



RAISE THE ROOF

A COMMUNITY LED HOUSING STRATEGY FOR THE ARUN DISTRICT 2010 - 2015

PRODUCED OCTOBER 2010

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1 FOREWARD

Raise the Roof is our community led housing strategy for Arun.

The Council has involved the local community in developing this strategy because we don't presume to know what is best for them. We involved our partners in housing, social care, economic development, regeneration, planning and health too because we can't deliver the housing solutions by ourselves.

Raise the Roof has been developed at a critical time for Arun. The demand for affordable housing is at a record high and even the cheapest housing is out of the reach of many in our community. Affordability of housing is a major issue. People in Arun now need nearly 10-times the average income to buy an average-priced house in the district – far more than mortgage lenders will provide.

We recognise that we cannot deliver the solutions to local housing needs on our own and that our role is largely one of enabler. The housing challenges we face in Arun are varied, complex and ever changing. The main challenge we face is that there simply aren't enough decent, affordable homes in the Arun District for the increasing numbers of people who need them.

However, it is important to recognise that this strategy will be delivered during a challenging economic period for our country, when we can expect reductions in public spending. Our ambitions will therefore reflect the realities of the national and local economic climate in which we will be operating.

Housing is an issue that affects every one of us. We all know how important having a decent home is. From our health and emotional well-being, to our achievements in education and our ability to get work, where we live has a huge impact on our lives.

Raise the Roof is a "live" document which we will review annually in consultation with our Strategic Housing Partnership and local community.

The main purpose of this housing strategy is to provide a framework for all the housing related activities undertaken by the Council and its partners.

Housing matters to our community and it matters to us.

2 INTRODUCTION TO RAISE THE ROOF

2.1 Our Vision

Raise the Roof sets out the main strategic priorities that explain our interventions in Arun's housing market and our work with partners who provide housing services. This strategy summarises the evidence we have about how the Arun housing market is operating, the housing needs and property conditions and sets out our approach for creating balanced and sustainable communities.

We are seeking to influence the actions of key players in the housing market to promote housing that supports and facilitates economic growth and sustainable communities. A decent home is the foundation for a good quality of life. Only with the right supply of good housing, that will meet our future needs, can Arun deliver its vision of economic success, and be a place where people will want to live.

Raise the Roof will play a key role in the resurgence of Arun as a vibrant and sustainable place to live and work. Our aim is to develop a balanced housing market that will match the aspirations of the people of Arun in the 21st century.

Our intention is to make Arun a good place to live, to work and to visit: to foster a fair, equal and locally democratic society; and to provide excellent value for money. We recognise that we can only do this by working with other agencies and we intend to be a constructive and committed partner to deliver the community's priorities.

Our vision translates into five key priorities:

2.2 Our Priorities

- To develop balanced and sustainable communities in the Arun district
- To ensure through a range of housing options that everyone has somewhere to live
- To meet the housing and support needs of vulnerable people
- To improve the condition and energy efficiency of the private sector housing stock
- To manage, retain and improve the Council's own housing stock

Our corporate priorities are set out in 3 themes;

- **Place** – a clean, safe and well planned community;
- **People** – regeneration and tackling deprivation;
 - – this includes 3 High Priorities of Regeneration, Tackling deprivation and Helping those in housing need
- **Price** – value for money;

Raise the Roof will include actions to address the following Council priorities;

- Continue to progress the sustainable regeneration of Bognor Regis and Littlehampton;
- An improvement in the quality of life for residents living in the most disadvantaged areas of the district through the delivery of the Local Neighbourhood Improvement Area action plans (in parts of Bersted, Littlehampton and Bognor Regis);
- Continue to help prevent people from becoming homeless and quicker re-housing of those in greatest need;
- Play our role in a multi-agency approach delivering services for children and young people;
- To deliver more affordable homes for rent or shared ownership , reaching the agreed targets set in the Local Area Agreement;
- Address the most significant health issues and inequalities in the District with increased support for the most frail and vulnerable people within our community;
- Supporting community integration;

Raise the Roof will encourage people to live and work in the District and therefore improve our local economy. Our housing strategy is designed to create attractive housing and neighbourhoods which encourage residents to remain in their chosen area so that strong and cohesive communities evolve organically.

2.3 The housing challenges in Arun

The housing situation in the Arun District is similar to many places in our country; there are simply an insufficient number of affordable homes for the increasing number of people who need them. The lack of affordable homes in Arun has hit many families hard: families made homeless as a direct result of high housing costs, and families unable to afford to rent or buy a secure, comfortable home, who have no alternative but to remain in overcrowded, unsuitable or temporary accommodation.

House prices have fallen recently, but even if this trend continues, it will be some time before many people in Arun will be able to afford to buy a home. People in Arun need close to 10 times the average income to buy an average priced house in our area – far more than mortgage lenders will provide. The average first-time buyer now needs a deposit of around 25 per cent of a house price, which is beyond the means of many households in the Arun District. The present economic difficulties we face may increase housing need, as families face the threat of unemployment and the repossession of their homes. Against this backdrop, the case for building more affordable homes is strong.

The Council has begun to develop new approaches that will help deliver more affordable homes. We are looking to create vibrant, successful neighbourhoods where people want to live, and we have set the provision of affordable housing in these neighbourhoods as a top priority.

2.4 Delivering balanced and sustainable communities

Good housing is central to economic and social well being. It impacts on our health, our wealth and our happiness. Raise the Roof starts with the assumption that everyone in the Arun District should have access to a decent home. It aims to deliver a balanced housing market including family and affordable housing. Housing has a key role to promote and stimulate the local economy. Our future housing policies will be designed to consider wider economic, environmental and social regeneration ambitions including developing the right mix of housing to meet existing and future needs.

The purpose of our housing strategy is to create a clear vision for the kind of housing that is appropriate for Arun and how it might be delivered. This is an important component of Arun's Sustainable Community Strategy '*Our Kind of Place*'.

Raise the Roof will be a lever for economic and social change, reflecting a shift towards ensuring the Arun housing market meets local demands, rather than a narrower focus on providing affordable housing. Our strategic housing role is at the heart of achieving social, economic and environmental objectives that shape the Arun community and create a sense of place.

Raise the Roof will be an umbrella for our more specific plans to tackle homelessness and to enforce standards in the private rented sector, and will link to a range of other strategies, such as community safety, empty homes and economic development. The vision articulated in Arun's Sustainable Community Strategy '*Our Kind of Place*', sets the context for our housing strategy, and housing will be an integrated part of the overarching strategy.

The range of our potential partners is extensive because of the various interconnections with the community as stakeholders and beneficiaries, planners as gatekeepers and facilitators of development, the economic development team charged with wealth creation, the Arun Wellbeing Team, housing associations and developers who take the biggest financial risks, funders, other local authorities and health agencies. These are all key players in enabling the delivery of Raise the Roof.

The Council will be revising its approach to the enabling of affordable housing in partnership with the Homes and Communities Agency by developing the Coastal Local Investment Plan (CLIP). The CLIP will be the main business process for securing investment in affordable housing, regeneration projects, infrastructure, employment, business and arts and leisure.

3 WHAT IS HAPPENING NATIONALLY AND SUB REGIONALLY

3.1 The national context

In May 2010 the Coalition Government published 'The Coalition: Our programme for government' – Freedom – Fairness – Responsibility. It highlighted that the Coalition Government believes that it is time for a fundamental shift of power from Westminster to the people. The publication states that the government will promote decentralisation and democratic

engagement, and will end the era of top-down government by giving new powers to local councils, communities, neighbourhoods and individuals. The following initiatives are of particular relevance to this housing strategy;

- The intention to abolish Regional Spatial Strategies and give decision-making powers on housing and planning to local councils;
- The intention to explore a range of measures to bring empty homes into use;
- The intention to promote 'Home on the Farm' schemes that encourage farmers to convert existing buildings into affordable housing;
- The intention to create new trusts that will make it simpler for communities to provide homes for local people;
- The requirement for continuous improvements to the energy efficiency of new housing; and
- The intention to provide incentives for local authorities to deliver sustainable development, including new homes and businesses;

Historically the social housing sector has been funded and regulated through the Housing Corporation, a Government agency. In December 2008 the previous Government created two new agencies and split the role between them. The Homes and Communities Agency (HCA) a combination of the Housing Corporation and English Partnerships, it is now the single delivery body responsible for regenerating communities and delivering affordable homes. The Tenants Services Authority (TSA) is the current regulator for social housing tenants. The statutory objects of the HCA are contained with the Housing and Regeneration Act 2008.

3.2 Sub-regional context

Arun's sub-region is Coastal West Sussex – a coastal area that extends, broadly, from Chichester in the west to Worthing in the east. The area as a whole has a resident population in excess of 400,000 people. It can claim about 160,000 employee jobs and approaching 15,000 VAT registered businesses.

Importantly in the context of Arun's Economic Strategy, commuting flows both into and out of Arun are largely contained within the geography of Coastal West Sussex. Arun's housing market and economic development therefore need to be properly understood within the context of Coastal West Sussex.

The Council is also engaged with the Local Investment Plan business process with the Homes and Communities Agency and is producing the Coastal Conversation Local Investment Plan. This Coastal Local Investment Plan (CLIP) relates to the 6 local authority areas of Chichester, Arun, Worthing, Adur, West Sussex County and Brighton and Hove.

The partnership has adopted a proactive approach to investment planning. The CLIP provides a comprehensive picture of the sub region, including the vision and challenges for the area. The plan focuses on both the issues for key settlements and the thematic priorities for the coastal area including;

- Housing
- Inequalities and Deprivation
- Environmental and Sustainable Growth
- Infrastructure
- Employment, Business and Skills
- Arts, Culture and Leisure

The CLIP sets out a clear picture of investment priorities for the West Sussex Coastal area and provides an assessment of how much investment is needed to deliver associated housing schemes and identifies anticipated funding sources and potential funding gaps. It will be produced in the context of both this housing strategy, our Sustainable Community Strategy '*Our Kind of Place*' and our emerging Local Development Framework.

It is clear that strong partnership working will be critical to shaping the future of investment planning across the entire coastal area. Businesses, developers and investors do not typically work within local authority boundaries and therefore sub-regional partnerships and cross-authority working are essential if investment opportunities are to be fully realised.

Determining new housing requirements and matching land supply and maintaining the existing housing stock are major priorities. Identifying suitable development sites for new homes in a sub region that is boarded by the sea with high quality existing land and buildscape is a significant challenge. The high cost of housing is a common thread across the CLIP area and for many people a home of their own is simply out of reach.

4 THE PICTURE IN ARUN

4.1 A profile of Arun

Located between Brighton and Portsmouth on the coast of West Sussex with the South Downs to the north and the English Channel to the south, Arun is an excellent place to live and work. The north of the district is predominantly rural forming part of the new South Downs National Park. Arun is a District of stark contrasts, by national standards it is a prosperous area, with two-thirds of its land in agricultural use and around a third of the District encompasses part of the new South Downs National Park. Tourism has been identified as a key sector of Arun's local economy.

Most urban development has taken place along the fifteen-mile stretch of coastal plain, with concentrations in Littlehampton and Bognor Regis; these two resort towns contain five of the most deprived Wards in West Sussex. Arundel, by contrast, is generally viewed as a wealthier area, although it is just five miles from Littlehampton.

The attractive and historically important Arun district covers 85 square miles and has a population of around 146,000 (2008) over 80% of whom live in urban areas.

Of these, some 75,816 people (54%) are of working age – defined as between 19-60 years for women and, 19-65 for men. Of the working age population, some 60,404 (80%) are working. When the last Census was completed in 2001, 45,874 people stated that their principal place of work was in Arun. Of these, some 9,410 people were self-employed.

Arun's population profile 146,000 (2008) is ageing and contains a high proportion of older residents – almost one-third over the age of 60, which contributes towards the higher than average proportion of mortgage-free home ownership. It is estimated that over 7,000 households in Arun spend more than 10% of their net income on fuel bills, thus they are classified as in fuel poverty.

Compared to elsewhere, the working age population is a much lower proportion of the total. Across the South East as a whole, 61% of the population is of working age; this compares to 54% in Arun and 55% across Coastal West Sussex.

Since 2004, Arun's population has become more diverse, with people from other European Union countries now making up approximately 3-5% of the population.

Many jobs in Arun are low skilled and wages are correspondingly low, resulting in widespread commuting. There is relatively low unemployment and the local labour force has a low skills base. All these issues, in different ways can have an effect on community cohesion within the Arun. Awareness and understanding of these issues will enable partners to draw up effective action to address them. This is being done with the delivery of the Community Cohesion Strategy which is led by the Arun Community Cohesion Group (ACCG) a sub-group of the Local Strategic Partnership.

The Arun district comprises of **70,210** dwellings.

Tenure profile

Owner Occupied	Private Rented	Social Housing
75%	15%	10%
52,975	10,473	6,762
63,448		6,762

Source: 2010 Arun Private House Survey

Of the 52,975 owner occupied properties in the Arun district 31,419 (59%) are owned outright and 21,556 (41%) are owned with a mortgage. As with the house type data, this is indicative of an older population settling in the area for retirement.

House type profile

Dwelling type	Number	%age
Bungalow	19,081	30%
Flat	10,826	17%
House – detached	12,237	19%
House – semi-detached	9,229	15%

House - terrace	12,065	19%
Total	63,448	100%

Source: 2010 Arun Private House Survey

The majority of private dwellings were constructed after 1944 (68%). This is higher than the national average reported in the English Housing Survey 2008-2009, where only 58% of private dwellings were constructed during this time period. 14,444 properties have been constructed since 1990, equating to 22% of all private dwellings. The results suggest that the housing in Arun is newer than that found nationally. Nationally, 41% of private housing has been constructed since 1965: the Arun Private Sector House Survey 2010 shows that in Arun 46% of properties have been built in this time.

The largest proportions of dwellings are bungalows (30%) and detached houses (19%) the remainder being flats, semi-detached or terraced houses.

Dwelling Age

Dwelling Age	Number	%age
<1919	9,511	15%
1919-1944	10,729	17%
1945-1964	13,598	21%
1965-80	14,893	23%
1981-1990	303	1%
1990+	14,444	23%
Total	63,448	100%

Source: 2010 Arun Private House Survey

Dwelling Size

Dwelling Size Number of bedrooms	Number	%age
1	9,957	16%
2	21,074	33%
3	22,510	36%
4	7,241	11%
5+	2,666	4%
Total	63,448	100%

Source: 2010 Arun Private House Survey

The largest proportions of dwellings have three bedrooms. Only 4.2% have five bedrooms or more.

In the Arun District there are 6,554 properties in the social sector ownership of which 52% (3,421) are owned by the local authority. The remaining 48% of properties are owned by Registered Social Landlords (RSLs). There are 23 RSLs currently operating in the District.

Of the local authority stock, there are 363 bungalows, 1,308 houses and 1,752 flats/maisonettes which include 169 bedsit flats and 84 maisonettes.

41% of the stock comprises 1-bed properties, 27% 2-bed, 30% 3-bed and 2% 4 or more bedrooms. High right-to-buy sales have reduced the stock considerably, particularly in rural areas. There remains high numbers of 1-bed flats and 3-bed houses relative to other types.

The previous government created the Decent Homes Standard which required that all Council homes must reach a defined standard by 2010. This meant all homes must be wind and weather tight properly heated and have reasonably modern facilities (kitchens less than 20 years old and bathrooms less than 30 years old). In April 2010 5% of the Council's housing stock fell short of the DHS, principally through factors related to age.

The age profile of the council properties shows that approximately 85% were built after 1945. Arun District Council owns no high-rise flats and only 54 properties were built using non-traditional methods, these property types are more expensive to maintain than conventional units.

4.2 Delivering in partnerships

Key partnerships – the Arun Local Strategic Partnership is a partnership of public, private, community and voluntary organisations who are working together on a plan of action to improve the Arun District for all who live, work and visit here.

Other main partnerships include:

- Safer Arun Partnership;
- Arun Strategic Housing Partnership;
- Arun Wellbeing & Health Partnership;
- Arun Community Cohesion Group;
- Arun Youth Council;
- Joint Arun Area Committees – Downland, Western and Eastern;

Local Neighbourhood Improvement Areas (LNIAs) – these are geographical areas which have been designated as being particularly disadvantaged and in need of targeted partnership work to improve the quality of life for residents.

There are two LNIAs in Arun, one covering Ham, River and Wick with Toddington Wards in Littlehampton; the other covering Marine, Pevensy, Hotham, Orchard and Bersted wards in Bognor Regis.

The Council coordinates the work in the LNIAs through the Arun Wellbeing Team, there are detailed Action Plans for the LNIAs in both Bognor Regis and Littlehampton.

The LNIAs will be a feature of the Raise the Roof Action Plan which will contain specific objectives designed to contribute towards the goal of improving these areas of high deprivation.

4.3 Developing sustainable communities in Arun

The strategic housing role of the Council reflects the aims and ambitions set out in the Arun Sustainable Community Strategy '*Our Kind of Place*', which is

shaped by local needs and desires, which are in turn driven by the local community. There are several key principles that underpin and cut across all the work we and our partners from across the public, private and voluntary sectors do towards making the Arun District “*Our Kind of Place*”;

- Sustainability;
- Equality and diversity;
- Reducing inequalities;
- Joint planning for the future;
- Working in partnership;

“*Our Kind of Place*” provides the vision for other major plans and strategies such as Raise the Roof. “*Our Kind of Place*” is also aligned with other plans and policies such as the Local Development Framework (LDF), but the focus remains on local issues and local action. See the LSP website www.arun.gov.uk/lsp for a list of strategies and plans linked to “*Our Kind of Place*”.

One of the objectives in “*Our Kind of Place*” is to create a ‘Properly Housed Community’. The ambition set out in “*Our Kind of Place*” is for Arun to be **‘A place where everyone has a home which meets their needs and is of decent standard, with community facilities available locally’**. This ambition will be reflected throughout Raise the Roof.

A further theme set out in “*Our Kind of Place*” is ‘About Working’. The towns of Bognor Regis and Littlehampton are developing major regeneration programmes which will bring investment in employment, improvements to the retail and catering provision and create new commercial and industrial space. The high demand for housing development across the Arun district leads to competition between new housing and employment space, so Raise the Roof is designed with a strong economic and regeneration focus.

Although this strategy is about the housing needs in Arun and how to address these issues, it also needs to be seen in the context of both wider national and sub-regional policies/strategies and related funding processes.

We need to create sustainable mixed communities and use a variety of housing types and tenures to help avoid concentrations of disadvantage. In existing areas of disadvantage, new housing can help to improve the physical environment and change the social balance through tenure diversification.

We can prevent social polarisation by ensuring residents of all social, economic and ethnic groups are able to live comfortably alongside each other. Raise the Roof will contribute to the delivery of Belonging: ‘Community Cohesion in Arun’, which is currently being implemented by the Local Strategic Partnership.

Housing can play a leading role in the development of cohesive mixed communities. We will ensure, wherever possible, new housing developments

are “tenure blind”, for example homes will be designed to an equally high standard irrespective of tenure.

Providing residents with the opportunity to influence local services is a key element in the development of stronger communities. This strategy and its implementation will be shaped by the extensive involvement of local people in the Arun District.

The aim in Arun is to create places, communities and lifestyles that are future proofed from economic and demographic changes. Places that are less car-dependent and more self-supporting, energy-efficient and community-spirited will be more resilient in the face of these challenges. It will not necessarily cost more to create these communities. It will require a change in lifestyle but the scientific evidence is this will increase the probability of people being healthier and happier.

The ideal future for house building – neighbourhoods that create the potential for happier, healthier, sustainable living – is already within the grasp of developers with vision and will soon be the only approach that makes sense.

4.4 Corporate Strategies

Raise the Roof reflects the aims of other strategies including:-

- Arun’s Sustainable Community Strategy – ‘*Our Kind of Place*’
- The Sustainable Community Strategy for West Sussex
- Arun’s Priorities 2009 – 2013
- Arun Corporate Plan 2010 - 2011
- The Financial Strategy
- The Capital Strategy and Asset Management Plan
- The Local Development Framework, which sets out planning policies for development (due for adoption 2012)
- The Homelessness Strategy 2008-2013, which aims to reduce homelessness and to tackle the causes of homelessness
- The Children & Young People’s Plan 2010 - 2015
- The Private Sector Renewal Strategy 2009 – 2013 which is concerned with reducing numbers of private houses which fail to meet the Decent Homes Standard.
- The Empty Homes Strategy
- “Belonging”, the Arun Community Cohesion Strategy
- The Crime and Disorder Reduction Strategy
- The Energy Efficiency and Fuel Poverty Strategies which aim to make significant improvements in energy efficiency in all residential accommodation with particular emphasis in reducing fuel costs for the most deprived.
- The Council’s Carbon Management Plan

4.5 RAISE THE ROOF IN A CORPORATE CONTEXT

DOCUMENT TITLE (OBLIGATORY ITEMS IN BOLD)	LIFE IN YEARS	EXPIRY/UPDATE 'E/U' ROLLING 'R' + PERCENTAGE						CALENDAR YEAR 'C'
								FINANCIAL YEAR 'F'
		2009	2010	2011	2012	2013	2014	
Arun's Priorities	4					•		C
Arun's 6-Year Financial Strategy	6	U	U	U	U	U	U	F
Our Kind of Place (LSP) Sustainable Community Strategy 2008-2026	To 2026							C
Arun's Corporate Asset Management Strategy	5		•	U	U	U	E	F
Arun's Corporate Asset Management Plan	1	•	•	•	•	•	•	F
Arun's Housing Strategy	5		U	U	U	U	U	F
Housing Asset Management Strategy	3			U	E			F
Housing Asset Management Action Plan	1	•	•	•	•	•	•	F
Housing Revenue Account Business Plan	1	•	•	•	•	•	•	F
<u>OTHER RELEVANT DOCUMENTS</u>								
*Arun District Carbon Management Action Plan 2007 (Revision due 2010)	3	e	u			•		C
Energy Efficiency Strategy 2009 – 2013 + Action Plan Updated annually	4	•	U	U	U	E	•	C

Notes:

Arun's Capital Asset Management Strategy covers **ALL** aspects of the Council's Capital expenditure and its overall Revenue implication, (with issues relating to HRA core and non-core assets being addressed in more detail in the Housing Asset Management Strategy.)

The Council's Asset Management Plan specifically excludes Housing Assets which are included in Housing Revenue Account Business Plan.

* Update: with assistance from Energy Saving Trust (Due 2010.)

4.6 Learning from our previous housing strategy and Audit Commission Inspection

We published our previous housing strategy in 2005; it covered the period 2005 -2010. In April 2009 the Audit Commission inspected our strategic housing service and determined that;

'Arun District Council is delivering a fair strategic housing service with promising prospects for improvement'.

The service was found to be **fair** because it has a range of strengths including the following;

- Most service users have easy access to strategic housing services and the website provides a good range of information and interactive opportunities;
- Housing support for vulnerable people is being delivered through joint working with external agencies;
- Multi-agency working is helping new people moving into the local community to settle and providing a range of information about needs;
- There is a good understanding of housing needs, markets and land availability to inform future housing strategy;
- The regulation of conditions in the private rented sector is effective, supported by strong partnership work with private landlords and recent introduction of a student accommodation accreditation system;
- An effective approach to energy efficiency is improving the levels of decency in the private sector and increasing levels of thermal comfort for vulnerable people;
- Planning policy has been strengthened and should lead to better affordable housing outcomes;
- Service reviews and joint working have led to efficiency savings and service improvements;

However, there were some areas which required improvement, and which have formed the basis of a Strategic Housing Improvement Plan, these include;

- An inconsistent approach to customer care;
- The approach to diversity is weak – with no over-arching strategy;
- Existing strategies are of variable quality and there is a lack of sub-strategies which address the diverse needs of different groups, such as older people or disabled people;
- The approach to preventing homelessness is underdeveloped and the length of stay in temporary accommodation is too long and remains among the worst nationally;
- Disabled people have to wait too long for help to adapt their home;
- Partnership working with managing housing associations is underdeveloped and the Choice Based Lettings process is housing low numbers of homeless people;
- The proportion of affordable homes delivered over the past four years has been variable;

The strategic housing service was deemed to have **promising prospects for improvement** because there are a number of drivers to improvement including;

- Housing is a priority for the Council;
- Joint working through a range of partnerships is increasing capacity and expertise;
- The Council is investing in programmes to help increase managerial capacity within the service;
- The performance management framework has clear links to Council priorities and in some areas such as enabling is beginning to show improved outcomes;
- Increasing resources in strategic planning functions should contribute to better quality improvement plans;
- Councillors have now formed a working group to help shape and drive forward the strategic diversity framework.

However there are also some **barriers for improvement** these include:

- There has been a mixed track record of improvement against key performance indicators;
- There are some weaknesses in performance management arrangements, with some key strategies and improvement plans focussing on process rather than outcome targets;
- Plans have not yet been developed to address some strategic gaps and weaker service areas and the new homelessness strategy is weak;
- Strategic working with housing associations is underdeveloped;

To respond to the issues raised by the Audit Commission inspection report we produced and completed a Strategic Housing Improvement Plan. This plan contained a wide range of actions which collectively were designed to address the concerns raised by the inspection. The primary action of the Improvement Plan is the production and delivery of our new housing strategy *Raise the Roof*. This provides a clear focus for all our strategic housing actions for the next five years.

5 THE ARUN HOUSING MARKET – EVIDENCE BASE

5.1 The bigger picture

The depth of the credit crunch has been game-changing as far as the housing market is concerned. The Coalition Government, mortgage lenders and house builders have all had to fundamentally review their plans and business models and respond to unprecedented conditions. Despite the economic headwinds of the next few years, unless we can find some way of maintaining and rapidly boosting housing supply substantially, the trend in house prices over the next decade or two seems likely to be up, even if the market suffers occasional blips.

When the capacity of mortgage lenders picks up, the increase could be substantial. The Centre for Economic and Business Research predicts house prices 15% higher by the end of 2012. Savills and Oxford Economics both forecast house price falls in 2010, followed by recovery, with pace quickening from 2012. Both anticipate house price rises of 8% or more in 2013, with price

rises only moderating mildly thereafter to 2015, which takes us to the end of this strategy timeline.

House price forecasting has shown itself to be more imprecise art than actual science. But what is clear is that we face the prospect in Arun of renewed and consistent house price pressure and a much higher number of lower and moderately paid households unable to afford to access the open market. If this analysis is correct, the importance of delivering affordable housing for rent and shared ownership in Arun can only grow. The private rented sector seems destined to continue its recent growth too.

The cost of housing in Arun has increased sharply over recent years, but the stock of affordable homes has failed to keep pace with need. While it is now more expensive to buy or rent a home on the open market, the lack of affordable homes means it is also harder to get subsidised housing should you need it.

In 1997, a mortgage of four times annual average income would have enabled a family to buy an average-priced house in Arun. By 2009, prices have risen so steeply that this ratio has more than doubled, to 10 times the average income. Although house prices are now falling, mortgages are increasingly harder to secure and more expensive, and the situation is still very difficult.

Over the next decade, thousands of homes will be built in new developments across Arun. Expectations for these homes should be high: that they are well designed, that they meet tougher environmental standards, and that include a significant proportion of affordable homes. They must also form part of thriving, sustainable communities.

The Arun housing market has massively contracted as a result of the global credit crunch. House sales have fallen dramatically and there has been a considerable down-turn in prices. It is unclear for how long this situation is going to continue. However, the underlying need for housing remains and it is important for this housing strategy to look beyond the current difficulties.

5.1.1 Market conditions in Arun

The average house price in the Arun District in February 2010 was **£205,675**. This indicates that in Spring 2010 we have value levels very similar to those that were seen in October 2006.

In a Housing Viability Study Update undertaken in Spring 2010 there remains a key market feature whereby the principal urban areas (Bognor Regis and Littlehampton) and large parts of their outlying areas show on a reasonably reliable basis lower values than are seen in the villages and inland areas.

5.1.2 Impact of the economic downturn on the housing market

This strategy is being prepared in the context of what is still a potentially fragile recovery from a recessionary period, but with continuing uncertainty.

Characteristic features of the downturn which have been evident in the national and regional housing markets include:

- House builders and organisations involved in the development industry reducing staff numbers or scaling back operations significantly;
- Many house builders reporting reduced margins overall;
- A very marked slow-down in the rate of construction of new homes;
- Increased instances of developers pulling out of schemes; and delaying starts of slowing scheme progress / “mothballing” sites;
- Some use of guide pricing alone, or even no advertised pricing – associated with terms like “price on application”. Some schemes still selling well: with slower sales. This linked to a commonly expressed feeling throughout the Arun that too many flats have been built in many places in recent years;
- Incentives being offered fairly typically on new build sites – such as stamp duty / 5% deposit paid / deferred purchase / shared equity / mortgage payments assistance; and others – dependent on a prospective purchaser’s position together with the developer’s marketing experience and sale potential of particular plots;
- Sales on some schemes significantly buoyed up by a wide range of developer’s own / government sponsored Homebuy Direct schemes rent to buy deferred purchase / equity share schemes – in some cases effectively competing with RSL provision on the same sites or locally;
- Some developers considering offers from RSLs for expanded affordable housing quotas on sites; or even entire schemes for affordable housing;
- Extended development periods in some cases, with knock-on effect of impacted sales progress because there is less for purchasers to see. Purchasers are far less likely to purchase off plan given uncertainty over value movements. This creates a circular effect with regard to build progress on some schemes – i.e. some developers taking a view that build progress needs to be underpinned by firmer sales interest.;
- Fewer investment buyers have been active;
- Significantly reduced mortgage lending and difficulties in obtaining funding on suitable / affordable terms more widely experienced by prospective purchasers, with rising deposit requirements and the low base rate climate not passed on to borrowers fully.

5.2 Tackling homelessness

The Council adopted its current Homelessness Strategy in 2008. This sets out how the Council will work to prevent and reduce homelessness in the Arun District. The strategy is informed by the 2008 Homelessness Review which contains the evidence base and analysis on which the Council’s Homelessness Strategy is based. The Homelessness Service was inspected by the Audit Commission in January 2009. The Audit Commission identified weaknesses in homelessness services and the Council agreed to make a series of improvements.

Since the inspection Council has improved its housing advice and homelessness service:

- Homelessness prevention is the core focus of the Housing Options service.
- All customers are offered a housing options interview when they first approach the service.
- Home visits are carried out where young people face homelessness.
- The service has developed and published customer service standards, carries out customer satisfaction surveys and has adopted a lean management approach to provide continuous improvement.

Our main aim is to prevent homelessness wherever possible through the provision of appropriate advice and support to those at risk and intervening at the earliest stage that is practical. In 2009/10 the Housing Options service prevented 776 cases of homelessness. Raise the Roof is designed to further improve and develop homelessness services in Arun, with an increased focus on preventing homelessness wherever possible. Within this, we have set the following key objectives and our action plan is framed around these. They are:

1. To improve and expand the housing options service to prevent homelessness
2. To increase access to the private rented sector for those facing homelessness
3. To increase access to support services for those facing homelessness
4. To improve the temporary accommodation that is provided to homeless applicants
5. To improve joint working with key partners, to provide more “joined up” services to those facing homelessness
6. To analyse and address issues of overcrowding and to ensure that this work directly impacts on our ability to tackle homelessness
7. To reduce the time that households accepted as homeless spend in temporary accommodation and support/assist these households to secure appropriate permanent housing.

5.2.1 2008 Homeless Review

In 2008 we carried out a comprehensive review of homelessness in the Arun District. This review is published separately and available on the Council's website at www.arun.gov.uk . Some of the key points arising from the review are set out below.

- There are a range of indicators of housing need in Arun, from the Census 2001 to the 2004 Housing Needs Survey. However, the Council's Housing Register itself provides an accurate and up to date picture of need. As at

April 2010, there were 3,471 applicants registered as in housing need and requiring affordable housing in Arun – 1,250 (36%) being those in the reasonable preference categories.

- The current total social rented stock in the Arun district is 10% of the total housing available, less than half the national average level of 19%. This affects the council's ability to rehouse people from the housing register or who are accepted as homeless, and can lead to crisis situations arising, resulting in approaches to the council as homeless.
- The main causes of homelessness in Arun are loss of Assured Shorthold tenancy, eviction by family and friends, and loss of accommodation due to violent relationship breakdown.
- Arun is experiencing almost twice the rate of homelessness acceptances from loss of private sector Assured Shorthold tenancies compared with the national figure.
- Arun's performance is ahead of both the national and regional reductions in numbers of homelessness acceptances.
- The Council is making steady progress against the Government's Temporary Accommodation (TA) target.
- Service users told us about the difficulties they experienced in accessing the private rented sector as an alternative to affordable housing.
- Service users told us that the quality of information received after an options interview could be improved and that once they were placed in temporary accommodation, we were poor at staying in touch with them.
- Some residents of temporary accommodation complained about the quality and nature of the accommodation.

5.2.2 Predicting Future Levels of Homelessness

Since the first homelessness strategies were published in the summer of 2003, there have been significant changes, nationally and locally, as to how homelessness is addressed in particular that homelessness prevention activities rather than more reactive and crisis driven responses are adopted. Mirroring experiences in other parts of the country, there have also been notable changes in the profiles and types of households who seek advice and assistance from Arun's homelessness services. For example there have been increases in the number of people with complex needs who tend to take up disproportionate amounts of frontline service time and resource.

It is not easy to predict future needs, but the current social, economic and demographic indications suggest that these complex needs should be met through homelessness and related services.

Because this is a five year strategy, with an ongoing action plan, it is essential that within it, is embedded a clear message about the need to ensure the capacity is in place to deliver high quality services that meet changing needs responsively and creatively. Having talked to our service users and stakeholders as well as undertaking some detailed analysis of homelessness

data, there are a number of areas that we are concerned about in terms of future trends in homelessness and housing need. Of most significance, we are concerned about:

- The rising numbers of young people who will approach the service, because they cannot afford to access their own housing unassisted
- The increasing numbers who we believe will approach because of the rising costs of home ownership and the risk of mortgage repossession
- The impact that the Local Housing Allowance (LHA) may have on household's ability to access the private rented market, which is one of our key rafts of our prevention work
- The potential impact of housing benefit changes which will cap the level of housing benefit for some households
- The limited number of new affordable rented homes suitable for families being built

Year	Homelessness Acceptances	Homelessness Applications
2005/06	112	526
2006/07	105	576
2007/08	59	431
2008/09	87	363
2009/10	52	254

Source PIE CLG return

The emphasis on the development and delivery of homelessness prevention services at Arun has meant there has been a substantial fall in both the number of homeless applications and acceptances over the last five years, meeting the previous Governments target of a year-on-year reduction in homelessness applications and halving the number of households in temporary accommodation by 2010. Total acceptances have reduced as whole by 46% from 112 in 2005/06 to 52 in 2009/10. Total applications have reduced as whole by 48% from 526 in 2005/06 to 254 in 2009/10.

We know from the trends in homelessness applications and acceptances and levels of clients in temporary accommodation that homelessness is more manageable now than it was 5 years ago and we put this down to our improved Housing Options service and a more long term view of services. However, we are concerned about effectively tackling the root causes of homelessness rather than keeping a lid on homelessness and are keen to continually review services to ensure we (and our partner agencies) are providing the most effective and appropriate prevention measures possible.

There are however particular external factors impacting on homelessness over which the Council has little or no influence such as the credit crisis, changes to the housing benefit system and the rising costs of home ownership. The credit crisis may also impact on the number of new affordable rented homes for families that can be built. These will prove to be very

challenging factors which may impact on the effectiveness of the performance on homelessness prevention activities.

5.3 Housing need in Arun

5.3.1 West Sussex Coastal Sub-Regional Housing Market Assessment

In 2009 the Council and its partners the local authorities of Chichester, Worthing and Adur commissioned a sub-regional housing market assessment (SHMA) from GVA Grimley. This work provided a robust understanding of housing need in the Arun and surrounding areas. Housing need is defined as “the quantity of housing required by households who are unable to access suitable housing without financial assistance”. It includes households who lack their own housing or live in unsuitable housing and who cannot afford to meet their needs in the market.

An up-to-date assessment of housing need is a statutory requirement to inform planning policies for the delivery of affordable housing. Affordable housing, adopting the definition set out by the Government in Planning Policy Statement (PPS3), includes social rented housing and intermediate housing, provided to eligible households whose needs are not met by the market. It should be available at a cost low enough for eligible households to afford with regard to local incomes and house price; and include provision for the home to remain at an affordable price for future eligible households, or if these restrictions are lifted, for the subsidy to be recycled. Affordable housing excludes low cost market housing. The Council also commissioned a Locally Generated Housing Needs Study in 2010 which will also help determine future housing and planning policies.

There are also a number of other key issues which have been identified in the SHMA;

- There is a defined Coastal West Sussex Housing market which extends along the South Coast from Hove to Hayling Island and inland from Chichester to Midhurst along the A286 Corridor. It includes the four local authority districts of Arun, Chichester, Worthing and Adur.
- The Housing Market overlaps notably with a Brighton/East Sussex Housing Market, with Shoreham and Lancing in Adur District falling within an area of market overlap. This is reflected in both migration patterns and commuting flows. The west of the Housing Market is influenced by Urban South Hampshire (the PUSH area).
- The influence of long-distance retirement migration to the South Coast is a notable feature of the Coastal West Sussex Housing Market. There is a net flow of 2,360 persons from London to the area, and significant net flows from Brighton and Hove (1,360) and Surrey (1,220).
- The South Coast towns are characterised by below average prices in a regional context; a large elderly population; and higher levels of flats. Economic activity and skills levels are average, with above average

seasonal employment, and there are concentrations of deprivation in Bognor Regis, Littlehampton, Worthing, Shoreham and Lancing. The area is more peripheral to major economic centres in the region, with stronger east-west than north-south connections. Quality of life is high and attracts older households.

- The rural areas demonstrate higher house prices and strong demand for larger detached housing.

5.3.2 High and low estimates of housing need

The West Sussex Coastal Sub-regional Housing Market Assessment (SHMA) included an assessment of housing need taken from all those in need on the Arun waiting list in the first instance. In recognition of potential questions regarding the robustness of housing waiting lists, the assessment included high and low estimates of current households in housing need. The high estimate includes all those registered on the Arun waiting list. The low estimate is based on an assessment of those households in reasonable preference groups.

Reasonable Preference Groups

- People who are homeless (within the meaning of Part VIII of the Housing Act 1996);
- People who are owed a duty by any local authority under the
 - Intentionally homeless and in priority need
 - Non-priority need homeless who are occupying accommodation arranged by the Council
 - Unintentionally homeless and in priority need
 - Threatened with homelessness intentionally and in priority need
- People occupying unsanitary or overcrowded housing or otherwise living in unsuitable housing conditions;
- People who move on medical and welfare grounds;
- People who move to a particular locality where failure to meet the need would cause hardship (to themselves or to others);

The purpose of the SHMA for Arun District Council is to provide the evidence to demonstrate either a shortfall or surplus of affordable housing. It is based on assessing current and future housing need through use of current and planned stock of affordable housing. The results of the assessment are affected both by the level of housing need and the current stock of affordable housing and planned provision.

Affordability pressures in Arun are related to the ability of households to purchase housing. Whilst rental levels in the private rented sector have increased, the growth in housing costs of renting has not been anywhere near as significant as the increased costs of owning a home, taking into account interest rates.

The analysis of affordability shows that in the Arun District in 2009 the proportion of households without equity in their existing home homes who

cannot afford to rent houses without support is 70%. For those unable to buy, the proportion is 72%.

5.3.3 Future housing needs

The annual supply of social re-lets (net) per annum in Arun is estimated at **293** per annum.

The annual supply of intermediate affordable housing available for re-let or resale at sub market levels is estimated at **29** per annum.

The total supply of affordable housing is estimated at **322** per annum.

The estimate of current households in housing need **high estimate** (all households on waiting list) is **658** per annum. The **low estimate** (households with reasonable preference) is **447** per annum.

The percentage of households in housing need in Arun in **reasonable preference** categories is **36%**.

In 2010 the Council adopted an interim policy to enable the delivery of 465 homes per annum for the next 5 years.

In 2010 the Council also adopted an interim affordable housing policy requiring developers/RSL's to provide 30% affordable housing on all schemes of 15+ units and 15% affordable housing on all schemes of between 1-14 units. However, in some circumstances the Council may accept a commuted sum payment in-lieu of an on-site provision of affordable housing.

This housing needs analysis should therefore be regarded as an evidence base that demonstrates that in the Arun district 'need' for affordable housing is greater than the 'supply' of affordable housing on an annual basis. This provides a justification for affordable housing policies in the LDF.

5.3.4 Analysis of housing need

The housing needs analysis demonstrates a clear, significant need for additional affordable housing in the Arun District. This is a function of a range of factors including the existing housing stock of affordable housing (which influences the ability to address housing need); substantial increases in the costs of housing in the private sector (and particularly house purchase) which has excluded many younger households; and a trend in which the growth in the supply of affordable housing has failed to keep pace with growth in demand (resulting in a backlog of households in need).

The Council will therefore work to maximise the supply of new affordable housing and use a variety of tools available to meet the housing requirements of those in housing need.

Strong growth in house prices over the last decade and easy access to mortgage finance, notwithstanding the current downturn related to availability of credit and market confidence, indicate that there has not just been a

shortage of delivery of new affordable housing to meet need but a shortage of market housing delivered to meet demand. The imbalance in supply and demand has affected the market and affordable sectors. This is a further consideration in determining appropriate policies for housing mix in the Council's LDF Core Strategy.

5.3.5 Intermediate housing

There are a range of segments of the housing market that cater for those who cannot afford to buy a house. There is an important role locally in which both intermediate housing and the private rented sector can play in meeting housing need from those who require some support to meet their housing needs and aspirations.

Intermediate affordable housing is defined as housing at prices and rents above those of social rent, but below market prices or rents, and which meet the need of eligible households. These can include shared ownership and equity products and other low cost homes for sale and intermediate rent.

There are various intermediate housing products available in the Arun District. It is important to understand that there is different eligibility for criteria for the products which include new build affordable housing and loan products which support purchase of housing either from social housing providers or on the open market.

The current new build affordable housing products comprise:

- New Build Homebuy
- New Build Shared Equity
- Discounted Rent (Intermediate Rent)
- Rent to Homebuy
- First-time Buyer Initiative
- My Choice Home Buy
- Social Homebuy

Moat is responsible for compiling and controlling the housing list for those seeking intermediate housing in Arun. The basic requirements for inclusion within the eligible list are that the household will need a minimum of £18,000 and a maximum of £60,000 income for the NewBuild Home Buy scheme. All RSLs that offer Homebuy must advertise their stock on the Homebuy website and are obliged to use Moat to access the eligible list of households.

The Moat website is at www.homebuyoptions.co.uk

The Arun housing market is characterised by two main forms of tenure: social housing, accessible by those in most need, and home ownership for those able to afford it. This leaves a range of people looking for suitable housing options who are not in 'priority' housing need but whose income would not allow them to access home ownership – the *in-betweens*.

Many find accommodation in the private rented sector (PRS), a sector which is highly segmented into niche markets and where small landlords dominate Private Rented Sector (PRS) supply. Others have found accommodation in recent years with intermediate products provided by housing associations, mainly in the form of shared ownership. The term *in-betweens* covers a range of people, from those at the margins of home ownership to those who have no independent living options accessible to them. For many the PRS or living with relatives is the only option. Even though there are significant differences between local housing markets around the country, access to all main forms of tenure can be difficult for some households on lower incomes in many of these markets:

- Access to social housing is quite limited, and tends to be more limited for people without families who aren't considered vulnerable. Private renting does offer a range of rental levels, but even lower end rents can be prohibitive in higher value areas and lower income households can struggle to provide deposits and access good quality housing.
- Intermediate ownership products (shared ownership, shared equity, and Rent to HomeBuy) are in most areas not available to people whose incomes are lower than £20,000. They also tend to come with full responsibility for repairs and maintenance, which can be difficult for people on lower incomes to afford.

The recent downturn in the economy has resulted in major changes which make it even more difficult for the *in-betweens* to get suitable accommodation. Even in the short-term credit-crunch and economic downturn there remains a strong demand for intermediate rented properties. According to Moat, the available properties are let very quickly with increasing demand evidenced through their waiting list for more properties.

5.3.6 Private Rented Sector

The private rented sector (PRS) can play a significant role in Arun in meeting general housing demand as well as particularly for those in housing need supported by Housing Benefit. The PRS can provide a good source of housing opportunity for those moving to the area for work, those on lower incomes, the young and older people; indeed there is a broad base of potential demand. Housing Benefit effectively supplements a household's income to allow them to meet housing costs in the PRS. This may prove particularly important in the short-term in meeting housing need in a context in which need can increase over much shorter timescales than it is possible to deliver a supply response.

The role of the PRS to assist in reducing housing need is constrained by a number of barriers to access. These are often issues with landlords accepting tenants who are on DHS benefits and with the size of the financial deposit required (up to six weeks rent in advance). To increase access to the PRS for those in housing need, there is a growing requirement for the Council to act as a guarantor for deposits and to help landlords find and assess the suitability of potential tenants. The Council provides a deposit guarantee

scheme for suitable tenants, which is exempt from the legal requirements imposed by the Tenancy Deposit Scheme, and provides a range of more general advice to landlords including their responsibilities.

5.4 Delivering housing and economic development in Arun

Our previous housing strategy 2005 - 2010 was primarily framed in terms of housing need but did not address the economic importance of housing to the Arun district. This housing strategy and action plan are designed to evidence how the council's housing and regeneration activities are integrated to maximise our contribution to economic development. Getting this strategic response right however will depend on a much better understanding of the linkages between our housing and economic outcomes.

The vision of Arun's Economic Strategy is;

To create a vibrant, competitive and sustainable place to live, work and do business

Arun will aim to deliver its economic development ambitions and become a place where people want to live and work. While the district has much to offer in terms of its natural environment for example its coastline and access to a new South Downs National Park, its urban areas are currently underperforming.

To achieve our economic and development vision Arun needs Bognor Regis and Littlehampton to be vibrant and confident towns. In both cases, they must operate as magnets for economic life, attracting both businesses and workers, and the investment that follows. The regeneration of the two towns is therefore fundamentally important in terms of Arun's wider economic aspirations.

Bognor Regis has been the subject of a comprehensive master-planning process and a similar process is underway in Littlehampton. In both cases, the focus is on the town centres and the need to energise these, particularly through a clearer and more creative integration with the seafront, and waterfront areas.

Plans for new developments to accommodate large numbers of additional houses will be advanced in this context, as an integral part of the mix. The danger otherwise will be;

- The new houses will simply accommodate people who work outside the district, thereby exacerbating the current labour market imbalance;
- Population related jobs that might have been created within Bognor Regis and Littlehampton are lost as local services are sourced from elsewhere; and
- Rather than resolving some of the underlying economic challenges, accelerated housing growth actually compounds them.

There are two main elements to Arun's Economic Strategy and both are part of this community led housing strategy. Firstly, it is critically important that the main strategic objectives are pursued in an integrated fashion alongside the ambitious plans for the physical regeneration of Bognor Regis and Littlehampton. Physical regeneration without economic growth is like an engine without fuel, it will go nowhere. Secondly, ambitions for economic growth in Arun need to be pursued in the wider context of ambitions for economic growth and regeneration across Coastal West Sussex.

Housing matters to economic development. It can enhance economic performance and place competitiveness, but it can also lead to segregation and spatial concentrations of poverty. This housing strategy presents an opportunity to improve the use of housing as an enabler of economic growth, but it will need to better reflect the inter-linkages with the wider Arun and Coastal West Sussex economy.

In the current downturn, ensuring new homes are delivered of the right type, in the right place, and linked to wider economic development objectives will be all the more important. The challenge in Arun will be about getting the mix right between housing and employment growth; enabling timely infrastructure provision, in advance of population and employment growth; and addressing concentrations of deprivations, ensuring existing residents also benefit from our growth plans.

It is therefore important to understand that the house building and associated construction industry is a significant industrial sector in its own right, forming 6 per cent of Gross Domestic Product (GDP) and making up 7 per cent of the total UK workforce in 2008/09. It is also geographically dispersed, with a significant presence, and therefore economic impact, in every region, including the Coastal West Sussex area. As the bulk of the industry's supply chain is UK-based, the multiplier effect of housing investment, private and public, is high. For every £1 million of new investment around 21 jobs are directly supported; and for every 100 jobs directly supported there are around 60 more elsewhere in the supply chain.

Housing also plays a vital role in supporting the growth and competitiveness of the wider Arun and Coastal West Sussex economy. The 2005 Baker review of housing supply found that undersupply can restrict labour mobility and create financial and operational burdens for business recruitment in high cost areas. In Arun the Bognor Regis Development Charter seeks to retain employment and training opportunities arising from regeneration schemes for local people.

With residential property accounting for around a third of all energy consumption and a third of all of the Arun District's carbon emissions, the transition to a low carbon economy represents a major opportunity for new economic activity and jobs, and to drive innovation in the housing sector. Housing is an important part of regeneration and renewal, stimulating jobs and growth, and a renewed sense of civic pride in some of our more deprived

communities. Investment in housing can be at the forefront of the Council's economic strategic drive to increase skills and improve communities.

In Arun we still need more innovation in stimulating new supply. Through our own land disposals we will aim to attract new development by foregoing a financial return on the sale of our own plots of land to encourage the development of high quality and sustainable affordable housing. Alongside this, the private rented sector could offer a new source of investment for house builders and Reinvestment Trusts (REIT's) and help to make private renting in Arun an option for choice rather than the last resort.

We recognise that housing alone will be unable to drive economic regeneration. We will adopt a more integrated approach in future investment in housing and economic development. The role housing plays in enabling growth in more prosperous parishes and regenerating more deprived areas can no longer be treated as separate policy issues. In the past our housing growth decisions have taken place in isolation from the wider economic context, this will be addressed in the Local Development Framework and housing strategy.

The type of housing available to buy or rent has the potential to enhance economic development objectives. To facilitate this there will be a need to anticipate the requirements of future households, and develop housing which is going to be attractive to higher income and skilled households delivering homes of the highest possible quality.

Good design will be a critical component, enabling building at higher densities. We are keen to encourage the construction of a greater number of larger, family sized, homes where this is required to meet an identified need and create mixed communities.

New housing will form a small percentage of homes for Raise the Roof. That is why it is critical that we make the best use of the existing housing stock in Arun and aim to improve the condition and environmental standards of these homes. This is particularly challenging in the private sector. Raise the Roof is designed to respond to climate change and promote the Code for Sustainable Homes. As we look to respond to the challenge posed by carbon reduction we believe it is important that we encourage even higher standards at the earliest opportunity. Higher standards mean not only greater focus on sustainable construction materials, but greater attention to the quality of the design itself. The Council is a member of the South Coast Design Forum which seeks to promote high standards in design throughout the region.

Most housing investment for Raise the Roof will come from the private sector, but if our plans are to be successful external investment for affordable housing, improvements and infrastructure in the social and private sectors will be required. This strategy is ambitious for Arun. Raise the Roof seeks the support of regional and national partners to realise our ambitions.

Our place-based regeneration schemes reveal the need for a more co-ordinated response to the way housing, transport, employment and skills interact. Moving towards this more integrated approach will be a key aspect in delivering Raise the Roof over the next five years.

5.5 Private Sector Housing Renewal

The Council is committed to improving the private sector housing in the district. This commitment is essential because of the need to:

- Maintain a stock of decent and well maintained properties for the future generations;
- Improve the lives of vulnerable occupants by ensuring their homes are safe, warm and in good repair; and
- Meet the Council's key aim in the Arun Priorities 2009 - 2013 'Achieving a Better Community'

The Council does not have the resources to tackle all the housing renewal issues. For example the 2010 Private House Survey highlighted the total cost for bringing the private sector dwellings up to a decent standard is £42.1 million, an average of £1,811 per failing property.

There are 70,248 homes within Arun, 63,448 are privately owned –with 52,975 owner occupied and 10,473 in the private rented sector.

The 2010 Arun Private House Survey included a number of key findings including;

- 23,270 dwellings were estimated to not meet the Decent Homes Standard, some 37%;
- 24% of properties are assessed as exhibiting Category 1 HHSRS (Housing Health and Safety Rating System) hazards;
- 14% of properties are assessed as having a SAP rating lower than 35 which equates to a Category 1 HHSRS hazard; 12% of these properties were constructed before 1919;
- The average SAP rating for the whole of the private sector within Arun is 48;
- 5% of households have a monthly income lower than £500; 42% have an income lower than £1,250. Households spending more than 10% on fuel bills are considered to be in fuel poverty; the level of fuel poverty across Arun is estimated to be 10%;
- 16% of households claim means tested benefits, which is the definition for a household being 'vulnerable'. Of these 2% are classed as being in fuel poverty;

The 2010 Private House Survey identified that whilst private housing in Arun is performing at a similar level to the national averages as presented within the English Housing Survey 2008-2009, and the English House Condition Survey 2007 there remains a number of key challenges for the Council which

will need to be addressed in the Private Sector Housing Strategy. The survey highlighted the following major challenges;

- There are still some 4,125 vulnerable households living in non-decent housing in the Arun district;
- There are 638 vulnerable households assessed as living in properties with SAP ratings lower than 35, which means they are a Category 1 hazard in accordance with the HHSRS;
- The order of cost associated with eradicating failures against the decency standard is over £42M;

The following priorities assist in addressing significant health issues and inequalities in the district and, take account into account the key themes contained in the Sustainable Community Strategy for the Arun '*Our Kind of Place*' and the Council Priorities 'A clean safe and well planned community', 'Regeneration and tackling deprivation' and 'Value for money'.

The Council recognises that effective housing renewal, particularly when combined with regeneration, has wider health, economic and social benefits.

5.5.1 Our strategic priorities are:

- A. Reducing the number of dwellings in poor repair and with the most serious hazards through a combination of encouragement, assistance and enforcement;
- B. Increasing the number of decent homes, with a focus on properties occupied by vulnerable households;
- C. Bring empty properties back into use through encouragement, assistance and enforcement;
- D. Improving the energy efficiency of homes, particularly those occupied by vulnerable and disadvantaged residents experiencing fuel poverty and the promotion of renewable energy;
- E. To support the private rented sector to provide well managed properties and tenancies, and assist those seeking and living in private rented accommodation;
- F. Assisting elderly people to maintain and remain in their home, ensuring they are satisfactory for the occupier in order that they can maintain their independence through the Home Improvement Agency, Arun Wellbeing Project, Anchor Staying Put – Arun, in partnership with others and through the provision of Disabled Facilities Grants;
- G. Reduce the number of accidents in the home to children under 5 years by working in partnership with West Sussex NHS and through the Arun Wellbeing Team;

- H. Deliver an efficient, high quality private sector housing service which provides value for money and makes real and positive difference to the health and social wellbeing of Arun residents; and
- I. Take positive steps to ensure equal access to services by all members of the community and the Council's actions and policies are fair and understandable;

5.5.2 Why do we need to tackle private sector housing renewal?

Poor house conditions can have a significant impact upon the health and wellbeing of individuals, households and communities. By tackling private sector housing renewal we are improving both the condition of the housing stock and the wellbeing of Arun residents. In the Arun District the worst housing conditions are to be found in the private sector stock.

The Government's view is that private sector owners have a responsibility to maintain their properties at their own expense but it recognises that some owners, particularly older persons and the most vulnerable do not have the necessary resources to repair or improve their homes. Local authorities therefore have an important part to play in providing assistance in these cases.

The Council believes that it is primarily the responsibility of homeowners to maintain their own property. The Council will therefore target direct assistance to those who are unable to manage this responsibility and are most in need of help and advice i.e. vulnerable persons over the age of 60.

5.5.3 Improving health outcomes in the private housing sector

The range of housing related factors known to adversely affect health can be categorised as follows;

- The quality of the indoor environment e.g. asbestos, carbon monoxide, radon, lead, moulds and volatile organic chemicals;
- Cold and damp, inadequate or no heating, fuel poverty, housing design or layout, infestation, hazardous internal structures of fixtures and noise;
- Overcrowding, sleep deprivation, neighbourhood quality, lack of availability and accessibility of health services, parks, stores selling healthy foods at affordable prices, neighbourhood safety and social cohesion;
- Housing allocation, lack of housing (homelessness, whether without a home or housed in temporary accommodation), housing tenure, housing investment, and urban planning.

Poor housing conditions often co-exist with other forms of deprivation (unemployment, poor education, ill health, social isolation, etc) which makes it difficult to isolate the link between housing and health. As with most of the

social determinants of health, the quality of people's homes is strongly related to income. Minimising the adverse affects of poor housing remains a major challenge for the council and other agencies.

In the most obvious way, damp, cold and overcrowded conditions can lead to direct physical illness. But there is also increasing evidence that poor housing conditions can also affect people's mental health and sense of well-being. The British Medical Association (BMA) has concluded that multiple housing deprivation appears to pose a health risk that is of the same magnitude as smoking. The housing charity Shelter has found links between overcrowded family housing and depression, anxiety, sleep problems and strained relationships.

Housing strategies are now more closely linked to environmental and transport planning and to a general approach to the 'liveability' of an area. This involves assessing needs, determining local priorities and planning how the need for good quality affordable housing can be met.

Some of the most effective support by local authorities includes what are called 'low level interventions' such as handyman schemes to help older people with DIY tasks and gardening. Tasks which may seem small are often what can make or break someone's ability to go on living in their own home. The council recognises the significant difference that this work can make and will investigate ways to invest in it.

Work on low-level interventions and general liveability is an area which provides great scope for partnerships, for example with West Sussex NHS Trust, housing associations and other voluntary sector organisations. A strategic, multi-faceted approach is needed and there is evidence that such an approach can produce returns in the numbers of people living safely and well at home, and in reduced hospital stays.

5.5.4 Decent Homes

In 2002 the Government extended the Decent Homes Standard, first developed for public sector dwellings, to the private sector. In the same year the Government introduced a Public Sector Agreement (PSA7); this set a target to increase the proportion of vulnerable private sector households living in decent homes. Subsequent targets were introduced 65% by 2006, 70% by 2010, and 70% by 2020.

A decent home is one which is wind and weather tight, warm and has modern facilities. In particular a decent home must:

- Meet the current statutory minimum standard for housing;
- Be in a reasonable state of repair;
- Have reasonable modern facilities; and
- Provide a reasonable degree of thermal comfort

The findings of the 2010 Arun House survey show that 23,270 dwellings have been found to be non decent and therefore fail at least one of the four Decent Home criteria, this represents 37% of all dwellings in the Arun District.

The order of cost associated with eradicating failures against the Decent Homes Standard is some £42.1 million an average of £1,811 per failing dwelling. This level of investment far outreaches any Council's resource, whilst some owner occupied households would be likely to be in a position to contribute to the repair or improvement of their home, the costs associated with remedying properties failing the Decent Homes Standard occupied by vulnerable households, amounts to some £7,280,562, an average of £1,765 per property, manifestly beyond the reach of people reliant upon mans tested benefits.

By comparison, by the end of 2010 all of the Council's own housing stock will have met the Decent Homes Standard.

5.5.5 Housing Act 2004

The Housing Act 2004 introduced a set of provisions for private sector housing including the Housing Health and Safety Rating System (HHSRS). The Housing Act also brought in new enforcement powers and a mandatory scheme of licensing for certain types of houses in multiple occupation.

The HHSRS represented a significant shift from the housing standard. The housing standard was a rigid approach focusing on conditions rather than the outcome of those conditions. The HHSRS is now the principal means for assessing the condition of private sector homes. The system considers health and safety hazards, and the risks within homes.

Further details regarding the HHSRS can be found on our web site. Please refer to the Environmental Health Private Sector Housing Section on our web site www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=238

The 2010 Arun House survey identified that the majority of main Category 1 hazards that have been identified are related to the warmth of the property. The survey determined that conditions are present that would cause a vulnerable person to suffer harm within the next 12 months.

5.5.6 Adaptations for the disabled

Over the last few years the government has undertaken a wide-ranging review of the Disabled Facilities Grant (DFG) programme. The Communities and Local Government (CLG) in 2008 made changes to the programme which raised the maximum grant from £25,000 to £30,000.

Local DFG demand in the Arun District is likely to exceed the available resources during the lifetime of this strategy 2010-2015. We will therefore plan to concentrate our resources on those most in need and explore alternative options for the client with our social care partners. Requests for additional and increased funding based upon demand will continue to be made to central government.

5.5.7 Housing renewal assistance

The Council's Private Sector Housing Renewal Policy – Assistance, Availability and Eligibility 2009 – 2010 sets out the forms of financial assistance provided by the Council for private sector housing renewal and disabled adaptations.

The following forms of assistance are available at September 2010;

Renovation and Repair Loan – to reduce the number of serious hazards occurring in domestic properties and increase the number of properties brought up to the Decent Homes Standard occupied by vulnerable persons;

Empty Property Grant – to bring back into use empty properties and to reduce the use of Bed and Breakfast and other forms of temporary accommodation for homeless families and assist in the development of the private rented sector;

Home Energy Efficiency Grant – to improve the energy efficiency of residential properties and reduce fuel poverty;

Warm Front Top Up Loan – to improve the energy efficiency of residential properties, reduce fuel poverty and bring properties up to the Decent Homes Standard;

Renewable Energy Loan – encourage the installation of renewable technologies by householders and reduce carbon emissions;

Landlord Energy Efficiency Grant in Houses in Multiple Occupation (HMO) – to improve energy efficiency in HMO's and reduce fuel poverty in the private rented sector;

Disabled Facilities Grants (DFGs) – to assist in adapting homes of disabled occupiers to meet their needs and enabling independent living;

Energy efficiency

In terms of energy efficiency, the average SAP rating for properties in Arun is 48 as identified by the 2010 Arun House Survey.

Improving standards

Existing housing will comprise the vast majority of the Arun housing stock for the foreseeable future. It is important that investment is made in ensuring that it is fit-for-purpose. The condition of private housing throughout the Arun District is of concern.

Local partners must work to ensure that existing housing is fit-for-purpose through the implementation of the Council's Private Sector Housing Renewal Strategy Action Plan 2009 – 2014 that includes action to:

- Improve dwellings to Decent Homes Standard through current public sector programmes and through equity release schemes to allow continued investment in the private housing stock;
- Invest in improving energy efficiency in existing homes as part of the overall improvement in housing sustainability;
- Support adaptations to existing homes to meet the changing needs of residents throughout their lifetime;
- Use existing tools such as Empty Dwelling Management Orders where resources allow, grants and loans to bring back empty homes into beneficial use.

5.6 Empty Homes Strategy

Empty homes represent a wasted resource and can have a negative impact on local communities. Some of the consequences of long term empty properties include:

- Attracting crime such as vandalism, arson, squatting and dumping of rubbish;
- Causing damage to neighbouring properties;
- Loss of Council Tax revenue;
- Associated costs such as Environmental health and Police action;

Arun District Council is committed to playing its full part in the national campaign to bring back empty homes into use. The Council's Empty Homes Strategy aims to:

- 1) Identify empty homes within Arun;
- 2) Research the reasons why these 'empty properties' remain void and unused;
- 3) Create and maintain a database of 'empty properties';
- 4) Establish criteria for prioritising individual cases;
- 5) Make the best use of existing properties within Arun by encouraging a range of initiatives designed to bring empty homes back into use as an additional option for the provision of homes for households in housing need;
- 6) Target 'long term empties' and improve the condition of 'eyesore' properties to create a better environment.

The Council will use a range of incentives and measures to encourage and help the owners of empty properties to bring those properties back into use.

Subject to resources being available, applications for Empty Homes Grants will be considered where appropriate.

6.0 DEVELOPING SUSTAINABLE RURAL COMMUNITIES

6.1 Shaping our rural communities

The rural areas in our community play an integral role in helping to shape the distinctive character and identity of the Arun District. But these rural communities cannot stand still. Change is inevitable whether development takes place or not, the choices we make today will shape tomorrow's character of the villages and parishes that make up our countryside. The Council acknowledges that housing plays a critical role in sustaining the wider economic and social structures in our rural areas. The individual Parish Plans set out the distinct aspirations of each parish in the Arun district.

Raise the Roof has a crucial role to promote and deliver sustainable communities – ensuring development occurs in the right place at the right time and makes a positive contribution to people's lives – providing homes, jobs, opportunity and enhancing quality of life. Raise the Roof has an ambition to realise the vision of mixed, thriving and sustainable rural communities.

The rural parishes that make up Arun's countryside provide attractive places to live, however they do face long term sustainability challenges. With housing supply constrained, but more and more people wanting to move to the countryside, rural house prices have risen even more than in the towns of Littlehampton and Bognor Regis. On the other hand, although rural economies perform well in many respects, local employment in the rural Arun area is generally significantly lower waged than in our urban areas. The result is that many of the people who want to work in the rural parishes in Arun increasingly cannot afford to live there, while people who can afford to live there increasingly do not work there. These pressures have serious implications for the sustainability of Arun's rural communities.

6.2 Affordable rural housing

Housing affordability is a significant national challenge. The scale and pace of house price increases over the last 20 years has led to a rapid deterioration in affordability throughout the Arun district. Nationally, the average lower quartile house price was just under four times average lower quartile earnings (work placed based) in 2000, it is now over seven, and over thirteen in the Arun District.

But the issue of affordable housing is measurably more difficult in many of Arun's rural communities. These factors;

- Restriction of housing development;
- Little affordable housing;
- Low local wages; and
- Migratory pressure resulting in very high housing demand –

are having an inevitable consequence. Since supply is constrained, growing pressure to live in the countryside has created an escalating premium on the price of rural housing. This fifth factor, rapidly rising house prices and greater un-affordability in rural areas, is the outcome of the other four. Increasingly in

rural communities' people on low wages can no longer afford a home in the area in which they work.

The trend means that across our rural communities affordable housing is no longer an issue for just a relatively small number of those in greatest housing need; it is now hitting the local primary school teacher, nurse and police officer. These are the people who do the necessary work to manage the countryside and service rural communities and they can no longer afford to live there. If the next generation of working people in Arun is priced out of these communities, if they go on working there at all it will mean commuting from the cheaper parts of our district to rural workplaces that can be many miles away. They will no doubt pass on their way many of the people who can afford to live in these rural homes commuting into towns for their higher paid jobs there.

This matters.

It undermines local economies, services, social cohesion and opportunity. And it is bad for the environment. In other words, it is not sustainable. Action is needed to address these issues. More affordable homes are required and enterprise in rural areas needs to be better encouraged and supported to deliver better paid employment, to create and maintain sustainable rural communities.

There are clear indications that the rural communities in the Arun district are changing. People are migrating to the countryside, the population is getting older and there are fewer young people. Housing is expensive, particularly relative to income levels. Rural economies are diversifying and there are important rural employers in fields of tourism, sport and recreation and an increasing number of small businesses.

The changing nature of the rural population will have an effect on housing needs. There are more people, increasing affordability problems for young people, particular problems for those requiring support and a higher rate of business growth leading to an increased demand for local employees. The changing rural population may also mean more demand for care and support services and fewer people likely to support local services such as transport, schools and village shops.

Affordable housing in rural areas is seen as important in supporting economic development throughout the Arun District. Changes in national, regional and local strategies are likely to impact on the provision of affordable housing in rural areas – not least changes to planning guidance and the development of the Arun Local Development Framework. It is important that the Council uses the opportunities presented to influence regional strategies and develop local strategies that address the needs of rural areas.

6.3 Identifying rural housing demand

Housing demand in rural areas is made up of;

- People raised in the area and who have remained in the area;
- People raised in the area who have moved away but who want to return;
- People working in the area; and
- People with no links to the area who want to move there;

For a number of reasons, assessing housing need in these areas can be difficult. The Housing Needs Survey 2004 has provided some useful data and this has been supplemented by the 2009 West Sussex Coastal Strategic Housing Market Assessment (SHMA). Together these show that there are significant affordability problems in the rural areas of the Arun District and also help to pinpoint the areas in greatest need of additional affordable housing.

Few properties to buy in the District are within the reach of those on low or even average incomes and the problems are most acute in our rural areas. The Action Plan to support this strategy sets out the specific tasks to be undertaken over the next 5 years. Supporting the delivery of affordable housing in rural areas can be achieved through;

- Using planning powers to secure exception sites on the edge of villages for small scale affordable housing development which are proportionate to the size of the village or parish;
- Using planning powers to ensure an affordable element as part of private new-build or conversion; and
- Reducing the loss of existing social housing through RTB/RTA or stair casing of shared ownership (although the losses in rural areas may be slowed as result of the new Protected Designated Rural Area status of many of the parishes in the Arun District);

Meeting housing needs for affordable housing in rural areas is difficult – land prices, development costs, lack of economies of scale and local opposition may all mitigate against rural housing projects. Even when housing need is clearly demonstrated in rural areas there may be no way of addressing it. Sites may not be available, funding may not be available at times, developers may be reluctant to deliver and proposals may not be supported by the local community. Provision will therefore necessarily be a combination of responding to identified need but also taking advantage of development opportunities that arise. So if a site becomes available in a village where there is a proven need, it makes sense to take advantage of that situation – even if that village does not have the greatest need.

Concerns do arise because the housing need in a particular parish has sometimes evaporated by the time affordable housing has been provided. This is not surprising given that lead in time to provide rural housing is typically 2-3 years. It is important to remember that the affordable housing is going to be there for a very long time. There needs to be sensible mechanisms in place to ensure that future lettings are to local people, but

sometimes, in the short-term, a letting may need to be to another local (adjacent) community.

6.5 Time for a new affordable housing model

Throughout the Arun District, the ability to create and retain thriving sustainable rural communities with a diverse array of local service provision, green space, housing land and community facilities, is hampered by high land values, fragmented ownership patterns and poor engagement of the community, in planning decisions and local stewardship. A mechanism is needed to maintain housing affordability, to provide low cost workspace for local services and simultaneously to capture increases on land value for lasting community benefit. Community Land Trusts can do all of these.

A Community Land Trust (CLT) is a mechanism for democratic ownership of land by the local community. Land is taken out of the market and separated from its productive use, so that the impact of land appreciation is removed, thereby enabling long-term affordable and sustainable local development.

The value of public investment, philanthropic gifts, charitable endowments, legacies or development gain is thus captured in perpetuity, underpinning the sustainable development of a defined locality or community. Through CLTs, local residents and businesses participate in and take responsibility for, planning and delivering redevelopment schemes.

Activities of Community Land Trusts include:

- Developing affordable housing to rent or buy for members of the community;
- Enabling residents on lower incomes to acquire an economic interest in the success of their community;
- Developing land for affordable workspace and rental units;
- Providing and maintaining community facilities for social and public services;
- Promoting resident involvement, local democracy and active citizenship;

7.0 PROMOTING SUSTAINABLE HOUSING IN ARUN

7.1 Our sustainability responsibilities as a local authority

Local authorities have an important role to play in local communities by demonstrating leadership on promoting sustainability issues. This role has now become more important with the enactment of the Climate Change Act (2008) and the need for more progress on the ground.

Co-ordination of action will be required at a local level if progress is to be made, particularly in tackling the existing housing stock, to enforce and align housing standards with sustainability objectives and in seeking to go beyond the Decent Homes standard. Arun District Council working through the District-wide Sustainable Community Strategy (*Our Kind of Place*) is in a good

position to play this role, particularly in engaging the community outreach that will be needed to unlock the owner occupied market.

The 'wellbeing' powers conveyed to Local Authorities by the Local Government Act 2000 provide a remit to co-ordinate action and, where necessary, to intervene in local areas, and to participate in new enterprises such as Energy Service Companies (ESCos).

In Arun the more familiar statutory roles of Building Control and Development Control will both play a key role in the delivery of the Code for Sustainable Homes as it converges with Building Regulations, as well as the new requirements set out in the Planning Policy Statement (PPS1) on Planning and Climate Change. These could include on-site renewables and carbon reduction targets to stimulate greater energy efficiency and sustainable energy generation.

The supplement to PPS1 on Planning and Climate Change highlights the importance of taking a strategic approach to low carbon energy infrastructure. It highlights the need to consider how new housing sites will be served, but these should be seen not in isolation from potential renewable energy sources.

7.2 The Arun carbon footprint

The Climate Change Act (2008) requires that by 2050, the UK's emissions should be reduced by 80% compared to 1990 levels. Home energy use in the Arun district is responsible for over a quarter of our emissions. Part of our housing strategy therefore is to reduce carbon emissions from all dwellings in the district to help meet the UK's long term goal. It is important to recognise that 85% of the homes that will exist in 2050 exist already.

Carbon emissions are caused in part as a direct result of our everyday activities. The following all result in carbon being emitted into the atmosphere:

- Burning fuel to heat our homes;
- Using electricity to power our lights and appliances;
- Using fuel to power our vehicles;

We also contribute carbon to the atmosphere indirectly through manufacture, distribution and disposal of the products we consume, including food. The carbon produced as a result of the actions of an individual, a household or an organisation is sometimes referred to as a 'carbon footprint'.

Our footprints add up in the Arun district.

In 2007 the total amount of carbon emissions in Arun was 824,000 tonnes, or 5.6 tonnes per person. In 2007 each household in the Arun district produced about 5.2 tonnes of carbon, which amount to a total carbon output in Arun of around 356,000 tonnes.

If we all tread lightly and minimise our footprints, our collective impact on the environment will be significantly reduced. In this way, the actions in our housing strategy can contribute to meeting our sustainability objectives.

7.3 Reducing carbon emissions from our existing and new build housing stock

Since 1990 the level of carbon emissions from housing have reduced very little even though changes to the building regulations have made newly built dwellings more energy efficient. However, these new homes still emit significant amounts of carbon each year. Emissions from the housing stock continue to increase as we attempt to meet the ever-growing demand for housing in the Arun district.

UK legislation requires that from 2016 all newly built dwellings should be net zero carbon, and therefore these should not add further to carbon emissions. This measure will stop the growth in carbon emissions. However only by significantly improving the existing housing stock can we achieve the required overall 80% cut in carbon emissions across the entire Arun housing stock. So by 2050, carbon emissions from most dwellings will need to be no more than about 1.5 tonnes per year. Emissions vary from dwellings because of their size; build form, number of occupants and their lifestyle. Larger family dwellings will emit more than 1.5 tonnes of carbon, while single occupied flats will emit less.

We must therefore aim to reduce the carbon emissions from all dwellings by an average of 80% to help meet the Council's long term goals for carbon reduction. However, this isn't a straightforward target to meet, especially since Arun has a high percentage of older homes with poor energy performance.

The most significant opportunity to reduce domestic carbon is the reduction of space heating demand – primarily through improvements in building fabric performance and heating systems. Appliances and lighting are also identified as key priorities, requiring less direct intervention to improve properties, and having a higher proportionate impact on emissions because they reduce electricity demand. Successful implementation of the Council's Energy Efficiency Strategy will result in a substantial reduction in emissions from domestic energy use.

The higher densities being achieved by development schemes in the Arun district creates significant potential for the viable development of community heating which could be supplied by natural gas-fired Combined Heat and Power (CHP) or biomass CHP and boilers. The potential to link together residential, commercial and public sector buildings, such as schools and medical facilities, in close proximity has the potential to further increase the viability of this option.

District heating will be an important way to reduce carbon emissions from buildings and come from simple biomass boilers, gas combined heat and power (not zero carbon but low carbon heat and power (CHP) or, when reliable small-scale technologies emerge, biomass CHP. The capital cost and

efficiency of district heating is dependent on density of development. Higher development density can increase the cost effectiveness of district heating in much the same way as it helps to reduce car dependence.

Community heating has traditionally met with resistance by private developers, with a range of objections being raised including additional cost, consumer concerns about service monopoly and the guaranteeing of low energy prices, and security of supply. There is growing evidence that many of concerns can be fully addressed through a contract with an Energy Service Company (ESCO) stipulating the terms and conditions of supply.

7.4 Targeted support for 'fuel poor' households

A range of national and regional programmes have sought to target vulnerable sectors of the housing market. The national Warm Front programme has targeted the 'fuel poor', allocating subsidy for direct use by Local Authorities. This has largely been used to improve Council housing stock, as well as providing grants to vulnerable households through local Energy Advice Centres (EEAC's).

The Decent Homes standard has sought to drive improvements and investment in properties under the controls of Council's and Registered Social Landlords.

Energy suppliers are required to spend a proportion of their turnover on the Energy Efficiency Commitment (EEC) with a requirement to target needy households. Whilst energy suppliers theoretically have the potential to target every household in the Arun district, the cumulative impact of EEC has been relatively limited compared to the potential impact.

The EEC has now been replaced by the Carbon Emissions Reduction Target (CERT) programme, which will seek to double the spending and broaden the target market for support, to include a requirement to spend a proportion of the allocation on micro-generation. The utilities are beginning to take more pro-active stance on providing support for energy efficiency, although their participation in energy service, type arrangements that encourage and sell efficiency has been poor-to-date.

With a limited and reducing budget Arun District Council is increasingly looking to work together at a regional and sub-regional level to pool resources, improve economies of scale and share best practice.

7.5 Financial mechanisms to improve home energy efficiency

The Council's Energy Efficiency Strategy sets out a range of options for householders to access the various loans and grants which are currently available to assist with improving the energy efficiency of a home.

However, the biggest challenge is that based on evidence from the 2010 Arun Stock Condition Survey the average cost of upgrading an existing home to a 'basic' low carbon standard is likely to be £15,000 - £25,000 (at 2010 prices). This is based on a combination of improvements set out in the National

Energy Strategy, and at least one low carbon energy technology per house, with the aim of raising properties into Energy Performance Certificate (EPC) band C. It also assumes existing supply chains, refurbishing homes one at a time and conducting works as stand alone projects and not in addition to existing improvement plans.

Therefore it is vitally important that low cost finance is available for households and easily accessible, through a clear route linked to their property, such as through their mortgage provider, or via local advice or outreach programmes. Financial products such as Kick-start loans, and more locally the West Sussex Credit Union and South Coast Money Line provide models for the provision of debt-based financial support to owner occupiers.

7.6 Future proofing homes in Arun

The current economic crisis raises some interesting issues. Arguably the most sustainable sites to develop –brownfield city and town centres – are now the least viable. With new build housing output greatly reduced over the next few years any increase in build costs are not welcome. However, these are short-term issues and this housing strategy is about keeping our focus on the long term.

In the Arun district delivering ‘future’ standards of ‘zero carbon heating’ (Code level 5) and ‘net zero carbon’ homes (Code level 6) for new-build homes to 2026 will require substantial investment in energy supply technologies and infrastructure. The provision of low and zero carbon infrastructures for new housing sites will therefore be vital in meeting the 2016 zero carbon homes target.

New models of house building will emerge in the future to address the opportunity and challenge of sustainability. Green supply chains are emerging, as well as services such as car clubs, making it easier to create sustainable communities.

The real opportunity for Arun lies in finding the nexus between wider sustainable lifestyles, reduced capital and household costs, catering to the new demographics of single-person households and creating places with increased quality of life. This will not simply be about building greener homes but also about creating places where people can lead happier and healthier lives in the Arun area.

7.7 Promoting sustainable lifestyles in Arun

Sustainable lifestyles in the Arun district must be underpinned by the development of sustainable infrastructure. That will mean:

- Reducing car dependency by creating walk able and cycle able places with local services and amenities serviced by public transport;
- Developing district heating systems as opposed to building specific renewable energy systems;
- Integrating recycling facilities into master plans;

- Promoting local food production, for example by incorporating allotment plots into new developments;

Sustainability will increasingly form part of the Arun Council requirement for developers, as consumers and clients at all levels demand higher quality in sustainable design. Developers and housing associations will be called upon to create a coherent proposition for consumers based on offering a high-quality way of life underpinned by principles such as zero carbon and zero waste.

Tackling carbon reduction change means we must start reinventing not just our homes but also our food, waste and transport systems. It is not just about carbon emissions but our whole ecological footprint. We have to create whole sustainable ways of living with implications for architecture, design, master planning, water usage, biodiversity and tenure.

An approach led by lifestyles and infrastructure is now emerging as the best solution to create sustainable communities. It is based on creating a community with a sustainable metabolism; examples around the world include One Living in Brighton in the UK, Sonoma Mountain village in California and Masdar City in Abu Dhabi.

Buildings are then designed with sufficient attention to energy efficiency. That means good insulation, day lighting, healthy materials, passive ventilation and energy and water efficient appliances but none of this need add great cost to buildings and can sometimes even save capital costs, for example by reducing or eliminating the need for central heating. Level 4 of the Code for Sustainable Homes is a good benchmark.

By foregoing traditional 'green' ideologies such as passive solar design and on-site generation of electricity, a good green home can be built within or close to conventional build cost, particularly as more effective green supply chains have emerged. Sustainable design is then driven by the creation of sustainable lifestyles and underpinned by sustainable infrastructure.

7.8 Sustainable Development in the Arun district

Sustainable development is the core principle underpinning the planning system. Planning authorities are required to ensure that sustainable development is treated in an integrated way within the development plan. In particular, it is necessary to consider the inter-relationship between social inclusion, protecting and enhancing the environment, the use of natural resources, and economic development. Sustainable Development therefore forms an overarching objective that influences all aspects of the Core Strategy of the Local Development Framework (LDF).

The creation of sustainable communities and improving the quality of life of residents and workers is an intrinsic part of sustainable development. The Arun District Sustainable Community Strategy "*Our Kind of Place*" sets out themes and priorities for creating sustainable communities and improving the

quality of life in the District. The LDF will help to implement the spatial aspects of the Sustainable Community Strategy.

Sustainable development which includes taking carbon reduction into account is a central consideration in the preparation of the LDF. The Core Strategy provides the local context for considering the impacts of development on the long-term social, economic and environmental impacts of development up to 2026. The Council is undertaking a Sustainability Appraisal of all emerging Development Plan Documents, to ensure that economic, social and environmental issues are taken into consideration.

The Council has signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. This includes cutting greenhouse gas emissions such as carbon dioxide and preparing for the changes climate change will bring. In addition, as a member of the West Sussex Local Strategic Partnership, Arun District Council has entered into a Local Area Agreement that commits to a *per capita* reduction in carbon emissions of 9.5% (on a 2005 baseline) by 2011 through NI 186.

The West Sussex Renewable Energy Study (2009) was commissioned by Arun District Council, together with four other West Sussex local authorities to provide recommendations on developing policies which positively encourage reduced energy consumption and carbon emissions from buildings and greater sustainable energy generation. Based on the Study recommendations, the Council is seeking a target for reducing the carbon in residential development that exceeds the Government's targets which are set out in Building Regulations.

The study suggests setting a minimum requirement of Code Level 4 for the energy elements, with the potential to reviewing this requirement later in the plan period. As the energy requirement is mandatory and makes up 36% of credits available toward achieving a Code Level, and coupled with the water constraints outlined in the South East Plan setting a minimum of Code Level 4 for new residential development in the District is justified, unless it is demonstrated to be technically or financially unviable.

The Council will prepare a Supplementary Planning Document (SPD) providing guidance to developers on sustainable construction and development to address carbon reduction.

Developments that do not meet the Council's future planning policy criteria could be required to pay money into a central carbon neutrality fund by way of a section 106 agreement. This allows a very cost effective and simple alternative for developers where carbon neutrality is difficult to achieve on-site. This fund could be utilised elsewhere in Arun to reduce carbon emissions by supporting energy savings measures in existing dwellings, to generate energy from renewable technologies and to offset existing carbon emissions by planting trees. These measures will further assist the council in its aim to reduce carbon emissions.

An Arun carbon offset fund would also ensure that additional benefits were gained from carbon offsets. This would include reducing fuel poverty in the area, creating local jobs, retaining funding within the local economy and developing expertise and a technology base for low carbon technologies.

7.9 Promoting renewable energy in Arun

The Council recognises the need to encourage appropriate renewable energy production to reduce reliance on fossil fuels and reduce carbon emissions while protecting the distinctive environment of the District.

PPS22 'Renewable Energy' sets out national policies for renewable energy and small scale renewable energy developments. Proposals for renewable energy provision will be encouraged in accordance with Government guidance including the PPS1 Supplement 'Planning and Climate Change', and will be taken into account in the forthcoming Site Allocations and Development Policies DPD.

The West Sussex Renewable Energy Study (2009) has identified and assessed potential renewable energy resources in Arun, drawn from a range of sources, including wind turbines (mainly medium/small scale), solar photovoltaic, solar water heating, energy crops/biomass and gas/wood/waste fired Combined Heat and Power (CHP). The Study assessed the landscape sensitivity of areas within Arun and the potential impact for renewable energy proposals on the character of the landscape rather than identifying specific locations for renewable energy projects.

The Study recommends setting on-site renewable energy targets for new development, which should be developed in the context of an 'Energy Hierarchy' where first preference is given to 'Energy efficiency' measures, followed by 'Zero carbon energy sources' (e.g. solar photovoltaic or small-scale wind turbines), and lastly 'Low carbon energy sources' (e.g. Combined Heat and Power).

The Council will undertake further work to identify targets which will be set out in the proposed SPD on sustainable construction and development to address climate change. Until further guidance is produced, the Council will consider proposals for stand alone renewable energy projects on a case by case basis, and will encourage developments to incorporate on-site renewable energy sources in helping to meet the Code for Sustainable Homes and BREEAM standards.

8 MANAGING THE COUNCIL HOUSING STOCK

8.1 Our housing stock

The Council has a stock of 3,416 properties and no issues of lack of demand as at September 2010.

Arun's housing stock represents approximately 5% of the total housing stock in the District and whilst this exceeds the RSL proportion of 4%, this balance

is likely to change over the passage of time as the Council's short leases expire and the numbers of new units going into RSL portfolios increase.

Nevertheless Arun's portfolio is important to the provision of housing supply and its importance is significantly greater than its percentage of the total stock in the area, given the high proportion of owner-occupied homes and also the issue of affordability of housing in Arun.

The ageing profile of Arun's population generally is reflected in the council's own tenants, with the result that there is likely to be increased pressure from works to assist disabled tenants to continue living in their own homes.

8.2 Housing Revenue Account

Financially, Arun has suffered from declining income on some services it delivers and in addition Arun is also in a negative subsidy position on the Housing Revenue Account. This situation is predicted to worsen as the payments to Central Government will increase and the prospect of receipts from further Right to Buy sales is bleak in the current climate and for the foreseeable future.

Putting this into context : since 2004 Arun has received the sixth lowest level of Homes and Communities Agency (HCA) funding of any of the 67 Councils in the South East – this despite having one of the largest populations in the region and the second highest affordability level in West Sussex. Arun will have to dig deeply into its accumulated reserves to maintain its assets and levels of service delivery.

What is clear is that the Housing Revenue Account (HRA) in its present form, will be dismantled. Councils will no longer have to pay some of their rents to government; but government will no longer subsidise those councils whose rents do not cover all their costs. Dismantling the HRA is a groundbreaking change because so much of housing policy in the last twenty-five years has been driven by the HRA. Rent restructuring, Decent Homes and stock transfers have all been designed around the HRA.

8.3 Managing our housing assets

Housing Service Asset Management is the systematic planning and control of physical resources throughout their life. It includes the specification, selection of materials, design and construction of assets, their operation, maintenance and modification while in use, and disposal when no longer required or where alternative usage provides a greater benefit to Arun District Council or Housing Service customers.

Our Vision Is

To manage the HRA assets for the maximum benefit of Housing Service residents and to support the overall objectives of Arun Sustainable Community Strategy and the housing strategy.

8.3.1 Summary description of the Assets

Arun Housing Services holds its assets grouped as either Operational or Non-operational. Operational assets by far the greater volume and value of assets are the residential properties that make up the Council's housing stock together with those properties held under lease arrangements.

Housing Service's Non-Operational assets consist of all other types of property e.g. garages, car parking areas and miscellaneous small parcels of land.

8.3.2 Main Objectives

Operational Assets – Core Housing Stock

Objective: To provide Decent Homes in a pleasant and safe environment and to manage the utilisation of operational stock in the best interest of our customers and the Council's HRA. This will be achieved through:-

- Meeting the target to bring all units up to the Decent Homes Standard, as agreed with our residents, by 2010.
- Meeting all relevant statutory and regulatory requirements.
- Implementing Environmental Improvement projects.
- Delivering an excellent Repairs and Maintenance service.
- Ensuring void properties are returned to occupation with the minimum of delay.
- Carrying out all necessary property adaptations as assessed against individual customer needs.
- Matching demand to supply in the provision of both general needs and special purpose accommodation (e.g. Sheltered Housing) – within the constraints of funding and new development opportunities.
- Offer appropriate support for older people and vulnerable households as well as those with particular needs.

8.3.3 Operational Assets – Leased Properties

The use of leased properties by Arun Housing Services to provide accommodation for homeless households is a relatively recent policy initiative prompted, by changes in Government policy and targets to reduce the use of bed and breakfast. However, national policies now being enforced oblige Arun to restrict its use of leased accommodation, which is causing increased pressure on accommodation available for homeless people. A long-term strategy for the management of these assets would therefore not be appropriate.

The short-term objective for the management function is "To support the ongoing management of leased properties whilst alternative homelessness solutions are developed, to secure the leases with terms and conditions that limit the potential for diverted resources and longer-term financial risk".

The priority action is the development of the longer-term strategy for replacing leased properties and their contribution to addressing the problem of homelessness.

8.3.4 Non-Operational Assets – Garages and Parking Spaces

To ensure that these assets are effectively maintained for use by our residents and that those assets that are privately leased or rented are charged at appropriate market rates.

Where there is low/no demand for the assets that they are disposed of to the best benefit of Arun District Council as part of its contribution towards the delivery of the District-wide Sustainable Community Strategy, where possible generating additional plots for residential development in the form of social housing units.

9.0 HOUSING AND SUPPORT FOR VULNERABLE PEOPLE

9.1 Roles and responsibilities

Arun District Council does not have a statutory responsibility for the provision of social care, this lies with West Sussex County Council (WSCC). WSCC spends about a seventh of its total budget providing accommodation for some of the most vulnerable members of our community. This strategy is about how we will work with our partners at WSCC to provide a better service for those customers. We are keen to support vulnerable people to live a full and independent life with the same choices, opportunities and responsibilities as the rest of the community.

Having the right place to live is an important part of being independent, somewhere you can receive the care you need but still call your home. This means that both authorities need to be more efficient to cope with rising demand and shrinking resources. Raise the Roof sets out how we can square that circle of improved services offer more choice for customers whilst at the same time being more efficient.

The responsibilities of both WSCC and Arun District Council are based on legal obligations set out in Acts of Parliament. In some cases who should be the lead Authority is clear – a 95 year old who needs nursing care will be supported by the County Council and a homeless person who does not have additional care needs would look to Arun District Council for support.

However, for some customers who need both a roof over their heads and additional support the boundary between the County Council and Arun District Council can be far from clear. This lack of clarity can have a devastating effect on customers who are unsure who to turn to for help and can end up bouncing between organisations. No one in the public sector sets out to create this situation, people are trying to do their best for the customer in front of them, but the situation is often complex and sometimes we simply can not meet the customers needs as quickly as we would like. We need therefore a good understanding of what can be delivered by WSCC and Arun District Council, so we can have an honest and accurate conversation.

There is recognition that together WSCC and Arun District Council can improve the situation for customers who need supported housing. Partly this is about developing a shared understanding of the overall level of need for

supported housing both now and in the future. We can then plan together to try and meet that need. This will be about doing deals and will require the creative use of land and existing stock but by working together we can do more than as individual authorities.

We also need a better understanding of how the boundaries between our work from the customer point of view. We can then see which of our practices we can change to improve the service for our customers. Finally, we need to explore whether by using our statutory powers, instead of simply meeting our statutory duties, we can help some of the most vulnerable people in our communities.

The need for a range of housing with support options has been identified through the WSCC Supporting People strategy and Accommodation Strategy. The supporting people programme provides support to a wide range of people including; young people, people with physical disabilities, people with learning disabilities, people with mental health problems and people fleeing domestic violence.

9.2 Independent living

Promoting independent living for vulnerable people will mean taking a new approach to accommodation. Basically this boils down to helping people gain and maintain independence. The type of accommodation which people need to gain independence varies considerably. For most care leavers for example a general needs property will be ideal provided, they receive the help they need to adapt to living on their own. For other people all that is needed are simple adaptations such as widening doorways and they can then live independently. With other people the emphasis is less on the physical building and more on its suitability to provide the care and support they need on an on going basis.

For some, mainly older people, the challenge will be around maintaining independence. Sometimes people will need adaptations to their home to help them live independently. These can range from the relatively minor (fitting grab rails) to major works funded by Disabled Facilities Grant (building an extension). We can also use technology to help people live independently – the Telecare scheme is an example. There may also be other options such as Homeshare which helps people maintain independence by facilitating them sharing their home with someone who can provide support. We also need to understand all of the network of support which goes to helping people maintain their independence.

Accommodation is not just about having access to a property with the right physical features – for example a wheelchair access if you are a wheel chair user. We all need shelter but we need more than that to make a home. Many of the factors which contribute to vulnerable people being able to lead full lives are nothing to do with the building they live in or even the care they receive.

9.3 Gypsies and travellers

The strategic housing role of the Council includes a wide range of responsibilities including creating homes that people can afford in places they want to live. This includes providing permanent sites for that section of the Gypsy and Traveller community who want to preserve their traditions and live in a caravan.

Ensuring that the needs of minority and vulnerable communities are catered for is an important aspect of this housing strategy. A recent national report shows that 1 in 5 (21%) Gypsy and Traveller caravans have no authorised site, despite a desire by their owners to have a permanent base. Poor access to good quality, well managed sites contribute to the community's lower than average life expectancy, high infant mortality, and under achievement in school.

The need for the permanent provision of good quality pitches and sites for these families is acute. Other benefits resulting from providing permanent provision of sites in the Arun District will be to reduce the number of unauthorised encampments and the problems associated with them reduce the need for and cost of enforcement action and provide the basis for the Council to tackle the inequalities in access to service provision experienced by Gypsies and Travellers.

The Council commissioned Baker Associates in 2008 to investigate potential sites for Gypsies, Travellers and Travelling Showpeople make recommendations and develop a criteria-based spatial planning policy. The report recommended that the Council produces a Development Planning Document (DPD) which will involve a further round of public consultation and a planning enquiry before formal adoption.

The current regional allocations (pitches) required in Arun area are as follows:

	Gypsies and Travellers	Travelling Showpeople
Between 2006-11	9	-
Between 2011-16	8	2
Between 2006-16	17	2

When Arun considered the regional proposals for further site allocations in October 2008, it expressed a preference that the number of pitches for Gypsies and Travellers from 2006 to 2016 to be 14. This was the figure based on identified local need.

For Travelling Show people the provisional need is for 2 pitches between 2006 and 2016. In both cases, for Gypsy and Travellers and Travelling Showpeople, this level of provision is for **permanent** pitches. There will be a further requirement for all West Sussex authorities to agree a on a way forward in relation to the provision of transit sites.

It needs to be emphasised that while the Council may recommend a series of sites to be promoted as permanent ones, the Development Planning

Document (DPD) process allows other sites to come forward as alternatives and to be argued as preferable at an ensuing public inquiry before an independent inspector. Therefore there is no guarantee that any site identified by the council will ultimately be designated as a permanent site.

This housing strategy includes an action to identify suitable permanent sites for gypsies, travellers and travelling showpeople in accordance with the DPD which is due to be produced by mid-2012.

9.4 Housing for older people

The Census 2001 information shows that the Arun District has the second highest percentage of retired people out of the South East's 67 local authorities. The population projections for Arun demonstrates a dramatic rise in those aged over 85 and over 90 with increase of 11% and 33% respectively during the period 2001-2016. These clear demographic changes in the Arun population, put pressure on the demand for support services that will enable independent living. Ward profiles for all 26 wards within the Arun district are available on the Arun website, www.arun.gov.uk

Raise the Roof has been written so that the Council and its partner agencies respond to the specific housing needs of older people living in the District. The overall aim is to consider the role of housing and the impact of the Council's strategic priorities around the promotion of well being, linked to health, environment and prosperity. As a Council we need to ensure that older people in Arun have access and choice to appropriate housing with the support to live independently if needed. With this in mind, Raise the Roof sets out a long term vision for the future of our community and paves the way for Arun to become an even better place for older people to live in.

Having a good quality of life, regardless of age, is what we all aim for. However, the natural ageing process, and the major life changing events, which are more likely to occur in older age, can affect people's quality of life and lead to exclusion. For example retiring from work may mean that there is more time for a social life and community participation, but could lead some people feeling isolated and worthless. The death of a spouse could lead to isolation and loneliness.

We also need to recognise that as people get older they can become more susceptible to health issues that, without support, can impact significantly on the quality of their life. For example, the proportion of people suffering from dementia increases from 1 in 1,000 for those aged 40-65, to 1 in 50 aged 65-70, 1 in 20 aged 70-80, and 1-5 aged 80+. Consequently the things that affect our quality of life, both positively and negatively, are not only about us as individuals. They are also about the interplay between us, and our surroundings, both at a local and wider society level.

Raise the Roof is produced with a clear focus on older people. Arun's Core Strategy, due for adoption in 2012, provides the framework that will guide policy for development and land use in the District over the next 16 years. A key aim is to ensure that the growing needs of an aging population are given

full consideration when planning future land use and development. The Core Strategy will enable independent living through the adoption of 'Lifetime Homes' standards for new homes and the promotion of new development close to local centres, facilities and transport routes. It also looks to increase the provision of extra care housing, residential and nursing care in the area for those who will require these services.

Demographic changes and different expectations about housing and support services require the Council and our partners to look at our services and decide whether they still meet needs. As a provider of sheltered housing services, the Council will continue to monitor demand for our schemes and take action when required. We will also continue working to make all of our housing advice and housing options services as accessible as possible. We will go on working with our Registered Social Landlord partners who are looking at their own schemes in Arun and whether they need to adapt them to meet changing needs and expectations.

Raise the Roof is a community led housing strategy which looks at the major issues which can affect a good quality of life. Each section contains messages from consultation, what is currently being done in the District and what will be done in the next five years. The aim is to identify and address the right issues so that Arun continues to be a great place for older people to live.

Our strategic approach for the next five years therefore will be to;

- Work with statutory and voluntary sector partners to ensure quality services are provided to older people regardless of tenure
- Provide Disabled Facilities Grants to households in the private sector
- Promote the equity release scheme for elderly home-owners who are 'asset rich, but revenue poor'
- Monitor supply and demand for accommodation for and by older people
- Support RSL partners who need to reconfigure or decommission sheltered housing schemes
- Promote the delivery of 'Extra Care' housing provision throughout the District
- Review the capital investment needs in the Council's own sheltered housing schemes
- Provide incentives for single older Council tenants who are occupying family-sized accommodation
- Work with West Sussex County Council Supporting People on the revenue funding challenges for supported housing into the future.

9.5 Housing for young people

9.5.1 Young homelessness 16 – 19 year olds

Homelessness amongst young single people is an increasing problem in the Arun District. The Homelessness Act 2002 (Priority Needs Order) extended the priority needs category to include 16 and 17 year olds, and to care leavers aged 18 to 21. The Council's Homelessness Strategy 2008-2013 identifies homeless and potentially homeless young people leaving care as being a major focus for homelessness prevention and support. The strategy identifies the need to address the provision of supported housing projects for 16-18 year olds in Arun in view of the Government target to stop using Bed & Breakfast accommodation for this group by 2010.

In talking with the Arun Youth Council as part of the consultation process for this strategy, concern was expressed at our ability to provide appropriate accommodation with support for young people, especially 16 and 17 year olds. We recognise the need to develop a separate multi-agency strategy setting out how we will provide for this age group as well as how we will meet the B&B target for 16 / 17 year olds. The review of the Homelessness Strategy identified that these are households who face particular problems with homelessness and therefore the importance of Supporting People funding to assist them.

The West Sussex Young People's Accommodation and Support Strategy 2006-2009 sets out the strategic direction for supported accommodation and housing options for vulnerable young people in West Sussex. It aims to develop a coherent approach to how vulnerable young people get access to supported accommodation and other housing options covering areas such as:

- assessment arrangements for joint Children and Young People's and Housing assessments;
- improving access routes to supported accommodation;

9.5.2 Statutory responsibilities for 16 and 17 year olds

The primary duty to a homeless 16- or 17-year-old is under the Children Act and the ongoing duty to accommodate and support that young person will normally fall to the children's services authority WSCC. This can entail a range of support owed to certain children 'looked after' by a local authority, which may continue until the age of 21.

A homeless 16- or 17-year old who applies to Arun District Council will be provided with interim accommodation under homelessness legislation. They will be referred to WSCC for an assessment of their needs under the Children Act, unless the young person is resourceful and does not wish to be referred.

Arun District Council and WSCC will work together to produce a framework for the joint assessment of 16- and 17-year olds.

9.5.3 Arun Foyer

It is against this background and strategic context that Arun District Council has decided it is necessary to commission a Foyer scheme in the district for young people aged 16–25. A Foyer is a supported housing scheme with a primary focus on helping disadvantaged young people, aged 16-25, who are homeless or in housing need, achieve the transition from dependence to independence.

The Arun Foyer will be designed to offer integrated access to, at a minimum, affordable accommodation, training, guidance, personal development and job searching facilities.

Raise the Roof is really the start of a journey to a new approach to accommodation for vulnerable people. In many ways it is aspirational and sets out a direction of travel. We do however think it will play a key role in helping people gain independence and maintain independence.

Glossary of terms

AIRS (Action in Rural Sussex)

A charitable organisation working with rural communities

Affordable Housing (AH)

Housing for rent and through low cost home ownership initiatives which is available at a cost below that of market housing for those unable to satisfy their housing need without financial assistance

Allocations policy

A policy which states the procedures and on what basis people will be allocated an affordable home

Asset Management Plan

A Council Plan setting out the approach to management of the council's assets

Black and Minority Ethnic (BME)

Specific community groups

BREAMM

This is an environmental assessment method designed to help construction professionals understand and mitigate against the environment impacts of the development

Brownfield land/site

Previously developed land

Capital Strategy

The Capital Strategy describes how the deployment of capital resources contributes towards the achievement of the council's aims.

Choice Based Letting (CBL)

A scheme ensuring that social housing tenants have more choice and control over where they live.

Decent Homes Standard

A Government target to get homes up to a certain standard by 2010

Department for Communities and Local Government (DCLG)

Government Office responsible for the Housing

Disabled Facilities Grant (DFG)

A mandatory means-tested grant which is available to the disabled for adaptation to their homes

Empty Homes Strategy

Identifies empty properties, establishes a programme of action, maximises resources to enable re-use of existing empty stock and identifies partners to assist with implementation of the strategy.

Financial Strategy

The Council's overarching financial plan for the effective and efficient use of resources and delivery of services

Fuel Poverty

Where a combination of poor housing conditions and low income mean that the household cannot afford sufficient warmth for health and comfort. The widely accepted definition of fuel poverty is where a household needs to spend 10% or more of income to meet fuel costs.

Fuel Rich

People who are able to fuel their homes and are spending less than 10% of their income on meeting their fuel costs

Home Improvement Agency

A service that assists older and disabled residents to repair, renovate and adapt their homes

Homelessness Strategy

The findings of the Council's review of homelessness in Arun with actions to be taken to tackle and prevent it

Homes and Communities Agency (HCA)

A public body that provides grants to Registered Social Landlords

Lifetime homes

Homes that can be adapted to suit the changing needs of people throughout their lifetime, for example designing a house of certain dimensions to accommodate a wheelchair.

HomeBuy

A scheme designed to give more people the opportunity of getting into home ownership.

Planning Policy Statement (PPS)

Guidance from Government on planning matters.

Private Sector Housing Strategies

The setting out of objectives and priorities for the renewal of the private sector.

Registered Social Landlords (RSLs) or Housing Associations (HAs)

Providers of affordable housing, registered with the Housing Corporation to access public funding

Renovation Grant

A discretionary means tested grant for owner occupiers to make their homes decent to live in

Rural Housing Enabler (RHE)

A post funded by the government and local authorities to work in rural settlements with residents and Parish Councils to help identify and meet their affordable housing needs

Safer Arun Partnership

Responsible authorities, local agencies and organisations working together to develop and implement strategies to tackle crime and disorder

Section 106 Agreement

An agreement that may have to be signed before planning permission is given between parties such as developers, landowners and the Council that aims to secure certain social and -other infrastructure facilities or contributions as part of a new development. Affordable housing, open space, health and education contributions may need to be secured to compliment and facilitate developments

Shared Ownership

A type of affordable housing which is available to part purchase and part rent from a social landlord.

Stock Condition Survey

A survey of housing stock to assess its condition

Stock Options Appraisal

An assessment of the future of the management and ownership of the Council's stock

Supporting People (SP)

A programme that delivers housing related services including help with sustaining tenancies, with the aim that vulnerable people lead more independent lives

Warmfront

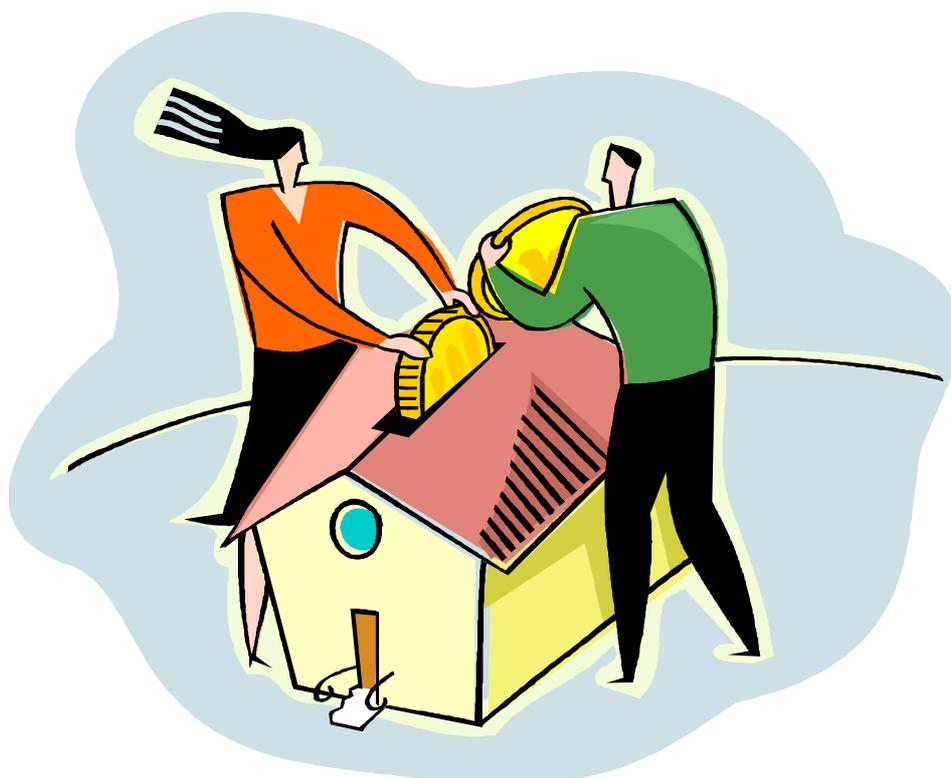
Measures to improve energy efficiency to people who receive benefits, such as cavity wall insulation

West Sussex Coastal Strategic Housing Market Assessment (SHMA)

A report prepared by GVA Grimley for the council's of Arun, Chichester, Worthing and Adur assessing housing market needs

Raise the Roof

A community led housing strategy for Arun



Produced September 2010.