

**Agenda Item No:** **Report No:**  
**Report Title:** **East Sussex Local Investment Plan**  
**Report To:** **East Sussex Local Investment Plan Sub-Committee** **Date:** **20 July 2010**  
**Lead Councillor:** **Councillor Mike Chartier**  
**Ward(s) Affected:** **All**  
**Report By:** **Head of Housing Services**  
**Contact Officer(s):** **Andy Chequers – Head of Housing Services**

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**Purpose of Report:**

**To present the latest version of the East Sussex Local Investment Plan to Members of the Sub-Committee.**

**Officers Recommendation(s):**

- 1 That Members approve the Local Investment Plan for forward submission to the Homes and Communities Agency.**

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**Reasons for Recommendations**

- 1** The “Single Conversation” is the Homes and Communities Agency (HCA) business process through which the HCA, local authorities and other key partners will develop a Local investment Plan (LIP) and Local Investment Agreement (LIA) for East Sussex to help determine key areas for potential housing investment.
- 2** The Single Conversation is intended to reach a shared view regarding investment priorities for East Sussex and to enable the HCA to plan investment more strategically across the area. This will include funding for necessary infrastructure (such as highway access or drainage works) to unlock development sites; affordable housing subsidy; and, potentially, private housing renewal grants.
- 3** Following the adoption of a LIP , a L will be agreed which will set out the HCA's proposed investment in the area over the next 3 years.

**Information**

- 4** Members will recall that a report was presented to Cabinet on 8 June 2010. The Cabinet approved the proposed process and timescale for preparing the

East Sussex LIP and delegated authority to this Sub Committee to agree the content of the LIP.

- 5 Attached at Appendix A is the latest version of the LIP. NB this is likely to change as some Local Authorities are still submitting sites to the coordinator of the LIP at the time of writing the report. This will change some of the figures, but not the essence of the document. This will not affect the outcome for Lewes District Council.
- 6 Attached at Appendix B is the latest version of sites at the time of writing.

### **Financial Appraisal**

- 7 The Local Investment Plan and the Local Investment Agreement will provide a framework by which the Homes & Community Agency (HCA) will direct central government capital funding for housing to East Sussex through the Single Conversation. Initially, this will encompass existing HCA programmes such as the National Affordable Housing Programme which funds Housing Association and other registered housing provider developments, the Kickstart programme aimed at moving forward stalled housing sites and Local Authority New Build Housing Programmes. It is also possible that in future it may encompass other housing programmes such as Private Sector Housing Renewal programmes currently administered by the Regional Housing Board, although this is as yet unconfirmed.
- 8 The Investment Plan is not a bidding document but will be used to ensure that HCA programmes take account of local priorities; including the need to support the economy, employment etc. and that these help inform their investment decisions. The HCA will have invested over £85M in housing projects in East Sussex over the period 2008-2011.
- 9 The impact of the June 2010 emergency budget is still being assessed but as far as the HCA national programmes are concerned we do know that:
  - The Housing Market Renewal 2010/11 Budget was reduced by £50m
  - Growth authorities were advised about their 2010/11 allocations on 2 July 2010. This does not affect East Sussex councils.
  - The impact on the National Affordable Housing Programme (NAHP) will be advised by the end of July 2010. This affects all councils.
  - Funding has been given to Kickstart round 2 allocations approved before 6 April 2010. This does not affect East Sussex councils.
- 10 The broader financial horizon for capital funding is bleak. Whether housing emerges as a national priority remains to be decided as the Treasury public expenditure review committees meet over the coming months. The NAHP budget for 2010/11 is £2.5bn. It is the largest spending stream of the HCA and is essential to help social landlords deliver affordable housing, particularly for rent.

## **Environmental Implications**

- 11** A successful LIP will enable the resources we require to achieve regeneration by developing sustainable new homes. It will also enable the necessary infrastructure to be brought forward to ensure that the homes are accessible and become part of thriving communities.

## **Risk Management Implications**

- 12** No new risks will arise if the recommendations are implemented
- 13** If the recommendations are not implemented, the residual risks that cannot be mitigated fully are that developments within Lewes District Council area would not receive HCA funding and therefore the Affordable Housing Programme may not be delivered.

## **Background Papers**

- 14** Attached as Appendices

## **Appendices**

- 15** Appendix A – The LIP document  
Appendix B – The list of sites covered by the LIP