 42% houses and 8% bungalow. 17% of all units are sheltered stock. In addition, the service manages 158 leasehold flats sold under the Right to Buy, 97 retirement leasehold properties and two Right to Buy shared ownership properties.

It is Wealden's objective to provide good quality, warm, comfortable and safe homes that meet local housing need.

Wealden identified that 1,315 of its own homes failed the standard in April 2001 (39% of stock). A detailed programme of work was commenced to achieve the Government targets of reducing failures by a third in 2004, by half in 2006 and completely by 2010.

The majority of “Decent Home” failures will have been completed by March 2008; with a very small number held back where tenants through age or disability asked for certain works to be held over. The Council is now looking to introduce a Decent Homes Plus standard, which will look to replace more frequently and improve the thermal efficiency and therefore running costs of homes.

A new Stock Condition survey has just been completed and included a “Housing Health and Safety Rating System” (HHSRS) assessment.

A major review is currently being undertaken of the sheltered housing stock, to ensure best use is being made of these sites, particularly in an environment where the needs and aspirations of older people are changing.

The Key Priorities in respect of stock condition are:
- Re-assess Decent Homes in respect of HHSRS.
- Complete the backlog of major repairs by March 2012.
- Continue to improve the energy performance of Council stock, by maximising the efficiency of the structure.
- Develop a policy for heating in homes off the gas network, following completion of monitoring exercise on two Eco Homes.
- Continue to reduce the life cycle for kitchens to reach 20 years by 2010.
- Working with residents to determine options and priorities for a “Decent Place”.

Tenant Participation
The Mission Statement is: “That every tenant have, be aware of and use opportunities to be involved in decisions which affect their homes and local environments to the degree and level that they choose”.

Wealden District Council includes tenant and leaseholder involvement in the decisions that affect their homes and their
local environment as a central pillar of its approach to housing management. Officers work hard to develop new areas of participation and to enhance the impact that tenants and Leaseholders can have. Essential to participation in Wealden are the working partnerships with the newly formed Wealden Residents Action Group (WRAG) and the Sheltered Housing Residents Group (SHRG). Also key to success will be the expansion of local groups and representatives able to develop partnerships at a local level.

Customer Satisfaction
In 2006 Wealden undertook a STATUS survey (Standardised Tenant Satisfaction Survey) of its tenants, the results place Wealden in the top 10% of housing providers studied by the Manchester-based consultants who conducted the survey. The response rate was 48.6% overall, which was made up of 46% general needs and 64% sheltered residents.
- Overall satisfaction with accommodation is 89%.
- Overall satisfaction with the area as a place to live is 85%.
- Satisfaction with overall landlord services provided is 85%.
- Overall satisfaction with repairs service is 84%.
- Satisfaction with opportunities to take part in management and decision making is 66%.

The Council’s housing section strive to continuously improve services and involve tenants in decision making and it has recently commissioned a new STATUS survey, which is due to be completed by the end of December 2008.

Sustainability
By October 2008 all buildings - homes, commercial and public buildings - when bought, sold or rented will need an Energy Performance Certificate (EPC). The certificate provides energy efficiency A-G ratings and recommendations for improvement. Anyone buying a home will get a certificate as part of the Home Information Pack. Also by October, larger public buildings will need to show a Display Energy Certificate (DEC). Wealden is in a position to issue an EPC to new tenants of a Council property as they become let. The Council is committed to improving the Energy Efficiency of all properties in Wealden and employs an Energy Efficiency Officer whose role is to provide education, advice and help signpost people to where grants can be obtained.

Private Housing

Stock condition
Health & Safety Rating System/Decent Homes:
In 2007 Wealden District Council undertook a survey of the condition of private housing. This survey found that:
- Around 29.4% of the stock (17,100) are non-decent mainly due to thermal comfort features (9,900 or 17%).
- Rural areas (both in the north and south) have the highest rates of non decency by area.
- The cost to remedy all the items that make dwellings non decent is £58.7 million, an average of £3,920 per non-decent property.
- The total requirement for comprehensive repair in all dwellings that fall under the repair criterion of the Decent Homes Standard is £12.8 million, an average of £2,140 per dwelling.
- 1,100 dwellings, 1.9% of the private sector housing stock fails the Decent Homes Standard because they provide inadequate modern facilities. This is slightly above the national average of 1.6%.
There are estimated to be 3,300 (5.7%) dwellings in fuel poverty within Wealden (national average is 11%).

Fuel poverty is almost always associated with those residents on the lowest incomes and low income is most associated with the youngest and oldest heads of households.

It is estimated that Wealden already meets the target requiring 70% of non-decent households occupied by vulnerable people to be decent for year-end 2010/11.

In order to meet the 2020 target of making 75% of vulnerable occupied private dwellings decent, 300 dwellings would have to be made decent beyond the 2010 target and would cost an additional £1.2 million.

The overall rate of unfitness of 2.5% (1,440 dwellings) in the private sector housing across Wealden is below the average in England (4.4%).

Home Improvement Agencies
In Wealden and Lewes Anchor Staying Put manages the Home Improvement Agency. The agency is funded by Supporting People, Adult Social Care, Wealden District Council, parish councils and charitable funding sources, as well as from fees charged for private works carried out. The Agency provides a comprehensive service to help clients through the whole process of carrying out adaptation and repair works to their homes. The agency also provides welfare benefits assessment and advice and provides practical assistance in obtaining funds to help towards the cost of adaptations. The agency offers a handyperson scheme, which includes a decorating and gardening service, and manages the navigator scheme. The navigator scheme helps people to re-engage with their local community by referring them to other services who help them to maintain their independence at home.

Supporting People as part funders of Home Improvement Agencies are currently reviewing the services offered across the county by the different agencies, which run them. The aim of the review is to improve the services offered, through offering a consistent and quality service, which is value for money. Additionally, the Council will be embarking on its own examination of the current service offered in the District.

Energy Efficiency
A 30% improvement in energy efficiency is required by the Home Energy Conservation Act 1995 by 2011. This is currently being achieved in excess of 2% per year, (which relates to the amount of energy saved as a result of efficiency improvements). By March 2007 an energy efficiency saving of 23.61% had been achieved. The average Standard Assessment Procedure (SAP) relating to how energy efficient a property is for private dwellings is currently estimated at 55 (as assessed by the 2007 Private House Condition Survey).

Accreditation Scheme
Wealden is working closely with the other local authorities in East Sussex, including Brighton and Hove City Council to explore the concept of a Sussex Landlord Accreditation Scheme building on the schemes already in place in the larger urban authorities. Funding for such an accreditation scheme forms part of the successful sub regional Brighton and East Sussex Together (BEST) bid submitted to the Regional Housing Board for Private Housing Renewal Funding. With Wealden securing £627,000 of funding over the next three years. The scheme will raise and monitor the quality of management of private rented stock in Wealden and to increase supply. In return, landlords may get a fast track route into Housing Benefit and renewal/energy grants offered.
What are the key targets arising?

- Ensure funding is available for adaptations.
- Continue to address the issue of empty homes in Wealden.
- Identify sites in Wealden for Gypsies and Travellers.
- Complete a Stock Condition Survey of Council properties.
- Update private sector housing strategies and renewal assistance policies in light of the Private Housing Stock Condition Survey 2007 and new legislation.
- Continue to ensure finances and advice are available to meet the Government targets including ensuring 75% of private dwellings occupied by vulnerable households are made decent by 2020.
- Contribute to the county review of Home Improvement Agencies.
- Achieve a 30% improvement in energy efficiency by 2011.
- Implement a landlord accreditation scheme.

What are we doing to address the key targets?

Working with Private Landlords
- Work is underway utilising money obtained via the Regional Housing Board for the Local Authorities in

Private Stock Condition
- In light of the new legislation and new house condition survey results Wealden District Council will review and update all the private sector housing strategies and renewal assistance policies in 20098/09.
- A review of Home Improvement Agencies is underway to ensure that it runs effectively in the District.

Empty Homes
- Wealden has formed a partnership with Eastbourne Borough Council for their Empty Homes Officer to identify and bring empty properties back into use. Part of the funding secured via the sub regional partnership bid will be used to bring empty homes back into use.

Energy Efficiency
- In order to promote energy efficiency the Council currently employs a Home Energy Efficiency Officer. Finances were agreed to extent the post to full time from 2008.
Financial Resources

In addition to staff time across different sections of the Council and members time, the Council utilises different funding streams to deliver it's priorities:

- Regional Housing Board funding of £627,000 for Wealden over three years across East Sussex including Brighton and Hove for private housing renewal. The partnership was awarded £18.5 million over 3 years.
- The total expenditure was £222,556 on adaptations to Council properties and £703,835 on all other tenures
- Council Capital Funding for Officers working in private housing including Energy Efficiency Officer.
- £42,290 is set aside annually to fund tenant participation, which includes £7,000 to provide grants to resident groups.
- Capital expenditure from the Housing Revenue Account over the next four years for planned repairs will be 13,634 million.
- £8,000 from Communities and Local Government to undertake a new tenant satisfaction survey (STATUS) in 2008/09.

Conclusion

Since the Housing Strategy 2002-05 Update Number 2 the Council and its partners have worked hard to improve access to and the quality of housing in Wealden. This includes the completion of a Private Stock Condition Survey 2007, introduction of Choice Based Lettings in 2007, the majority of council homes meeting the Decent Homes Standard by the end of March 2008 and the expansion of the homelessness prevention toolkit resulting in the reduction of homelessness applications. (For more information on achievements go to appendix 5). Despite all the work since the Housing Strategy 2002-05 Update Number 2 there is still work that we need to do to particularly around the provision of new affordable homes and further work around making best use of existing social housing.

In delivering the Housing Strategy 2008-13 it is essential to:

- Ensure Government targets are achieved including those relating to decent homes and the use of temporary accommodation.
- Deliver targets set out in the LAA to deliver local priorities around for example housing delivery including affordable housing, and rural affordable homes.
- Deliver Wealden District Council’s Strategic Priorities:

Improving Housing Supply

- Ensure a mix of good quality sustainable housing is delivered to meet the needs of Wealden’s residents, including much needed affordable homes for rent.
Housing Strategy 2008-13  Chapter 6: Improving Housing Quality

- Ensure Local Development Framework includes deliverable allocated sites, which can produce the housing targets set out in the South East Plan.
- Ensure the necessary infrastructure is available to deliver these new homes.

Improving Housing Quality

- Ensure Supporting People commissioning model results in more people in Wealden receiving appropriate housing related support services. This should be delivered regardless of people's location in the District, or the tenure of their accommodation type.

Ensure provision of housing and support meets the needs of older people and those with special needs.

Improving Housing Quality

- Provide funding and services to ensure all housing in the District are of a good standard, accessible to the occupants and meets Government targets.
- Implement a landlord accreditation scheme to raise the quality of private rented accommodation in the District.
Draft Strategy was also subject to a 12 weeks public consultation and available via the web. Additionally an article was placed in the Council’s housing tenants magazine highlighting the key points and the consultation period. Details of comments received and how the Strategy was amended as a result can be obtained on request.
APPENDIX 2 – RESOURCE INFORMATION

WDC has a capital programme for housing, which is part of the Council’s Single Capital Pot and is allocated on an annual basis. The programme up to 2008/09 can be seen below:

TABLE A:

WDC Capital Programme – update on previous strategy 2002-05 update 2

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<td>42 sales completed</td>
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<tr>
<td>Leasehold for the elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other works Adaptations for disabled</td>
<td>710</td>
<td></td>
<td>420 adaptations</td>
<td>544 adaptations carried out from grab rails to level access showers</td>
</tr>
<tr>
<td>Environmental Works</td>
<td>490</td>
<td></td>
<td>450 properties to benefit from measures</td>
<td>450 properties benefited</td>
</tr>
</tbody>
</table>
### HOUSING STRATEGY 2008-13

#### APPENDIX 2 – RESOURCE INFORMATION

<table>
<thead>
<tr>
<th>Housing related projects</th>
<th>15</th>
<th>Upgrade lifeline equipment/software</th>
<th>Upgrade of equipment across 14 sheltered schemes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRIVATE HOUSING</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Authority Social Housing Grant</td>
<td>1165,339</td>
<td>Helped to provide 30 units</td>
<td>Helped to provide 91 new dwellings</td>
</tr>
<tr>
<td>Private Sector Leasing</td>
<td>14</td>
<td>10 leases during the un-timed pilot</td>
<td>5 leases completed</td>
</tr>
<tr>
<td>Private Sector Renewal</td>
<td>3016</td>
<td>288 dwellings to benefit</td>
<td>694 renewals carried out 206 adaptations</td>
</tr>
</tbody>
</table>


### TABLE B:

WDC Proposed Capital Programme for the next 4 years

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Repairs and maintenance</td>
<td></td>
<td>1817</td>
<td>3115</td>
<td>85 Modernisations</td>
<td>152 heating upgrades</td>
<td>Total 13634</td>
<td>Resources will be targeted at improving SAP ratings from 72.2 as at April 07 to 80 by April 2010. Measures will include boiler replacements to improve fuel and heating efficiency and loft and cavity wall insulation to improve thermal efficiency Additional works to achieve Decent Homes Plus</td>
</tr>
<tr>
<td>Environmental works</td>
<td></td>
<td>40</td>
<td>31</td>
<td>20 properties</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenure Diversification Leasehold for the elderly</td>
<td></td>
<td>500</td>
<td>419</td>
<td>10 re-sales per annum</td>
<td>9 re-sales</td>
<td>2000</td>
<td>32 re-sales</td>
</tr>
</tbody>
</table>
### Other works Adaptations for disabled

<table>
<thead>
<tr>
<th></th>
<th>250</th>
<th>200</th>
<th>100 per annum</th>
<th>27 major adaptations</th>
<th>1000</th>
<th>150 major adaptations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sub-total</td>
<td></td>
<td></td>
<td>2257</td>
<td>3765</td>
<td>16984</td>
</tr>
</tbody>
</table>

### PRIVATE HOUSING

#### Local Authority Social Housing Grant

<table>
<thead>
<tr>
<th></th>
<th>250</th>
<th>415 (164,319 rolled over from 05/06)</th>
<th>5 new homes built</th>
<th>5 new homes built</th>
<th>1000</th>
<th>15 units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sub-total</td>
<td></td>
<td></td>
<td>1330</td>
<td>1426</td>
<td>3775</td>
</tr>
</tbody>
</table>

#### Private Sector Renewal

<table>
<thead>
<tr>
<th></th>
<th>670 – adaptations</th>
<th>728 adaptations and 200 renewal grants</th>
<th>91 adaptations and 133 renewal grants</th>
<th>2075 adaptations and 700 renewal total 2775</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>410 – Renewal</td>
<td>283 renewal</td>
<td></td>
<td>250 adaptations and 400 renewal grants</td>
</tr>
<tr>
<td></td>
<td>Total 1080</td>
<td>Total 1011</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sub-total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE C

**Capital Programme 2007-11 —**
The following tables show the recommended housing capital investment over the next four years.

<table>
<thead>
<tr>
<th>2005/06 outturn £000</th>
<th>2006/07 outturn £000</th>
<th>Capital programme Estimate 2007/08 £000</th>
<th>2008/09 estimate £000</th>
<th>2009/10 estimate £000</th>
<th>2010/11 estimate £000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HOUSING REVENUE ACCOUNT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Repairs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1,250</td>
<td>903</td>
<td>Catch up repairs</td>
<td>1,004</td>
<td>960</td>
<td>960</td>
</tr>
<tr>
<td>2,887</td>
<td>2,087</td>
<td>Other planned maintenance</td>
<td>2,250</td>
<td>2,300</td>
<td>2,300</td>
</tr>
<tr>
<td>172</td>
<td>125</td>
<td>Improvements</td>
<td>150</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td><strong>Other works</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>311</td>
<td>200</td>
<td>Disabled Adaptations</td>
<td>250</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>77</td>
<td>31</td>
<td>Environmental Improvements</td>
<td>80</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td><strong>Tenure Diversification</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>709</td>
<td>419</td>
<td>Leasehold for the elderly</td>
<td>500</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>TOTAL HRA CAPITAL EXPENDITURE</td>
<td>4,234</td>
<td>4,250</td>
<td>4,250</td>
<td>4,250</td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td><strong>FINANCING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>910</td>
<td>Borrowing</td>
<td>334</td>
<td>300</td>
<td>300</td>
<td>300</td>
</tr>
<tr>
<td>1,744</td>
<td>Capital Expenditure Charged to Revenue A/C</td>
<td>1,150</td>
<td>1,150</td>
<td>1,150</td>
<td>1,150</td>
</tr>
<tr>
<td>2,214</td>
<td>Major Repairs Allowance</td>
<td>2,250</td>
<td>2,300</td>
<td>2,300</td>
<td>2,300</td>
</tr>
<tr>
<td>538</td>
<td>Usable Capital Receipts</td>
<td>500</td>
<td>500</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td><strong>GENERAL FUND HOUSING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>324</td>
<td>Assistance to RSLs</td>
<td>250</td>
<td>250</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>658</td>
<td>Disabled Facilities Grant</td>
<td>620</td>
<td>500</td>
<td>485</td>
<td>470</td>
</tr>
<tr>
<td>238</td>
<td>Housing renewal Grants</td>
<td>250</td>
<td>200</td>
<td>150</td>
<td>100</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>1,120</td>
<td>950</td>
<td>885</td>
<td>820</td>
</tr>
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</table>
## General Fund Housing Capital Expenditure

<table>
<thead>
<tr>
<th></th>
<th>FINANCING</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>927</td>
<td>784</td>
<td>488</td>
<td>400</td>
</tr>
<tr>
<td>Mode</td>
<td>Usable Capital Receipts</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>293</td>
<td>352</td>
<td>288</td>
<td>288</td>
</tr>
<tr>
<td>Source</td>
<td>Government Grant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>344</td>
<td>262</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Capital Expenditure Charged to Revenue Account</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,220</td>
<td>1,426</td>
<td>1,120</td>
<td>950</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>TOTAL General Fund Housing Financing</td>
<td></td>
</tr>
</tbody>
</table>
The performance of the Council’s Housing revenue Account is set out below. Rent Rebates and associated Government subsidy are no longer charged to this account.

<table>
<thead>
<tr>
<th></th>
<th>2005/06</th>
<th>2006/07</th>
<th>2007/08</th>
<th>2008/09</th>
<th>2009/10</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>outturn</td>
<td>outturn</td>
<td>estimates</td>
<td>Estimates</td>
<td>estimates</td>
</tr>
<tr>
<td><strong>COUNCIL HOUSING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>INCOME</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rents</td>
<td>9,094</td>
<td>9,367</td>
<td>9,700</td>
<td>10,185</td>
<td>10,694</td>
</tr>
<tr>
<td>Service Charges</td>
<td>669</td>
<td>762</td>
<td>815</td>
<td>856</td>
<td>899</td>
</tr>
<tr>
<td>Government Grant – Supporting People</td>
<td>572</td>
<td>541</td>
<td>429</td>
<td>450</td>
<td>473</td>
</tr>
<tr>
<td>Other Income</td>
<td>89</td>
<td>114</td>
<td>84</td>
<td>88</td>
<td>93</td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td>10,424</td>
<td>10,784</td>
<td>11,028</td>
<td>11,579</td>
<td>12,158</td>
</tr>
<tr>
<td><strong>EXPENDITURE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs &amp; maintenance</td>
<td>1,458</td>
<td>1,764</td>
<td>1,681</td>
<td>1,807</td>
<td>1,943</td>
</tr>
<tr>
<td>Management</td>
<td>3,357</td>
<td>3,699</td>
<td>3,412</td>
<td>3,497</td>
<td>3,585</td>
</tr>
<tr>
<td>Rent Rebates – transfer to General Fund</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contribution to National Pool</td>
<td>3,219</td>
<td>3,599</td>
<td>4,022</td>
<td>4,223</td>
<td>4,434</td>
</tr>
<tr>
<td>Capital Financing Costs</td>
<td>2,539</td>
<td>1,591</td>
<td>1,913</td>
<td>2,052</td>
<td>2,197</td>
</tr>
<tr>
<td><strong>Total Expenditure</strong></td>
<td>10,488</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net surplus/deficit(-)</td>
<td>-149</td>
<td>131</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
In addition to the Council Housing service, the Council incurs expenditure on the following General Fund housing services.

<table>
<thead>
<tr>
<th>EXPENDITURE FROM THE GENERAL FUND</th>
<th>2004/05 outturn £000</th>
<th>2005/06 outturn £000</th>
<th>2006/07 outturn £000</th>
<th>2007/08 outturn £000</th>
<th>2008/09 outturn £000</th>
<th>2009/10 outturn £000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homelessness</td>
<td>100</td>
<td>101</td>
<td>190</td>
<td>159</td>
<td>163</td>
<td>167</td>
</tr>
<tr>
<td>Housing Strategy</td>
<td>414</td>
<td>176</td>
<td>187</td>
<td>238</td>
<td>244</td>
<td>250</td>
</tr>
<tr>
<td>Housing Renewal</td>
<td>1,185</td>
<td>932</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Housing Benefit payments</td>
<td>15,418</td>
<td>16,726</td>
<td>17,880</td>
<td>17,556</td>
<td>17,995</td>
<td>18,445</td>
</tr>
<tr>
<td>Housing Benefit Grant</td>
<td>-15,433</td>
<td>-16,905</td>
<td>-17,778</td>
<td>-17,411</td>
<td>-17,846</td>
<td>-18,292</td>
</tr>
<tr>
<td>Housing Benefit Administration</td>
<td>517</td>
<td>479</td>
<td>510</td>
<td>473</td>
<td>485</td>
<td>497</td>
</tr>
<tr>
<td>Total Expenditure (net)</td>
<td>2,201</td>
<td>577</td>
<td>989</td>
<td>1,015</td>
<td>1,040</td>
<td>1,066</td>
</tr>
</tbody>
</table>
**APPENDIX 3 – GLOSSARY OF TERMS AND ACRONYMS**

**EXPLANATION OF TERMS AND ACRONYMS USED IN THE HOUSING STRATEGY**

**Affordable Housing** – is defined as housing that is provided with private or public subsidy, for local people who are unable to meet their housing needs in the local housing market because of the relationship between housing costs and incomes.

**Arms Length Management Organisation** - New model in which a local authority controlled organization manages the Council’s housing

**Asset** - The name given to an item of value including houses, garages and some office buildings.

**Asset Management Plan** - Method of managing the suitability, sufficiency and condition of land and buildings.

**Benchmarking** - A process used to systematically measure and compare service processes and performance and then compares them with the performance of others.

**Best Value Review (BVR)** - The duty, under the Local Government Act 1999, of a local authority is to ensure that it is securing best value in all of its functions

**Brownfield sites** - A site, which has an existing building on it or has been previously used.

**Capital Account – expenditure** on construction or improvements which lengthen the life of an asset e.g. house

**Capital Strategy** - Document setting out corporate objectives for the sources and use of capital resources.

**Choice based lettings** – where housing applicants meeting the criteria can put themselves forward to be considered for vacant properties rather than being allocated a property by the housing provider.

**Communities and Local Government** – replaces ODPM and is responsible for promoting community cohesion and equality, as well as responsibility for housing, urban regeneration, planning and local government.

**Comprehensive Performance Assessment (CPA)** – A system of grading local authorities by combining performance information from a number of sources.

**Decent Homes Standard** - Technical definition of a home, which is fit, has a central heating system, modern wiring and a modern bathroom and kitchen.

**Empty Home** – a property, which has been vacant for 6 or more months

**Extra Care** – is a type of accommodation, which offers more support than sheltered but is not residential care. It offers independent living in self-contained homes but contains on site professional staff and facilities such as restaurants, laundrettes etc

**Government Office for the South East (GOSE)** - Government Office that administers UK Government funding programmes in the region.
Grey water recycling – where water that has been used in
the home for bathing or washing up is stored in a tank or
water butt for use in the garden.

Government Office for the South East (GOSE) - represent
central government in the region and promote better and more
effective integration of Government policies and programmes
at a regional and local level.

Homebuy- replaces shared ownership – where part of a
property is purchased

Housing Benefit-Payments to people on low incomes to
assist them in meeting their housing costs.

House Mark - gives online access to good housing practice,
and benchmarking tools aimed to help local authorities
benchmark their performance, to achieve continuous
improvement in services.

House Multiple Occupation - a house (or flat), which
contains more than one household.

Strategic Housing Market Assessments (SHMAs) are
cross-boundary studies of how housing markets are working.
They are important documents for spatial planning local and
regional housing strategies, private developers and enabling
new affordable housing.

Housing Needs Survey - Is research undertaken to evidence
the extent of housing need in the district and support local
policy changes and actions.

Housing Register-A list of people who need to be housed/re-
housed and have applied to the Council for help.

Housing Revenue Account (HRA)-A separate account,
which shows all of the Council’s income and expenditure
relating to Council housing.

Housing Stock-The term used to refer to all the dwellings
under the ownership and management of a landlord.

Housing Strategy-The document submitted to the GOSE
each July covering the objectives and strategy for all housing
in the area.

Intergenerational mediation – liaising between different
family generations in order to address the problems arising.

Intermediate Rent – also called sub market rent or
discounted rent – where a property is let at below open
market value – usually 80% of the open market value is
charged.

Investors in People (IIP)-The national quality standard
related to the training and development of people to help
organizations achieve their business goals.

Key Worker – see page 40 for a current list of such workers

Local Area Agreements (LAAs) are three-year agreements
between central government and local authorities and their
partners, which deliver national outcomes in a way that
reflects local priorities.

Large Scale Voluntary Transfer (LSVT) - The transfer of
ownership and management of the stock to a new landlord.
Local Authority Social Housing Grant (LASHG)-Money set aside by Local Authorities to fund developments which they see as a priority. In the past the Government have refunded the amount given to the RSL, at present only interest on the revenue lost is available, prior to any assistance being phased out.

Local Area Agreement - is a three year agreement, based on local Sustainable Community Strategies, that sets out the priorities for a local area agreed between Central Government.

Local Plan- Development Strategy for the authority: outlining where development can take place and on what terms.

Local Development Framework – is a new way of producing local plans and consists of the Local Development Scheme which is the timetable for the LDF and consists of different documents.

Local Strategic Partnership - A Local Strategic Partnership (LSPs) is a single non-statutory, multi-agency body, which matches local authority boundaries, and aims to bring together at a local level the different parts of the public, private, community and voluntary sectors.

Major Repairs Allowance (MRA)-An element used in the housing subsidy system to reflect the cost of Planned Maintenance.

Mission Statement-Statement setting out the core values, goals and objectives of our organisation.

Office of the Deputy Prime Minister (ODPM)-The Government department with overall responsibility (amongst others) for local government and housing.

Office of National Statistics (ONS) - UK Government Agency that produces and disseminates social, health, economic, demographic, labour market and business statistics.

Option Appraisal-A study using a defined methodology to examine the costs and benefits of alternative courses of action.

Performance Indicators (PIs)-A management tool used to measure and compare performance.

Performance Plan (formerly Best Value Performance Plan) The annual plan in respect of all Council services, which reviews progress and set targets for the future.

Private Finance Initiative (PFI)-Method of procuring an asset from a private sector partner for a given period of time, in exchange for annual service payments, instead of buying an asset outright.

Private Sector Leasing – this where a private landlord leases their property to the LA for a number of years with the LA allocating tenants for that unit

PV (photovoltaic) panels which are panels usually on roofs of buildings, which use daylight to produce electricity and lighting

Regeneration-Improving a distinct geographical area by tackling a wide range of socio-economic and infrastructure factors contributing to decline.
Registered Social Landlord (RSL)- The term used to describe a housing association, housing co-operative or a local housing company registered with the Housing Corporation.

Rent Rebate- Housing Benefit payments to eligible Council tenants.

Rent Restructuring- The process of adjusting social housing rents to a target level derived from a formula based on property values and local earnings, when compared to national trends.

Revenue Account – money used for day to day works e.g. repairs

Revenue Expenditure- The day-to-day running costs of an organisation, including salaries, supplies and services.

Right to Acquire – gives RSL tenants fulfilling certain criteria the right to purchase their property from the RSL at a discounted price

Right to Buy (RTB)- The right of Council tenants to buy their home (after two years) at a discount.

Rural Housing – housing in parishes of less than 3,000 population

Safer Wealden Partnership (SWP) - The crime reduction partnership for the area. The partnership brings together a number of agencies including Sussex Police and Wealden District Council with the purpose of working together to reduce crime and anti-social behaviour.

South East England Development Agency (SEEDA)- as the Regional Development Agency for the South East, it is responsible for the sustainable economic development and regeneration of the South East of England - the driving force of the UK's economy.

Standard Assessment Procedure (SAP)- It refers to the energy efficiency levels of a property.

Sheltered Housing- Accommodation where older people hold a tenancy at the same time as receiving additional support services.

Single Capital Pot- An amount of capital resources covering all Council services, including housing.

Single Regeneration Budget (SRB)- A Central Government regeneration programme now run by Regional Development Agencies.

Supporting People Funds and regulates housing-related support services that help vulnerable people to live independently.

Super Output Area (SOA) - are a new geographic zones designed to improve the reporting of small area statistics in England and Wales, as they are more localised that data at parish or town level.

Solar panels – panels usually on roofs of buildings, which use daylight to produce hot water.

Target Rent- Rent level determined by a Government formula to which the Council should adjust its rents.
**Tenant Participation** - The involvement of tenants and residents in the management of their housing.

**Tenant Management Company** – it is where the housing provider transfers the day to day management of its housing stock to the tenants – where the tenants run the service for the tenants

**Void** - Empty properties.

**Water Harvesting** – is where rain water is collected usually in a water butt and stored for use in the garden or to wash the car

**Wealden Deposit Guarantee Scheme** - A bond between WDC, the landlord and the tenant. WDC undertake to guarantee a deposit for those unable to afford it for a private rented property.

**Wealden Rent Deposit in Advance** – where homeless households are given a loan of up to £1,500 to access private rent accommodation.

**Wealden Residents Forum** – replaces WTIG and consists of tenants who help to make decisions on things like property maintenance along with council officials

**Wealden Housing Development Group (WHDG)** - A group made up of a representative from WDC and the 6 RSL developing partners.

**Wealden Housing Management Group (WHMG)** – A group made up of WDC and all the RSLs that have stock in the District.

**Wealden Housing Partnership** – is the housing theme group of the LSP
## GLOSSARY OF TERMS AND ACRONYMS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
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</thead>
<tbody>
<tr>
<td>AIRS</td>
<td>Action in Rural Sussex (formerly SRCC)</td>
</tr>
<tr>
<td>ADP</td>
<td>Annual Development Programme</td>
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<tr>
<td>AIF</td>
<td>Area Investment Framework</td>
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<tr>
<td>ALMO</td>
<td>Arms Length Management Organisation</td>
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<tr>
<td>AMP</td>
<td>Asset Management Plan</td>
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<tr>
<td>AST</td>
<td>Assured Shorthold Tenancy</td>
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<tr>
<td>BLAT</td>
<td>Brownfield Land Assembly Trust</td>
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<tr>
<td>BME</td>
<td>Black and Ethnic Minority</td>
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<tr>
<td>BVR</td>
<td>Best Value Review</td>
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<tr>
<td>CAB</td>
<td>Citizens Advice Bureau</td>
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<tr>
<td>CBL</td>
<td>Choice Based Lettings</td>
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<tr>
<td>DC</td>
<td>District Council</td>
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<tr>
<td>DFG</td>
<td>Disabled Facilities Grant</td>
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<tr>
<td>DCLG</td>
<td>Department for Communities and Local Government</td>
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<tr>
<td>ESCC</td>
<td>East Sussex County Council</td>
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<tr>
<td>GOSE</td>
<td>Government Office for the South East</td>
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<tr>
<td>HIP</td>
<td>Housing Investment Programme</td>
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<tr>
<td>HOMES</td>
<td>Housing Mobility Exchange Service</td>
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<tr>
<td>HMO</td>
<td>House Multiple Occupation</td>
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<tr>
<td>HNS</td>
<td>Housing Needs Survey</td>
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<tr>
<td>HRA</td>
<td>Housing Revenue Account</td>
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<tr>
<td>LASHG</td>
<td>Local Authority Social Housing Grant</td>
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<tr>
<td>LAA</td>
<td>Local Area Agreement</td>
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<tr>
<td>LP</td>
<td>Local Plan</td>
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<tr>
<td>LDF</td>
<td>Local Development Framework</td>
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<tr>
<td>LDS</td>
<td>Local Development Scheme</td>
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<td>LSP</td>
<td>Local Strategic Partnership</td>
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<td>NCH</td>
<td>National Children's Homes</td>
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<td>ODPM</td>
<td>Office of the Deputy Prime Minister</td>
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<tr>
<td>PFI</td>
<td>Private Finance Initiative</td>
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<td>PSL</td>
<td>Private Sector Leasing</td>
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<tr>
<td>PP</td>
<td>Performance Plan</td>
</tr>
<tr>
<td>PPG</td>
<td>Planning Policy Guidance Notes</td>
</tr>
<tr>
<td>RES</td>
<td>Regional Economic Statement</td>
</tr>
<tr>
<td>RSL</td>
<td>Registered Social Landlord</td>
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<tr>
<td>RTB</td>
<td>Right to Buy</td>
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<tr>
<td>SEEDA</td>
<td>South East England Development Agency</td>
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<tr>
<td>SHG</td>
<td>Social Housing Grant</td>
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<tr>
<td>SPLA</td>
<td>Southern Private Landlords Association</td>
</tr>
<tr>
<td>SPG</td>
<td>Supplementary Planning Guide</td>
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<tr>
<td>RSL</td>
<td>Regional Housing Board</td>
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<tr>
<td>SRB</td>
<td>Single Regeneration Budget</td>
</tr>
<tr>
<td>Sub Market</td>
<td>Less than market value/rent</td>
</tr>
<tr>
<td>WARRR</td>
<td>Wealden &amp; Rother Rural Renewal</td>
</tr>
<tr>
<td>WDC</td>
<td>Wealden District Council</td>
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<tr>
<td>WESS</td>
<td>Wealden Extra Support Services</td>
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<tr>
<td>WHDG</td>
<td>Wealden Housing Development Group</td>
</tr>
<tr>
<td>WHMG</td>
<td>Wealden Housing Management Group</td>
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<tr>
<td>WHP</td>
<td>Wealden Housing Partnership</td>
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<td>WHVS</td>
<td>Women Royal Voluntary Service</td>
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<td>WTIG</td>
<td>Wealden Tenant Involvement Group</td>
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</table>
APPENDIX 4 – Current Definition of Key Workers

Key worker qualifying roles are as follows:

Education
Qualified teachers in schools, further education and sixth form colleges, children's social workers and qualified nursery nurses in LEA nursery schools only.

Environmental Health Officers/Practitioners
Qualified Environmental Health Officers/Practitioners who work in a local authority, government agency, NHS or other public sector agency. AND who hold either an EHRB Certificate of Registration or an EHRB Diploma in Environmental Health.

Firefighters
Uniformed fire and rescue staff below principal level.

Local Authority

- Local authority employed clinical staff, adult social workers, occupational therapists, educational psychologists, speech and language therapists, rehabilitation officers for the visually impaired and qualified nursery nurses.
- Local authority planners employed by the Local Planning Authority delivering statutory planning services.
- Connexions Personal Advisors provided that they are employed by a local authority or a Connexions Partnership. Connexions Personal Advisors employed by private or voluntary sector organisations are not eligible.

MOD

- Regular Service Personnel including the Military Provost Guard Service in the Navy, Army and Air Force
- Clinical staff (with the exception of doctors and dentists)
- MoD Police Officers


- Uniformed staff in the Defence Fire Service.

**NHS**
All clinical staff employed by the NHS except doctors and dentists.

**Police**
Police officers and community support officers including those working for the British Transport Police or the Civil Nuclear Constabulary (CNC) in certain areas. Some front line civilian police roles are also eligible - this varies by force.

**Prison service**
Prison officers and related grades, operational support grades, nursing staff, industrials and instructional officers working in Bullwood Hall Prison, Chelmsford Prison and Lewes Prison.

**Probation service**
Probation officers, senior probation officers, probation service officers. Trainee probation officers are eligible for discounted rent properties only.

**Traffic Officer staff of the Highways Agency Traffic Officer Service**
All applicants must be in one of the following safety critical roles: Supervisor (on road and off road), Traffic Officer and RCC Operator