

Draft East Sussex Local Investment Plan 2011-14

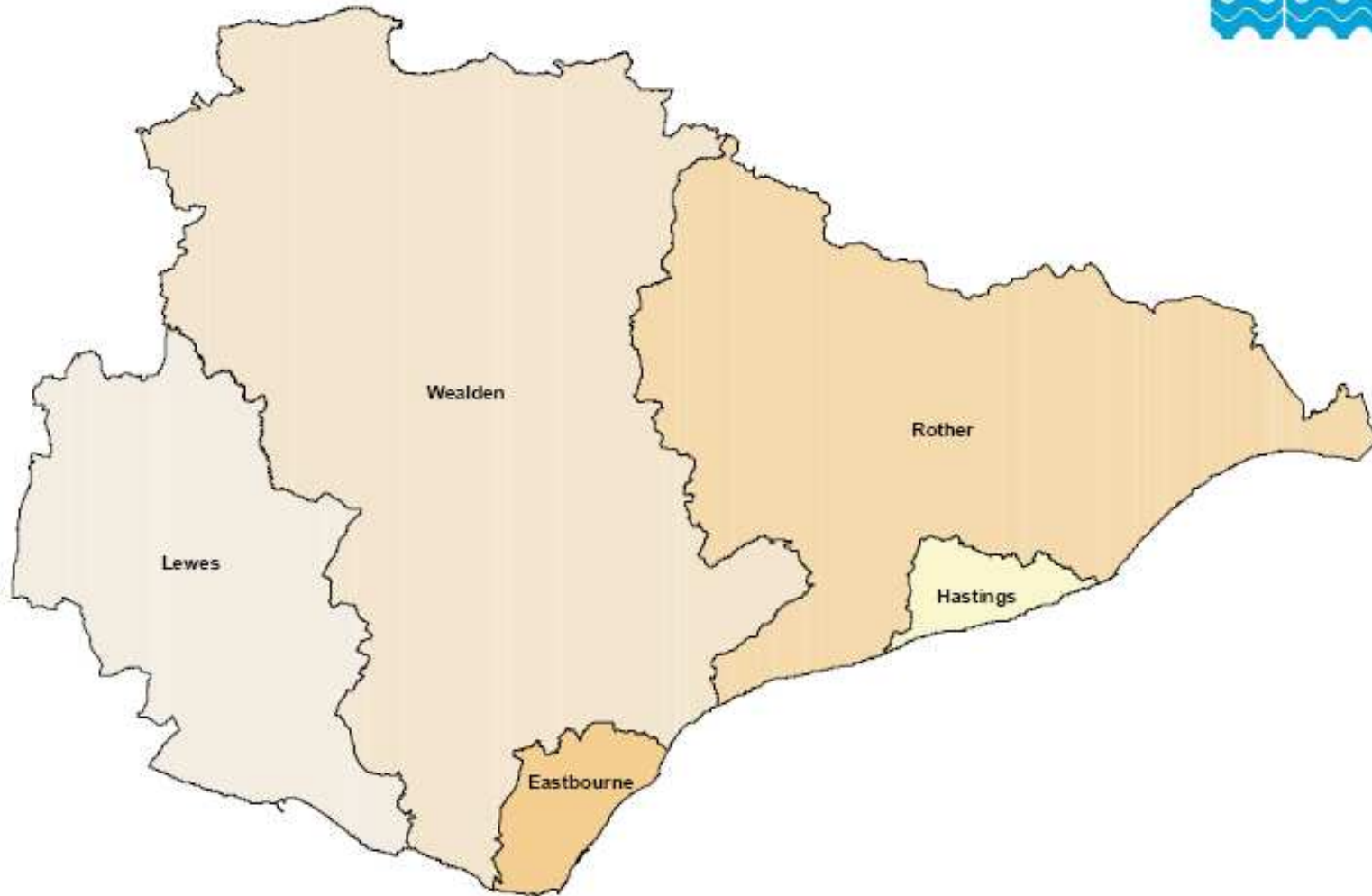
Notes to partners:

Partner consultation on this document has now formally closed. This final draft version is for Leaders and Chief Executives to consider prior to JL&ESCEG meeting to be held 23rd July where it will be recommended for approval. Comments from Leaders and Chief Executives will be taken account of, as well as any other feedback on areas of inaccuracy.

Please e-mail any comments to: aspring@hastings.gov.uk



Boundary map of East Sussex - districts



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INTRODUCTION

The Single Conversation is the Homes and Communities Agency's (HCA) business process through which the HCA, local authorities and other key partners will determine key areas for potential housing investment. The HCA is the Housing & Regeneration Agency for England. It was formed in December 2008 combining the Housing Corporation and English Partnerships to form an organisation responsible for delivering investment to enable affordable housing delivery and regeneration schemes across the Country.

The first stage of this is to develop a Local investment Plan (LIP) followed by a Local Investment Agreement (LIA) for East Sussex to help reach a shared view regarding investment priorities and to enable the HCA to plan investment more strategically across the area. This may include funding for necessary infrastructure to unlock development sites, affordable housing subsidy and, potentially, private sector housing renewal funding.

Following the adoption of the LIP, a LIA will be agreed which will set out the HCA's proposed investment in the area over the next 3 years (2011-14).

The LIP takes a holistic and realistic view of housing delivery and investment priorities and demonstrates that it is more than simply the sum of the aspirations of 6 individual local authorities that cover East Sussex.

Emerging Local Development Frameworks, Countywide Economic Strategy and the countywide Transport Plan 3 are currently in development. These important strategic documents will help us shape a future refresh of the LIP that considers the requirements for East Sussex in the longer term.

Document Structure

Section one of the LIP consists of a short narrative summary of county-wide strategic priorities taking its lead from Pride of Place¹ and supporting strategies. Section two explains the profile of East Sussex, highlighting the gaps and barriers to delivery, providing evidence for the decisions made within this document in terms of strategic priorities and delivery plans. Section three details site allocations through priority delivery programmes, identifying the housing investment required over the period 2011-2014. The programmes take into account linkages between neighbouring boroughs and districts in terms of meeting overall housing and regeneration plans for the county.

The diagram overleaf (diagram 1) demonstrates the structure of the Local Investment Plan for East Sussex from priorities through to delivery.

¹ Pride of Place is the East Sussex Strategic Partnerships Sustainable Community Strategy

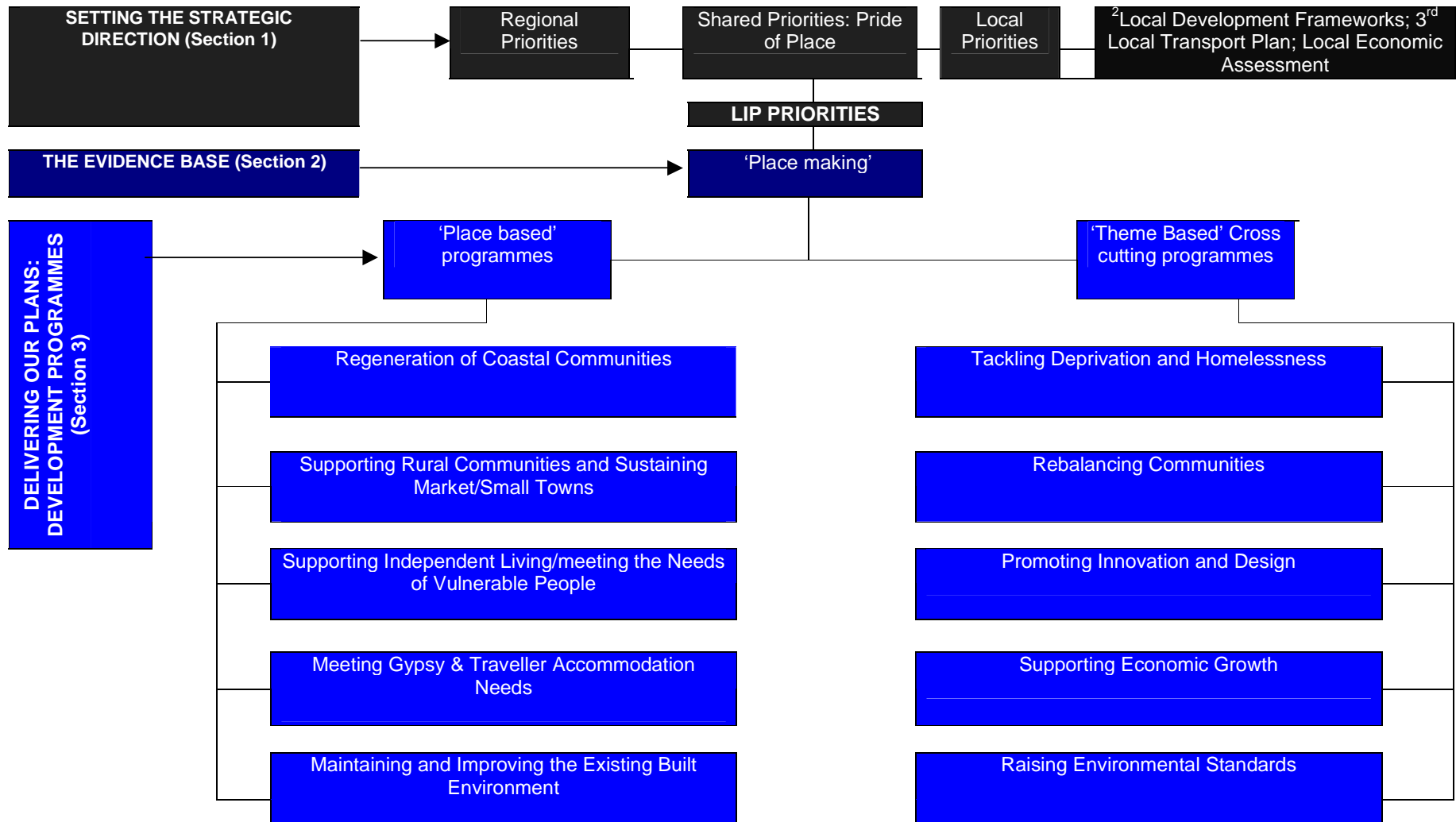


Diagram 1: Structure of Local Investment Plan for East Sussex

² These documents will influence a refresh in Spring 2011
 AS/LIP Final Draft version 1.1

Why a Local Investment Plan?

The development of an East Sussex LIP provides an opportunity to consider longer-term investment needs from a position of far greater financial and strategic clarity. Added to this it:

- Provides a robust foundation for the Single Conversation with the HCA, moving towards a Local Investment Agreement (LIA).
- Builds on an existing partnership approach, encouraging all partners to consider the barriers to delivery present in East Sussex and to think creatively and proactively about how to overcome those barriers. For example, a combination of factors creates an environment particular to East Sussex, which makes the delivery of nil grant schemes virtually impossible. An inevitable squeeze on public spending will see the HCA expecting an increase in such schemes, or careful consideration as to the amount of investment required per unit, rather than an expectation of 'maximum grant'. The East Sussex Housing Partnership, through the LIP (and later re-refresh) has the opportunity to consider different approaches to delivery, including use of public land and consideration of a 'Total Place' approach.
- Adds value to a number of developing plans including the five Local Development Frameworks (LDF), the 3rd Local Transport Plan and the Economic Assessment document, integrating housing, economic development and infrastructure plans for East Sussex.
- Leaves East Sussex better prepared to respond to any potential future changes.

Governance and Reporting Lines

The Single Conversation process is being managed through the following partnership (East Sussex Housing Partnership) structure:

- The East Sussex Joint Leaders & Chief Executives Group (Project Sponsors) are responsible for signing off the Local Investment Plan and Local Investment Agreement on behalf of East Sussex.
- The East Sussex Chief Executive Group (The Partnership Board), comprising the Chief Executives of the local authorities and the lead officer of the East Sussex Housing Delivery Group, together with representation from the HCA, GOSE, etc. have the overall responsibility for steering of the Single Conversation process.
- The East Sussex Housing Delivery Group, (The Executive Group) comprises a broad membership, including senior representation from each of the Districts and Boroughs and East Sussex County Council, as well as the Government Office South East, SEEDA, the HCA and Registered Social Landlords (RSLs). The group will be represented by Heads of Housing and Senior Planning Staff, with co-opted staff from key stakeholders. The group will report directly to the ESCEG through the East Sussex Housing Delivery Group lead officer and Chief Executive Coordinator. This Group will have the responsibility for considering the detail of the LIA and LIP

proposals and for delivering the outputs required. A number of themed group meetings have also been utilised to support the LIP development process.

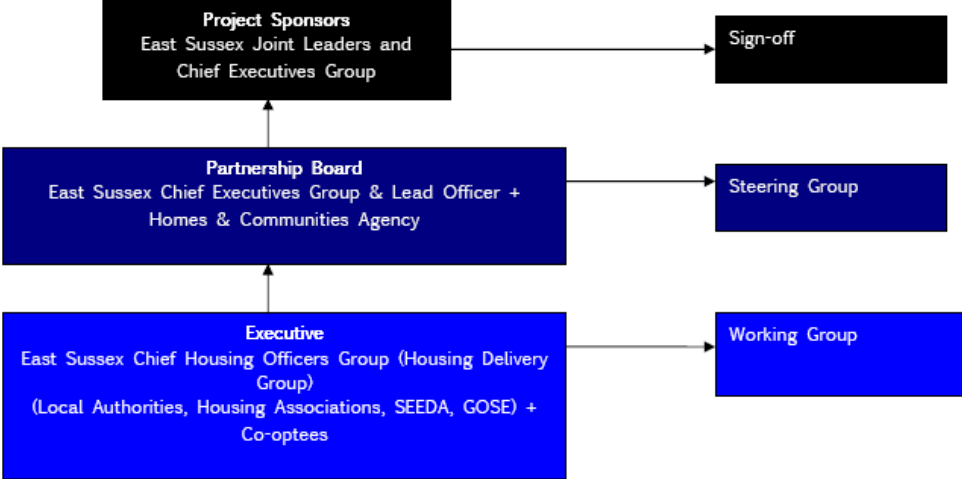


Diagram 2: Governance Structure

1. PRIORITIES

These priorities take their focus from the East Sussex Strategic Partnership (ESSP) Sustainable Community Strategy 'Pride of Place'³, along with a number of other regional and local strategy documents⁴, all of which have been through robust consultation processes prior to adoption. The LIP priorities represent a synthesis of current priorities for East Sussex as a whole. They form the basis for the 5 'Place Based' delivery programmes and 5 cross cutting programmes, set out in Section 3, and have informed decision making in regard to sites (and non-site specific programmes) for inclusion within those programmes. The agreed priorities are:

- **Supporting Economic Growth and Tackling Deprivation** – Pride of Place recognises that affordable housing provision is a significant barrier to economic growth: 'There are four key areas that need to be addressed for the County's economy to grow and prosper: creating sustainable enterprise and improving productivity; reducing the barriers to employment (e.g. affordable childcare, public transport and low wages); developing essential infrastructure (e.g. transport, business accommodation and housing) and increasing academic achievement and skill levels'
- **Increasing Affordable Housing Delivery** – Pride of Place identifies as a key task: 'Increase the supply of homes and increase and diversify the supply of affordable homes, housing and tenures in all areas, both rural and urban.'
- **Supporting Housing Delivery** – Recognition that working in partnership with private developers will in turn increase the supply of affordable housing.
- **Private Sector Housing Renewal** – Pride of Place identifies as a key task: 'Improve the quality of existing homes and help bring empty homes back into use to help people in housing need.' Also identified in Pride of Place: 'Reduce child poverty by 2011 and eradicate it by 2020.' Private Sector Housing renewal will have a significant contribution to play towards this target, particularly in terms of increasing affordable warmth through insulation measures.
- **Promoting Sustainable Communities** – Ensuring future development contributes to promoting sustainable communities – places where people want to live.
- **Increasing Rural Affordable Housing to Meet Local Needs** – Pride of Place recognises the importance of providing affordable housing in rural as well as urban areas of the County. Providing rural affordable housing can be fraught with additional difficulties due to lack of suitable sites and the cost of land. Conversely, house prices and low local incomes increase the pressure to develop affordable homes.
- **Meeting the Needs of Vulnerable People** – As well as setting out a number of strategic priorities, Pride of Place sets out two over-arching priorities, one of which is: "Reduce inequalities and narrow the gap between the least and most deprived individuals and communities, whilst raising the quality of life for everyone: Central to our vision is ensuring that everyone has an equal opportunity to succeed in life. We aim to address poverty, disadvantage and exclusion wherever it occurs, and will build targets into our action plans to overcome the barriers that prevent people enjoying a

³ A full list of Pride of Place Priorities is available at Appendix 1

⁴ A full list of documentation used to inform the priorities is available at Appendix 2

good quality of life e.g. isolation, poor health, housing, education, skills and opportunities for meaningful employment." We have developed a significant programme of specialist supported housing and extra care housing to promote independent living and improve options for people with care and housing support needs.

- **Tackling Climate Change** – Pride of Place identifies tackling climate change as a strategic priority: 'To protect and enhance our natural and built environment for current and future generations, and enable individuals and organisations to tackle and adapt to climate change.' Pride of Place also identifies, specifically within the Housing priority: 'Increase energy and water efficiency of new and existing homes.' This will include ensuring that development is mindful of the environment and, where possible, meets the highest levels of the [Code for Sustainable Homes](#).
- **Supporting Infrastructure and Transport through Delivery of Housing** – Pride of Place identifies as a key task: 'Plan infrastructure needs alongside housing developments, and ensure new developments do not increase flood risk'. Investing in infrastructure and sustainable transport solutions are key to housing and economic growth for the County.

2. THE EVIDENCE BASE

Often portrayed as a county of traditional seaside resorts and rural idylls, East Sussex is a county of significant contrasts and mixed fortunes. It has a predominantly high density urban population concentrated along a coastal ribbon, ringed by a relatively sparsely populated rural hinterland, punctuated with small and medium sized market towns. Within both the urban and rural settings there are a number of housing challenges and opportunities, These include:

- Areas with significantly high levels of poverty and deprivation concentrated in but not exclusive too, once prosperous seaside towns
- Coastal towns and economies in desperate need of regeneration
- High levels of housing need in both urban and rural areas and a lack of affordable housing
- Viability issues to delivery of housing across the County, but particularly in urban areas, and particularly without grant
- Significantly higher than average levels of poorer quality private sector housing in some areas, including concentrations of homes in multiple occupation.
- Poor strategic (road and rail) and communication infrastructure
- An ageing population with an associated increasing demand for services
- Inadequate access to services in some rural areas
- Low wages, skills and aspirations
- Few high earners, most working outside the county
- Poor health, high rates of long term limiting illness in some areas
- An unmet need for supported accommodation, particularly for older people and people with learning disabilities
- A weak local economy, dominated by small businesses, with lack of space in which to grow
- Little incentive for businesses to re-locate, or new businesses to set up in East Sussex
- Flood risk in some rural and coastal areas

Investment in housing will contribute to tackling some of these challenges and a robust partnership will ensure that longer-term investment plans for East Sussex consider housing development hand in hand with economic growth and sensible transport plans. This will enable existing residents to live and work in their areas of choice; discourage economically active households and young people from moving away; encourage new businesses to the county and existing businesses to expand; and to ensure that housing development and services meet and adapt to the needs of a changing population.

The information set out in this section of the LIP seeks to provide information on East Sussex; its profile and population and to expand of the particular issues highlighted above. Understanding what those issues are, what the make up of the population is and where there are gaps in provision are key to developing delivery programmes designed to meet the needs of our residents and East Sussex as a whole.

2.1 Profile

East Sussex is made up of a mix of urban centres, market towns and rural villages and hamlets with some areas particularly sparsely populated. With a population of just over 500,000, the County stretches out across 1,725 square kilometres (666 square miles).

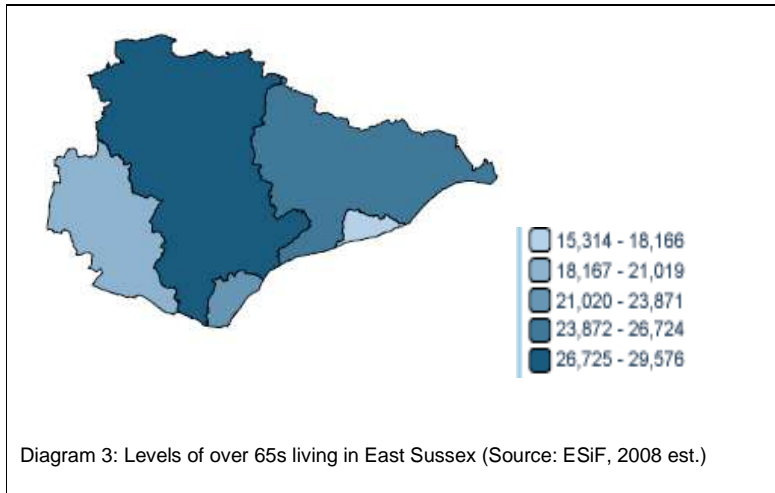
Around 65% of the land is designated as an area of Outstanding Natural Beauty or National Park. The County comprises the Boroughs of Eastbourne and Hastings and the Districts of Lewes, Rother and Wealden.

2.2 Population

Of a population of just over 500,000:

- 23% are aged over 65 compared to just over 16% nationally
- 68% of the county's over 65s are in the three rural districts
- 43% are over 50 against a national average of 34%
- 55.8% are of working age against a national average of 62%
- 17.9% are under 16 against a national average of 18.9%

East Sussex has the highest levels of the very elderly (over 85s and over 90s) of any County in England.



The map at diagram 3 demonstrates the levels of over 65s in East Sussex. This shows that higher numbers of older people live in the mainly rural districts of Wealden and Rother. A sparse population and particular issues around access to services, could contribute to isolation for an ageing population living within these areas of the County.

2.3 The Changing Population

Demographic projections based on South East Plan levels of housing provision show that the East Sussex population is expected to increase by 33,100 people (6.5%) over the 20-year period (2006 – 2026). Over 85% of this population growth is anticipated to be in the three rural districts of Rother, Lewes and Wealden, with a more modest increases in Eastbourne and Hastings.

Despite the low level of population increase, the number of households is expected to increase by 11.5% over the 20 year period. This in part can be explained by societal changes – people living for longer and an increase in separation and divorce.

The next 20 years will see an increase in the numbers of older people, as the post war baby boomers reach retirement (Diagram 4). As the population ages, the County's workforce is expected to deplete. (Source: [ESiF, Population projections](#))

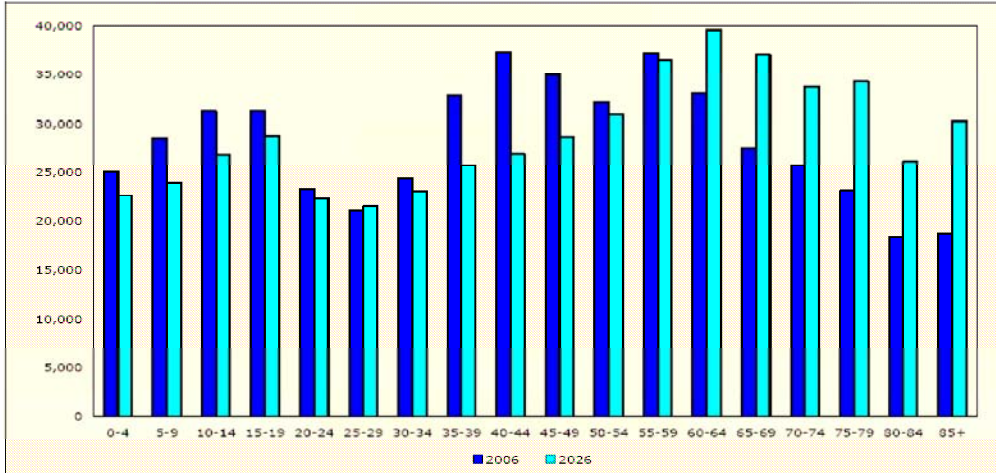


Diagram 4: East Sussex population by 5-year age group, 2006 and 2026 (Source: ESiF)

2.4 Migration

Any population growth is dependant on in-migration as the death rate exceeds the birth rate. Current population estimates suggest an overall decline in the population growth rate to just 2.6% over the period 2006-2026.

Of particular concern is that those who are leaving the County are mainly younger people of working age, (demonstrated by diagram 5) with those moving into the District being mainly older or of retirement age. This has an obvious impact on the local economy and demand for services.

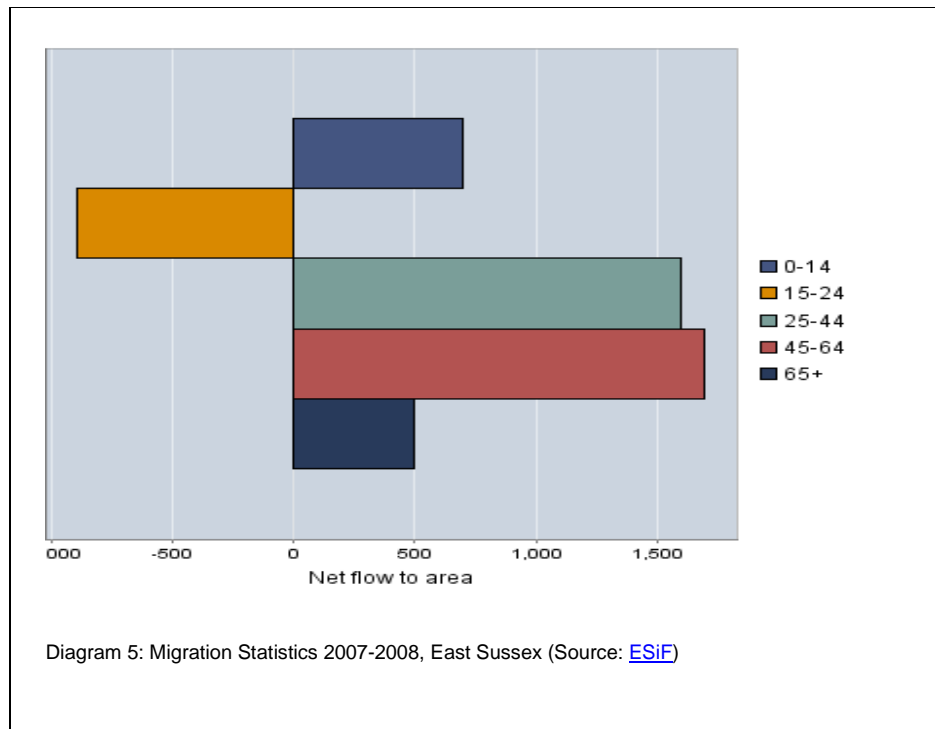
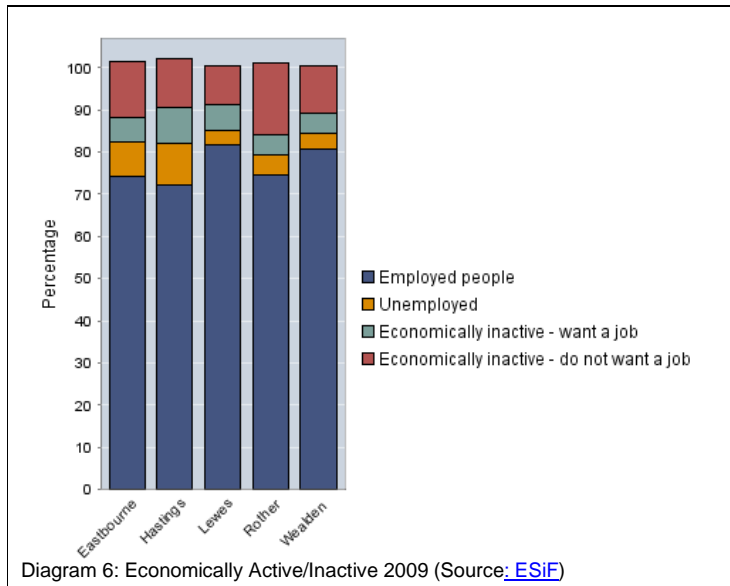


Diagram 5: Migration Statistics 2007-2008, East Sussex (Source: [ESiF](#))

2.5 Local Economy



The Local Economy performs relatively poorly compared with some other areas of the South East. With few large employers, East Sussex has a higher percentage of self-employed people than the national average. Hastings is particularly dependant upon public sector employment. Unemployment in the County (apart from Hastings) is lower than the national average, but higher than the South East as a whole.

Diagram 6 shows that levels of unemployment are higher in the urban seaside town of Eastbourne and significantly higher in Hastings.

In terms of productivity the latest figures from 2007 show that the East Sussex Gross Value Added (GVA) per head has a lower index value of 73.6, set against the South East of 106.5 and the UK at 100. The area also needs to attract higher value industry to increase its earnings; £341 gross per week per person (for those working in East Sussex in 2009) as against £416 regionally illustrates this. Job density per head of the working population (2007) is lower than the South East (0.76 jobs per person as against 0.86); this demonstrates a need across the county for more jobs to be created. This is supported by the finding of the East Sussex 2010 Interim Work & Skills Plan which suggests that to meet the current needs of those seeking work (on Job Seekers Allowance) and those who are currently inactive for other reasons but state they want a job, an estimated 8,500 jobs are needed now in the County. Local businesses, via the East Sussex Annual Business Survey 2010, indicate that if they were able to find suitable accommodation in East Sussex around 5,000 jobs could be created; such provision of accommodation would be a starting point in response to the current job needs. In the same survey almost half of businesses seeking new premises stated they would want to see improvements in the quality of the road network, up significantly from 26% in 2008.

2.6 Road and Rail Infrastructure

East Sussex has 3,402 kilometres of road. The trunk road network is the responsibility of the Highways Agency. The county has no motorway and just 11.8km of trunk road and 10.8km of A road is dual carriageway. Concerns that the trunk road system is unable to fulfil the demands placed upon it and the weakness of our strategic infrastructure is a major constraint to business expansion and economic growth. A strategic road network, which is not fit for purpose to accommodate the longer distance strategic traffic, results in increased traffic using less appropriate roads, and creates a greater maintenance burden on those roads, higher accident rates and poor connectivity between areas. Further improvements to the strategic road network are likely to be needed to unlock the development potential for both housing and employment at a number of key sites such as Bexhill/Hastings, Newhaven and South Wealden/Hailsham/Polegate.

Making passenger rail a more attractive option for coastal movement and also to destinations outside the county, would complement necessary investment in the strategic road network. However, the rail network and standard of train services in the county is severely restricted by its shortcomings, both in terms of east/west movement along the coastal corridor and also in connectivity between the coastal towns, particularly Hastings, a regional hub, Ashford and London. Network Rail have recently produced the Electricification, Sussex and Kent Route Utilisation Strategies (RUS), which will guide the long term strategy of the rail network in East Sussex however none of these strategies really addresses the improvements required to address concerns over weaknesses in the rail network.

Transport is an important factor in social inclusion. Transport poverty is a term used to describe the lack of real travel choice for those who experience exclusion from transport and the destinations and activities they can access. Transport is also key to securing access to other resources, which form the basis of social inclusion, such as visiting family and friends and access to recreational facilities. Analysis undertaken as part of East Sussex County Council's Accessibility Strategy identified that accessibility to all services for people with use of a car is good whilst access by sustainable modes of transport is most difficult for the elderly. Problems were identified in accessing hospitals and centres of further education while access to GP services, primary and secondary schools was good. Overall, access from rural areas was more problematic than for people living in urban areas. The challenge is to provide innovative solutions in order to improve access whether through the provision of transport services or changing the way in which services are provided.

2.7 Deprivation

The Index of Multiple Deprivation has been used to demonstrate levels of deprivation in East Sussex. The Index provides a relative measure of the extent to which people living in an area are experiencing deprivation and disadvantage by bringing together a number of indicators including economic, environmental, and health. Around 10% of people living in East Sussex live in Super Output Areas (SOA) that are ranked as being amongst the 20% most deprived nationally. Fifteen of the County's Super Output Areas (SOAs, roughly 1,500 people) are now in the worst 10% nationally, 14 of the most deprived SOAs are in Hastings; the other in Eastbourne, as can be seen on the map at diagram 7, which shows also a number of smaller pockets of deprivation across the County including Camber, parts of Lewes, Hailsham and some rural areas in Rother. The map at diagram 7 also shows that some parts of Hastings fall within the 10% most deprived areas of the Country.

Indices of Deprivation 2007: Index of Multiple Deprivation

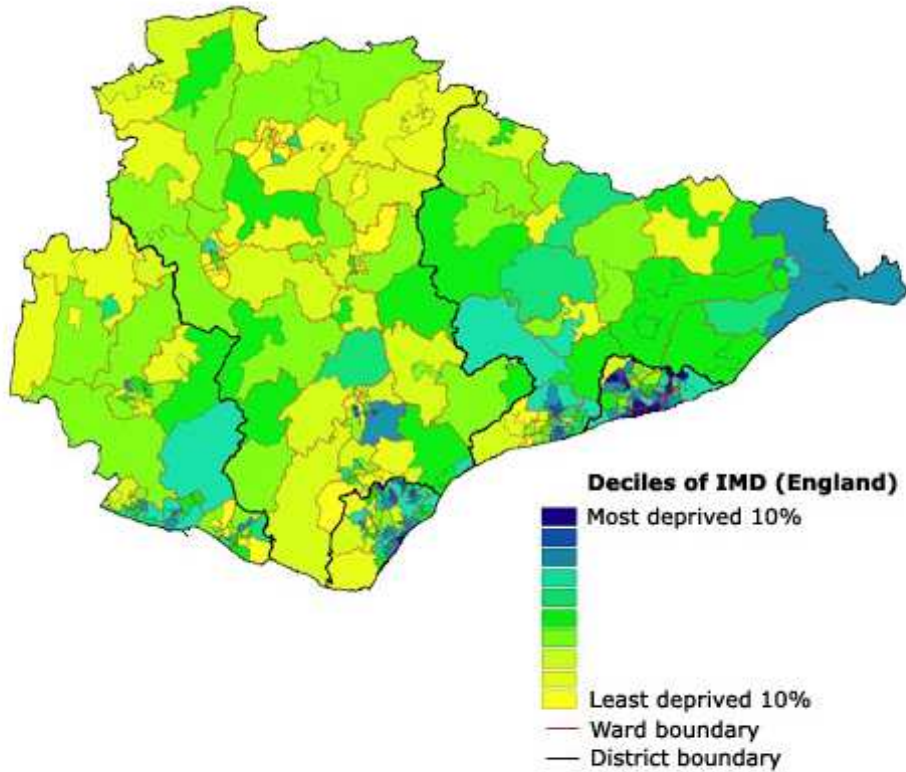


Diagram 7: East Sussex spread of deprivation (Source: ESIF)

The South East as a whole has a lower percentage of children in low income families (Diagram 8) compared to other regions, but in numerical terms there are still about 260,000 children affected, and diagram 8 illustrates how East Sussex compares badly with other areas of the South East.

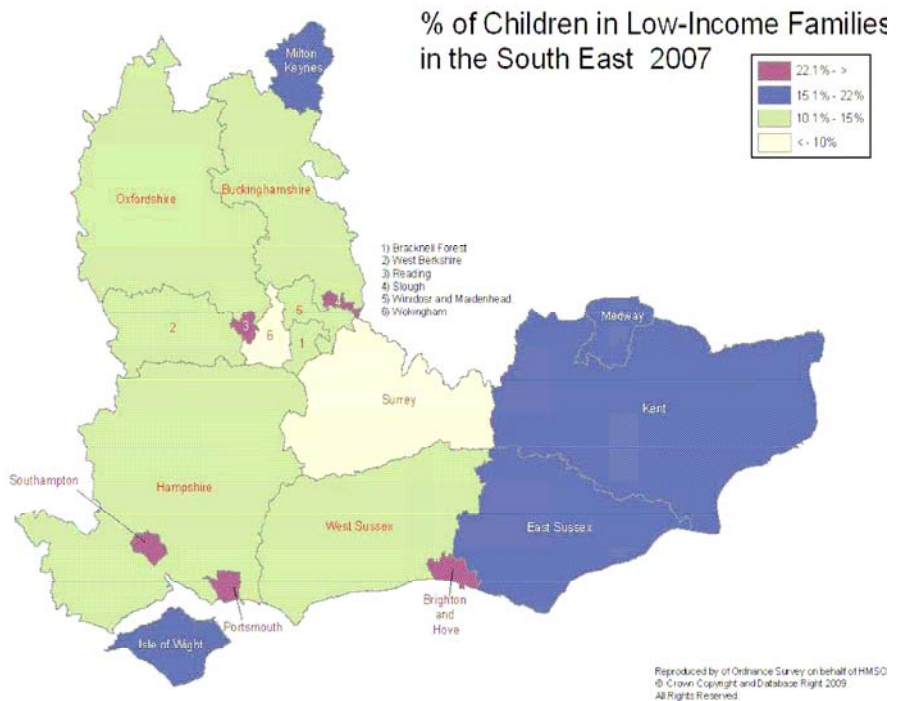
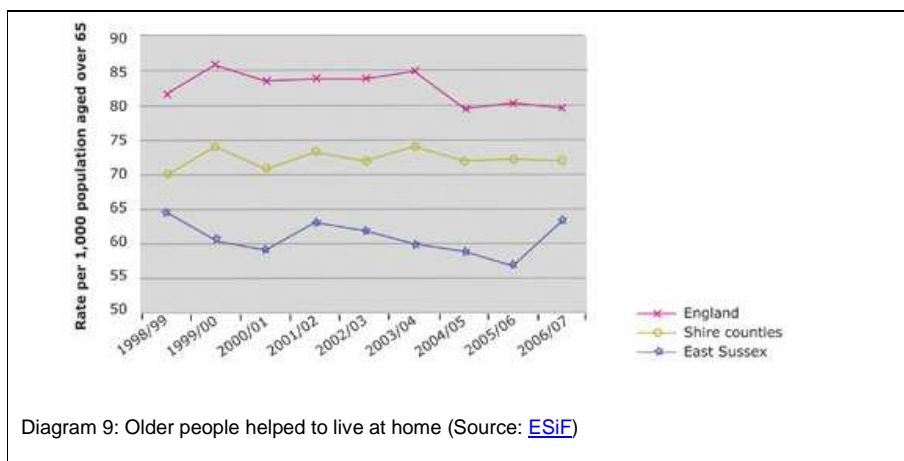


Diagram 8: % of children in low-income families in the South East 2007

2.8 Vulnerable Households

Older People: At 63 per 1000 population over the age of 65, East Sussex has fewer elderly people who are helped to live at home than the average for England (Diagram 9)



Since 1999, there has been a decline in the rate of elderly people receiving support at home, within East Sussex, however, this has begun to increase since 2005/06.

Diagram 9: Older people helped to live at home (Source: [ESiF](#))

Gypsies and Travellers: An East Sussex & Brighton & Hove Study undertaken in 2005 identified a need for 80 additional authorised site pitches across the County, including Brighton & Hove. In addition, a continued supply of 9 pitches a year would be required. The East Sussex Traveller Strategy (2010-13), in line with the South East Plan, recommends a pitch provision of 49, however, these figures are draft, pending the outcome of the South East Partnership Boards report, expected in Autumn 2010. Diagram 10 shows recommended provision, including Brighton & Hove.

Authority Area	Gypsy and Travellers		Travelling Showpeople	
	2006 baseline	Requirement	2006 baseline	Requirement
Brighton and Hove	0	13	0	2
Eastbourne	1	3	3	1
Hastings	1	2	0	1
Lewes	11	10	0	1
Rother	8	7	1	1
Wealden	22	20	1	3
East Sussex/Brighton & Hove	43	55	5	9

Diagram 10: East Sussex and Brighton & Hove recommended pitch provision (Source: [East Sussex Traveller Strategy 2010-13](#))

Physically Disabled People and those with Mental Health Needs: The ESCC Residential Services Commissioning Project has identified the following numbers for those with mental health issues currently in residential care whose needs could be better met in supported housing:

Eastbourne:	37
Hastings:	88
Lewes	5
Rother	11
Wealden	14
Total:	155

It is estimated that 78 people with a physical disability or sensory impairment need supported housing in East Sussex. This includes an estimated need for 23 people in the Wealden District, with the remainder spread evenly across the rest of the county. There is no dedicated specialist supported housing available for these people at present.

People with Learning Disabilities: There are currently 531 people with a learning disability living in residential care in East Sussex, many of whom could live more independently in supported housing. In addition, there are 407 people with a learning disability living in the family home, of whom it is estimated some 147 would prefer to live in supported housing if that were available as an option. (Source: Specialist Housing Needs Survey 2005)

2.9 The Profile of Housing in East Sussex

The social housing stock in East Sussex as a percentage of all housing stock is significantly lower than both the regional and national averages (diagram 11) (ESiF: [Housing Need in Brief, April 2010](#)).

In April 2009, there were a total of 25,500 Council and housing association homes in East Sussex. This equates to almost 11% of all homes in East Sussex and represents a reduction from 17% in 1981.

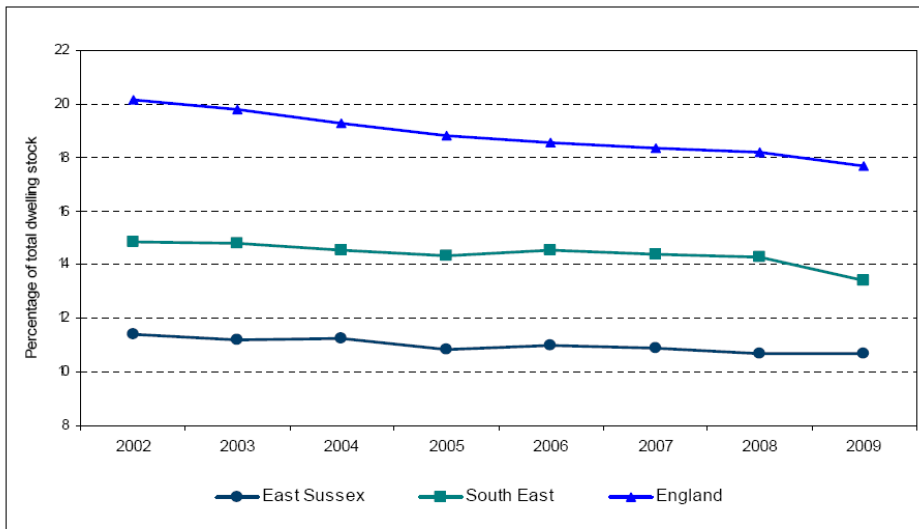


Diagram 11: Percentage of total social housing stock (Source: ESiF: [Housing Need in Brief, April 2010](#))

2.10 Housing: Affordability

The cost of housing remains a huge barrier preventing people from buying or setting up home for the first time. The average house price to earnings ratio in 2009 was 7.6 in East Sussex, compared to just over 6 nationally. This is a reduction from a peak of 9 in 2008, which followed a prolonged period of increase. The downward trend in affordability over the last 2 years reflects the collapse of the housing market and as the market recovers the gap between income and price will likely widen further.

The map at diagram 12 shows that housing is least affordable in Wealden (9.4), followed by Rother (8.8). Hastings (6.6) and Eastbourne (6.4) are nearer to, but still above the national average. (ESiF: [Housing Affordability in Brief](#), February 2010).

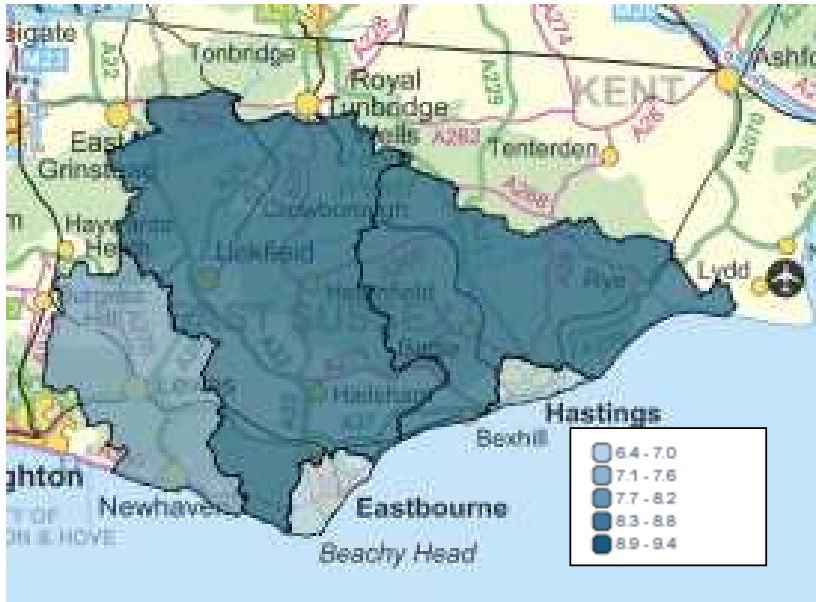


Diagram 12: Average East Sussex House Price to Earnings Ratio © East Sussex County Council

2.11 Housing Need

More than 12,000 households are on housing registers across the county (diagram 13); this has increased by almost 60% since 2001. Approximately 63% of applicants on South East Housing Registers (against 42% nationally) are considered to be within the ‘reasonable preference’ categories, i.e considered to be in need. (Source: HSSA 2009). Given the very low levels of existing affordable homes, Local Authorities are under significant pressure in terms of meeting high and rising housing needs across the entire County.

According to housing registers, approximately 80% of households require up to two bedrooms (diagram 13). The requirement for larger properties is highest in Wealden and Hastings (ESiF: [Housing Need in Brief](#), April 2009).

	Social housing dwelling stock	Households on the housing register		Homeless households	
		Total	% households requiring up to 2 bedrooms	Total	per 1,000 dwellings
Eastbourne	6,018	4,409	84.8	125	2.7
Hastings	5,699	2,112	80.3	68	1.6
Lewes	4,591	1,724	85.3	57	1.3
Rother	4,396	1,689	84.3	31	0.7
Wealden	4,747	2,233	83.5	180	2.8
East Sussex	25,451	12,167	82.3	461	1.9
South East	487,305	205,371	82.3	4,730	1.3
England	4,014,891	1,763,140	80.8	53,430	2.4

Diagram 13: East Sussex Housing Need (Source: East Sussex in Figures: [Housing Need in Brief](#), April 2010)

Proactive homeless prevention services implemented in recent years have resulted in the levels of homelessness applications falling locally and in line with national reduction targets. However, both Eastbourne and Wealden still have levels of homelessness (2.7 and 2.8 respectively per 1000 households), which are higher than the national average (2.4 per 1000 households). Preventing homelessness still provides a challenge across the County; an

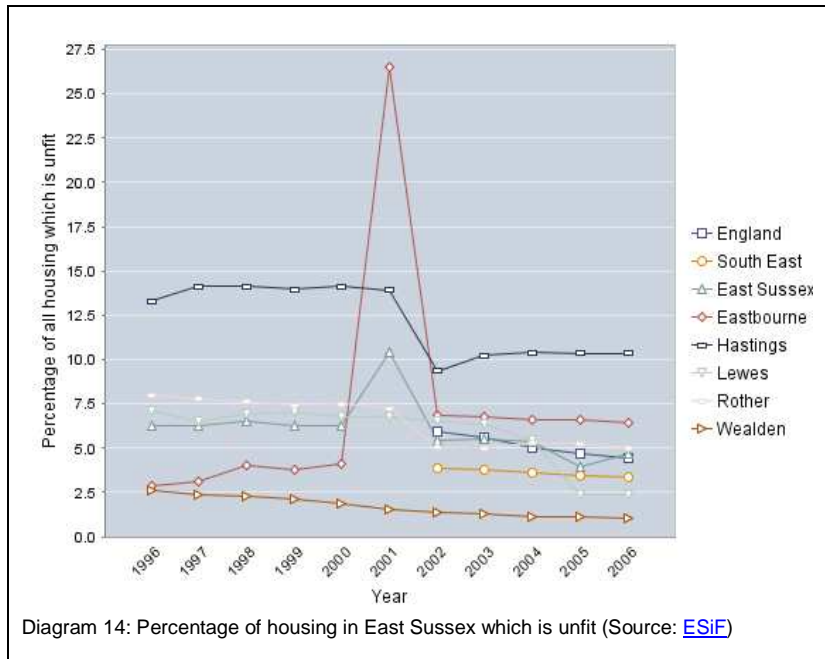
area which has very low levels of existing affordable housing. Private sector rented housing is being successfully utilised to prevent homelessness and a tenure balance here, between affordable housing stock to meet need, and good quality private housing to provide choice, is lacking in some areas.

2.12 Housing Stock Condition and empty homes

Diagram 14 shows an improving trend in the percentage of housing which is considered non-decent.

In 2007 a partnership of East Sussex Local Authorities and Brighton & Hove City Council formed BEST (Brighton & East Sussex Together), which has proved highly successful in developing and delivering a programme of private sector housing improvement.

Note: The large increase in the figure for non-decent properties in Eastbourne in 2001 is due to the inclusion of 9,707 dwellings in Houses in Multiple Occupation (HMOs) which fell within the definition that year, following a review of this type of dwelling.



Tackling empty homes is a major priority and is being tackled through the current BEST programme as well as through a number of local Empty Homes strategies and initiatives. Significant progress has been made in recent years but it remains a significant problem in the coastal towns. As a percentage of the total housing stock, Hastings has the highest number of empties (4.4%), followed by Rother (4.3%). The average across East Sussex is 3.5% compared to a South East average of 2.7% and a national average of 3.2%.

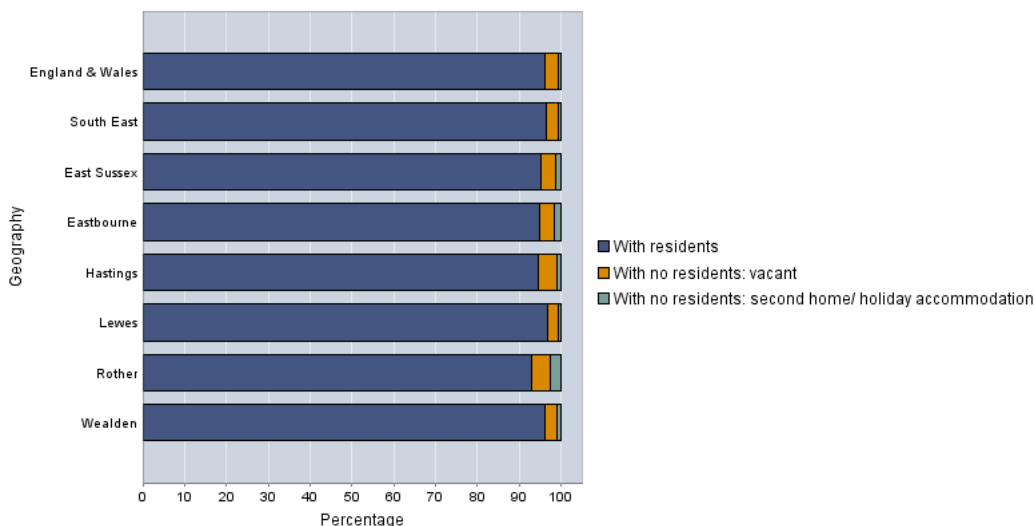


Diagram 15: Percentage of households in use/empty 2001 (Source: [ESiF](#))

All stock owning housing authorities within East Sussex are working to bring their homes up to the decent homes standard by December 2010 and have built within their HRA Business Plans ambitions to maintain this standard and potentially exceed the standard. In order to do so they have built in investment from the Major Repairs Allowance (MRA) which is paid via the current subsidy system, which for the East Sussex authorities totals £xxxm per annum. The current subsidy system is under review and a consultation is underway to enable authorities to become self-financing. This will enable authorities to set their own level of investment for improvements to their stock, using residual income from their rent collection rather than a subsidy through a MRA.

2.13 Housebuilding

The completion of new homes across East Sussex falls well short of what is required to meet the identified needs, however, although the county narrowly missed its, soon to be abolished, Regional Housing target figure for new homes last year; overall it has exceeded its target since 2006. For the period 2008-11, a Local Area Agreement target is set at 3464. This target was reduced from 4210, to take account of poor housing market conditions. The East Sussex Partnership, with the support of the HCA, is on course to achieve the projected delivery figures by March 2011. (Source: LAA returns).

According to Countywide Housing Needs Surveys, an extra 2,270 affordable homes are required to keep up with demand. A realistic target of 792 over the period 2008-11 has been set through a Local Area Agreement, reduced from a previous target of 1,309 to reflect the current economic climate. To date (end of quarter 4, 2009.10), 574 affordable homes have been built across East Sussex, slightly above the projected delivery to date.

However, house building, and in particular affordable housing delivery, continues to be challenging in terms of viability. There are two important components that determine whether a housing development is likely to be viable or not: the overall scheme needs to be profitable for the developer; and the overall scheme needs to generate a positive land value so that the land owner is incentivised. Across many areas in East Sussex, viability is challenged where existing land uses have higher value. Although a problem across the County, this is more widespread in urban areas, particularly our seaside towns, where developers cannot expect to achieve such high residential sales values. In such cases, grant towards the delivery of affordable housing is vital to ensure a scheme's viability, and ultimately, its delivery.

3. DELIVERY PLANS

The East Sussex Housing partnership have chosen to direct investment in housing growth and renewal within 5 'Place Based' programmes, designed to meet the identified needs outlined within the LIP. Added to this, an additional 5 theme based programmes, which have been designed to meet the agreed priorities set out in the LIP, and are 'cross-cutting'. Priority sites must therefore fall within one of the 5 'Place Based' programmes, but also demonstrate a strategic fit one or more of the 'theme based' programmes.

This section details each of the 5 'Place Based' programmes, including the number of homes and the funding required to deliver each one. Scope for each of the 5 'theme based' programmes are also included. For a breakdown of the sites included within each delivery programme, please see appendix 3.

Criteria for inclusion of each site revolves around deliverability and strategic fit. Each Local Authority has identified schemes, which are planned to be on-site within the Plan period (2011-14). At the current time there is a lack of clarity about the amount of funding available to the HCA over this period, due in part to the lack of the Comprehensive Spending Review (CSR), however, the programmes included within this Plan provide a basis for prioritisation of sites to be included within the Local Investment Agreement, at which point the HCA should have clarity with regards to its budget.

For inclusion within one of the 5 Place Based Delivery Programmes, sites have been assessed as able to meet the following:

- | | |
|--|---|
| <p>1) Deliverability</p> <ul style="list-style-type: none">➤ Likely to start on site during the plan period➤ Planning problems can be overcome (including grant of outline planning permission)➤ Viability problems (including land ownership) can be overcome | <p>3) Demonstrable Outcome</p> <ul style="list-style-type: none">➤ Number of homes/affordable homes➤ Economic development/number of jobs – where applicable |
| <p>2) Strategic Fit⁵</p> <ul style="list-style-type: none">➤ Sites must meet identified need as set out in the 'Place Based' Delivery Programmes.➤ Sites must meet a strategic priority as set out in the 'Theme Based' Delivery Programmes. | <p>4) Value for Money</p> <ul style="list-style-type: none">➤ What are the approximate total funding requirements?➤ What are the costs per unit?➤ What other funding streams are available/included/ committed? |

Additionally, each site has been considered in terms of what wider benefits it might deliver, e.g. is it a catalyst for regeneration; provision of social infrastructure; economic growth?

It should be noted that each site or scheme included within the following delivery programmes has only undergone a rudimentary assessment based on existing knowledge. Some schemes may change or be withdrawn from the Plan at a later date as a result of on-going assessment. In particular, funding requirements are, in most cases, an approximation and set out per programme. Financial information for individual sites is available to the HCA and key partners. The anticipated outputs for all programmes are demonstrated in diagram 16 (over); section 3.1 (Page 24) details outputs and investment required for all programmes.

⁵ Delivery Programmes have been based on the LIP Priorities

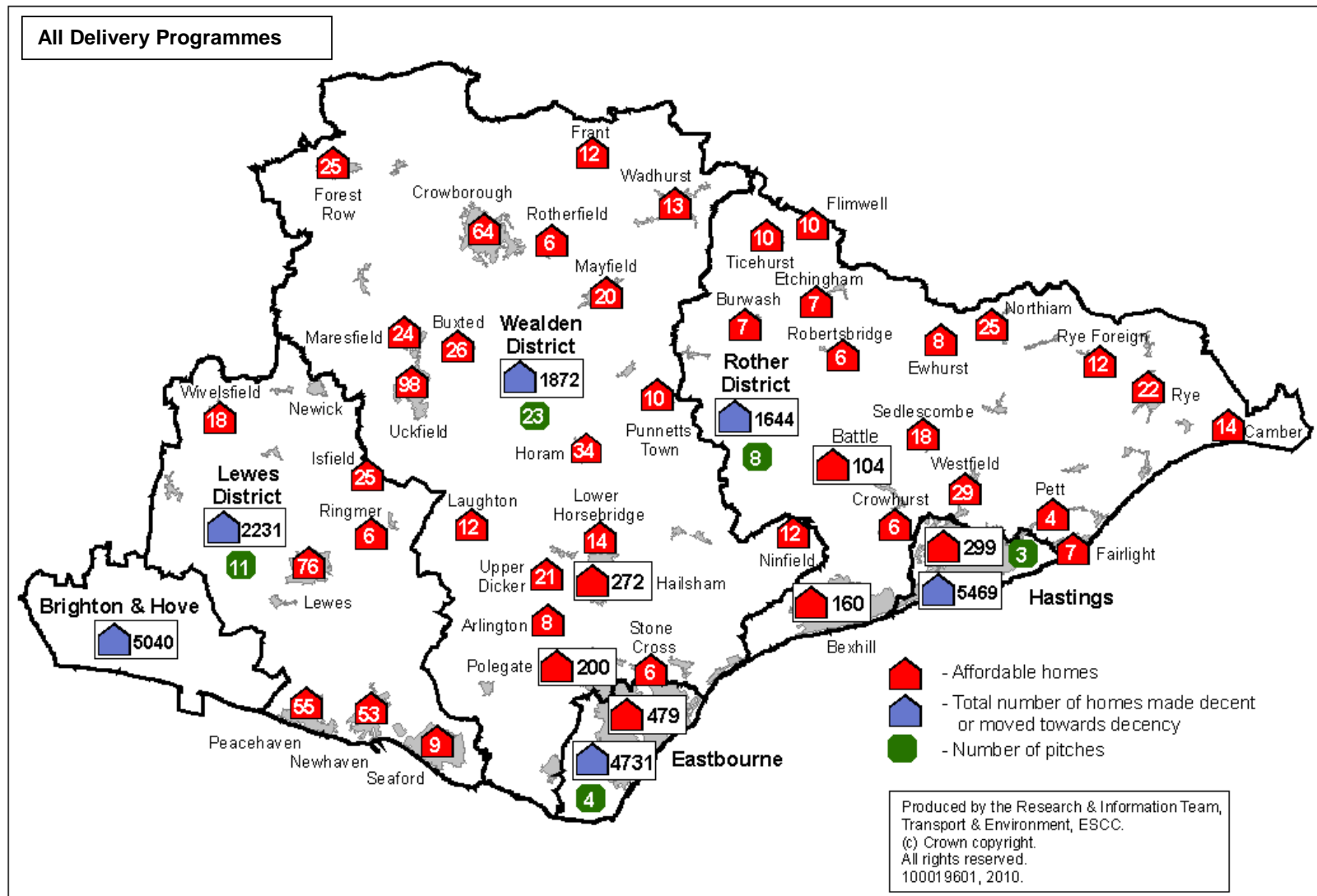


Diagram 16: Outputs for all delivery programmes

3.1 Statement of Outputs and Investment Requirement for 2011-14

		Total estimated investment required (£)	Investment committed (£ and Source)	Net investment required	Output: No. of new build private homes	Output: No. of new build affordable homes	Output: other
Regeneration of Coastal Communities	Year 1	8,485,462	0	8,485,462	84	143	
	Year 2	13,248,000	0	13,248,000	385	223	
	Year 3	32,462,624	0	32,462,624	766	548	
	Total:	54,196,086	0	54,196,086	1235	914	
Supporting Rural Communities and Sustaining market/small towns	Year 1	36,535,096	0	36,535,096	869	600	
	Year 2	10,830,000	0	10,830,000	246	188	
	Year 3	24,911,944	0	24,911,944	672	431	
	Total:	72,277,040	0	72,277,040	1787	1219	
Supporting independent living	Year 1	5,380,000	0	5,380,000	36	96	
	Year 2	5,560,000	0	5,560,000	0	79	
	Year 3	2,535,000	0	2,535,000	64	38	
	Total:	13,475,000	0	13,475,000	100	213	
		Total estimated investment required (£)	Investment committed (£ and Source)	Net investment required	No. of homes brought up to decent homes standard (social)	No. of homes brought up to decent homes standard (private)	No. of homes moved towards decency (Private)
Maintaining and Improving the existing built environment	Year 1	10,118,141	1,900,000	8,218,141	650	1881	4498
	Year 2	10,118,141	1,900,000	8,218,141	600	1881	4498
	Year 3	10,118,141	1,900,000	8,218,141	600	1881	4498
	Total:	30,354,423	5,700,000	24,654,423	1,850	5,643	13,494
		Total estimated investment required (£)	Investment committed (£ and Source)	Net investment required	Output: no. of pitches provided	Output: Other	
Meeting Gypsy and Traveller accomm. needs	Year 1	1,992,200	0	1,992,200	14		
	Year 2	2,419,100	0	2,419,100	17		
	Year 3	2,561,400	0	2,561,400	18		
	Total:	6,972,700	0	6,972,700	49		
		Total estimated investment required (£)	Investment committed (£ and Source)	Net investment required	Total new homes (private): 3,122		
Totals:	Year 1	62,510,899	1,900,000	60,610,899	Total new homes (affordable): 2,346		
	Year 2	42,175,241	1,900,000	40,275,241	Total Homes: 3356		
	Year 3	72,589,109	1,900,000	70,689,109			
	Total:	177,275,249	5,700,000	171,575,249			

Delivery Programmes

Place Based Delivery Programme 1: Regeneration of coastal communities

East Sussex has a coastline stretching from Camber in the East, through Hastings, Bexhill, Eastbourne and to Newhaven, Seaford and Peacehaven in the West. The East Sussex partnership recognise the impact a national decline in seaside towns has had on its housing stock, including a proliferation of poor quality, temporary, multiple-occupancy housing. On a larger scale, issues such as better access to quality housing, an improved built environment, and better transport infrastructure needs to be seen as part of a wider social agenda to make seaside towns in East Sussex more desirable places to live and work in.

This delivery programme intends to deliver a total of 1,235 private homes and 914 affordable homes across 41 sites in the following areas:

- ❖ Bexhill;
- ❖ Eastbourne;
- ❖ Hastings;
- ❖ Newhaven;
- ❖ Peacehaven

A full breakdown of sites can be found at appendix 3.

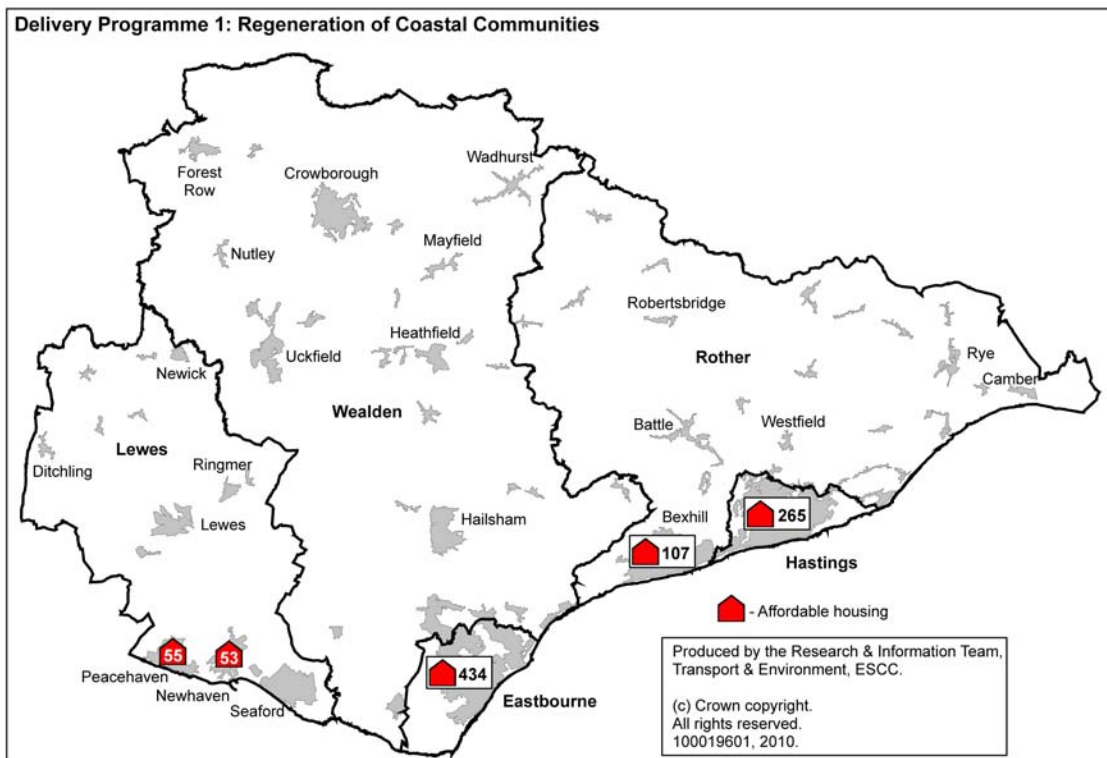


Diagram 17: Outputs for Delivery Programme 1

Programme 1: Regeneration of Coastal Communities**ESTIMATED OUTPUTS:**

(Across 41 sites)	Total:	2011/12	2012/13	2013/14
No. of private homes	1235	84	385	766
No. of affordable homes:	914	143	223	548
Affordable homes average cost per unit:	£59,295	£59,339	£59,408	£59,238
Total homes:	2149	227	608	1314

Economic development information:

To be completed

ESTIMATED FUNDING REQUIREMENTS:

	Total:	2011/12	2012/13	2013/14
HCA				
LA capital				
LA owned land				
RSL				
Other public				
Developer contribution				
Other private				
Total funding required	£54,196,086	£8,485,462	£13,248,000	£32,462,624

PARTNERS INVOLVED:**DELIVERABILITY:**

Place Based Delivery Programme 2: Supporting Rural Communities and Sustaining market towns/small towns

As well as being the main service, housing and employment providers in terms of their own communities, small and especially rural market towns are also seen as important hubs for surrounding, often rural, communities. If these small towns are unsustainable, in all senses, the effects will therefore be far wider than the immediate town area; this should be borne in mind in respect of investment decisions. Some small towns show degrees of deprivation as for example indicated by unemployment figures, these include Rye, Hailsham and Lewes. Often 'over-looked' for investment in favour of programmes aimed at delivery of larger sites or those with a significantly higher urban profile, these towns are vital to the overall economic sustainability of the County, housing a relatively large number of economically active households. They are reasonably attractive places to live and this can impact on local housing costs, particularly for local people on low incomes. This issue impacts more significantly on our more rural areas where high house prices and a shortage of affordable rented housing mean that many people are unable to afford a home in the village in which they grew up. Consequently as young people move away, many essential village services and amenities such as shops, schools, post offices and bus services close down. This increases the isolation, and threatens the future sustainability of East Sussex villages. The Area of Outstanding Natural Beauty designation means that sites for housing are difficult to find and there are sensitivities around any sort of development within villages, which need to be consulted on. Individuals and communities suffer as a result of a lack of affordable housing and therefore a dedicated programme of rural affordable housing delivery is essential. A thoughtful programme of affordable housing development has been identified to meet this local need, and to ensure that economic growth can be supported. This delivery programme intends to deliver a total of 959 private homes and 778 affordable homes across 70 sites in the following areas:

- ❖ Battle; Crowborough; Forest Row; Hailsham; Lewes; Polegate; Rye; Uckfield; 29 East Sussex villages

A full breakdown of sites can be found at appendix 3.

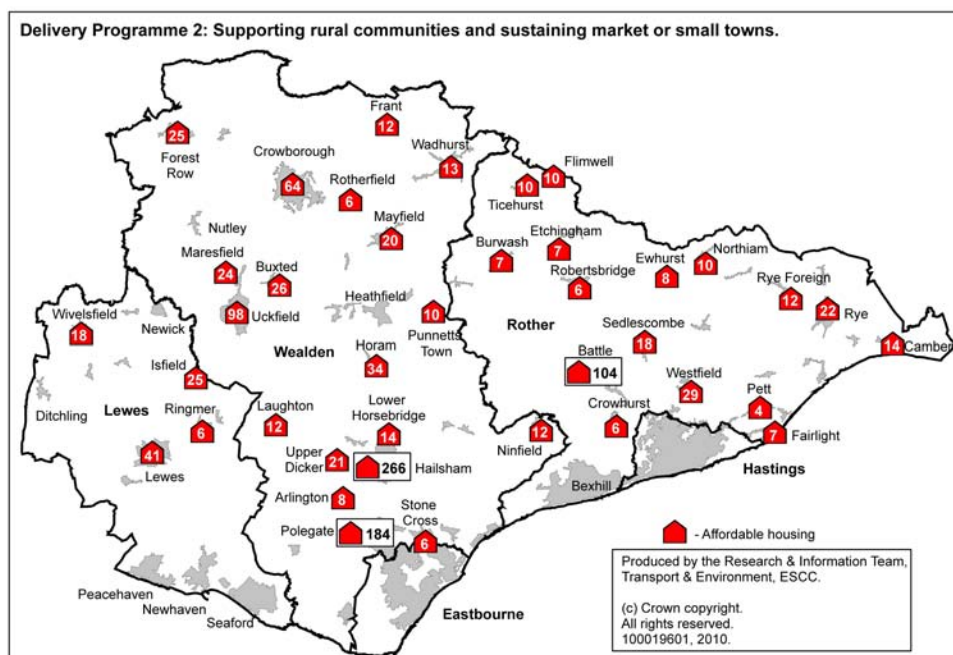


Diagram 18: Outputs for Delivery Programme 2

Programme 2: Supporting Rural Communities and Sustaining small towns/market towns

ESTIMATED OUTPUTS:

Across 30 sites	Total:	2011/12	2012/13	2013/14
No. of private homes	1787	869	246	672
No. of affordable homes:	1219	600	188	431
Affordable homes average cost per unit:	£59,292	£60,891	£57,606	£57,800
Total homes:	3006	1469	434	1103

Economic development information:

To be completed

ESTIMATED FUNDING REQUIREMENTS:

	Total:	2011/12	2012/13	2013/14
HCA				
LA capital				
LA owned land				
RSL				
Other public				
Developer contribution				
Other private				
Total funding required	£72,277,040	£36,535,096	£10,830,000	£24,911,944

PARTNERS INVOLVED:

DELIVERABILITY:

Place Based Delivery Programme 3: Supporting independent living and meeting the needs of vulnerable Groups

The East Sussex Sustainable Community Strategy identifies supporting older and vulnerable people to live safely in their own homes and local communities as a priority.

East Sussex County Council is investing in the development of supported housing with:

- Provision of capital contribution to RSL partners where County Council sites are being used.
- A capital funding programme to support any funding from the HCA to allow RSL partners to develop housing which meets specialist needs and requirements;
- A team of Housing Commissioners focusing on the assessment of supported housing needs, commissioning and delivery of new specialist housing schemes and making best use of existing housing for people with support needs;
- A strategic housing needs database to record and report on the level and type of supported housing needed in different local areas within the county.

This ongoing work places the County in a good position to understand the housing needs of those requiring support to live independently; and the sites within this delivery programme are recognition of the need within the County.

This delivery programme intends to deliver a total of 213 supported homes and 100 private homes across 15 sites in the following areas:

- | | | | |
|--------------|------------|------------|------------|
| ❖ Bexhill | ❖ Hailsham | ❖ Lewes | ❖ Polegate |
| ❖ Eastbourne | ❖ Hastings | ❖ Northiam | ❖ Seaford |

A breakdown of the programme can be found at appendix 3.

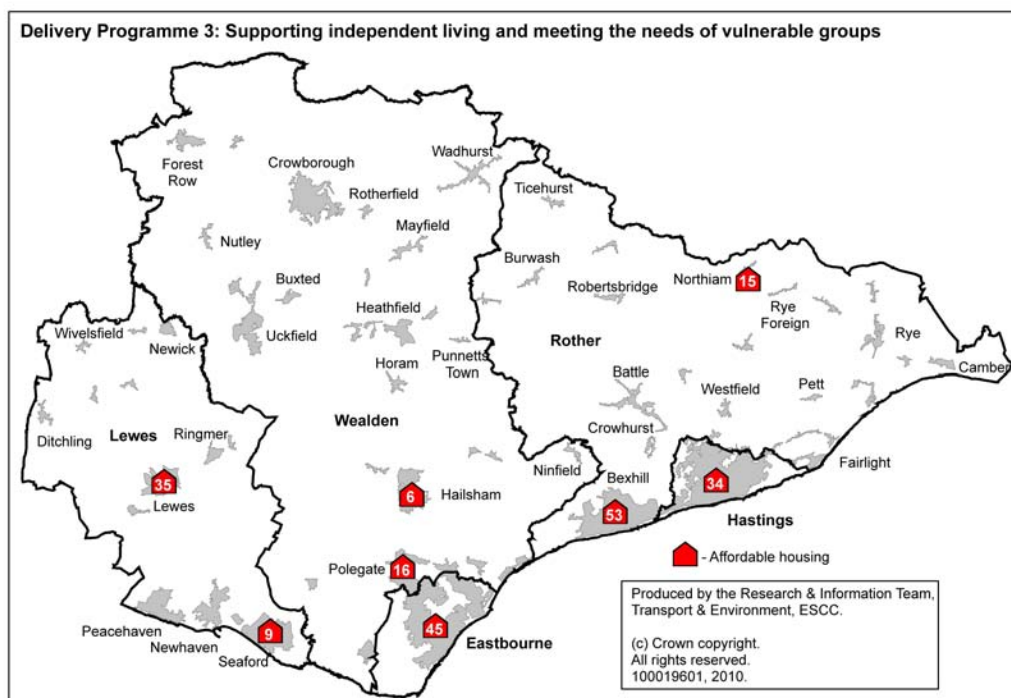


Diagram 19: Outputs for Delivery Programme 3

Programme 3: Supporting Independent Living and Meeting the Needs of Vulnerable People

ESTIMATED OUTPUTS:

Across 22 sites	Total:	2011/12	2012/13	2013/14
No. of private homes	100	36	0	64
No. of affordable homes:	213	96	79	38
Affordable homes average cost per unit:	£63,263	£56,041	£70,379	£66,710
Total homes:	313	132	79	102

Economic development information:

To be completed

ESTIMATED FUNDING REQUIREMENTS:

	Total:	2011/12	2012/13	2013/14
HCA				
LA capital				
LA owned land				
RSL				
Other public				
Developer contribution				
Other private				
Total funding required	£13,475,000	£5,380,000	£5,560,000	£2,535,000

PARTNERS INVOLVED:

DELIVERABILITY:

Place Based Delivery Programme 4: Maintaining and improving the existing built environment

The Brighton & Hove and East Sussex Together (BEST) partnership have been particularly successful in recent years in terms of securing Regional Housing Board (RHB) funding for private sector housing renewal and developing and delivering a programme using this funding to improve housing conditions within the private sector. This has included work to increase decent homes, energy efficiency, improvement to Houses in Multiple Occupation (HMOs), Empty homes and home security. Added to the existing BEST programme, which focuses on existing private sector housing stock, it is important to consider existing social housing stock. This could include improving or considering usage change of existing homes, which are no longer fit for purpose; there are examples of this particularly within existing sheltered housing stock.

This delivery programme intends to deliver improvements to a total of 19,137 private homes and 1850 Council owned homes across East Sussex. Much of the private sector housing programme, it is intended, will continue to be delivered through the very successful BEST partnership, to include Brighton & Hove; therefore outcomes include Brighton & Hove.

A full breakdown the programme can be found at appendix 3.

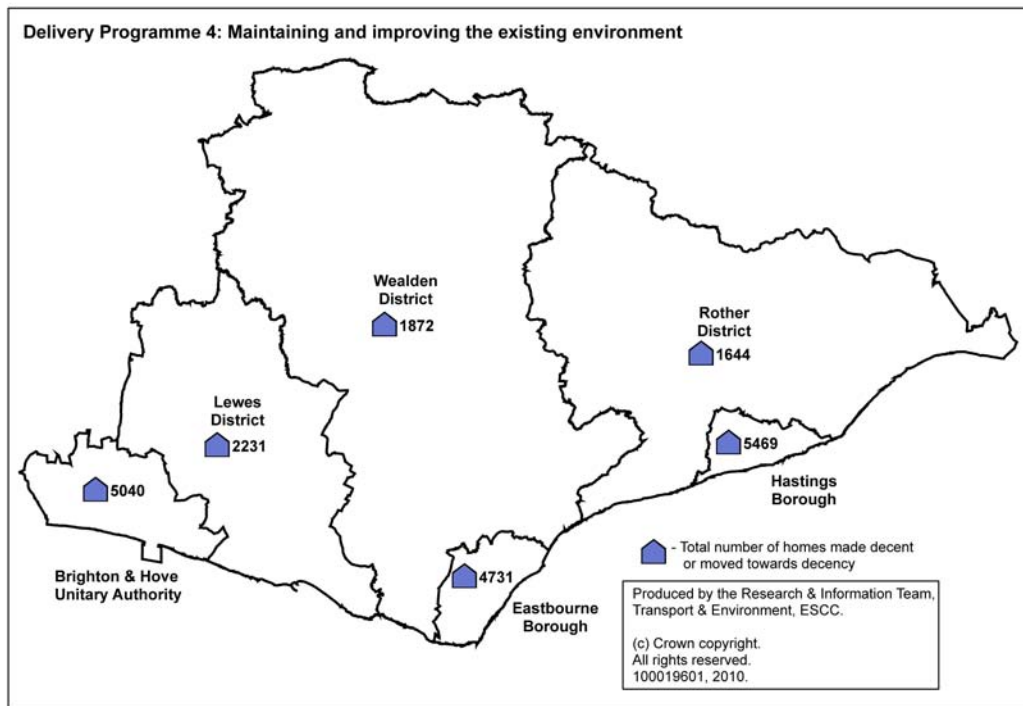


Diagram 20: Outputs for Delivery Programme 4

Programme 4: Maintaining and Improving the Existing Built Environment
ESTIMATED OUTPUTS:

	Total:	2011/12	2012/13	2013/14
No. of private homes made decent	5643	1881	1881	1881
No. of private homes moved towards decency	13494	4498	4498	4498
No of Council owned homes made decent (or decency maintained)	1850	650	600	600
Average cost per unit:	1446	1439	1449	1449
Total homes:	20987	7029	6979	6979
Economic development information:				
To be completed				

ESTIMATED FUNDING REQUIREMENTS:

	Total:	2011/12	2012/13	2013/14
HCA				
LA capital	5,700,000	1,900,000	1,900,000	1,900,000
LA owned land				
RSL				
Other public				
Developer contribution				
Other private				
Total funding required	30,354,423	10,118,141	10,118,141	10,118,141

PARTNERS INVOLVED:

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DELIVERABILITY:

--	--	--	--	--

Place Based Delivery Programme 5: Meeting Gypsy & Traveller accommodation needs

On-going work is a requirement to address the accommodation needs of Gypsies and Travellers. A Countywide Strategy is in place ([East Sussex Traveller Strategy 2010-13](#)), which sets out the accommodation needs and site provision targets for the Strategy period.

This delivery programme intends to deliver a total of 49 pitches across East Sussex.

A full breakdown of the programme can be found at appendix 3.

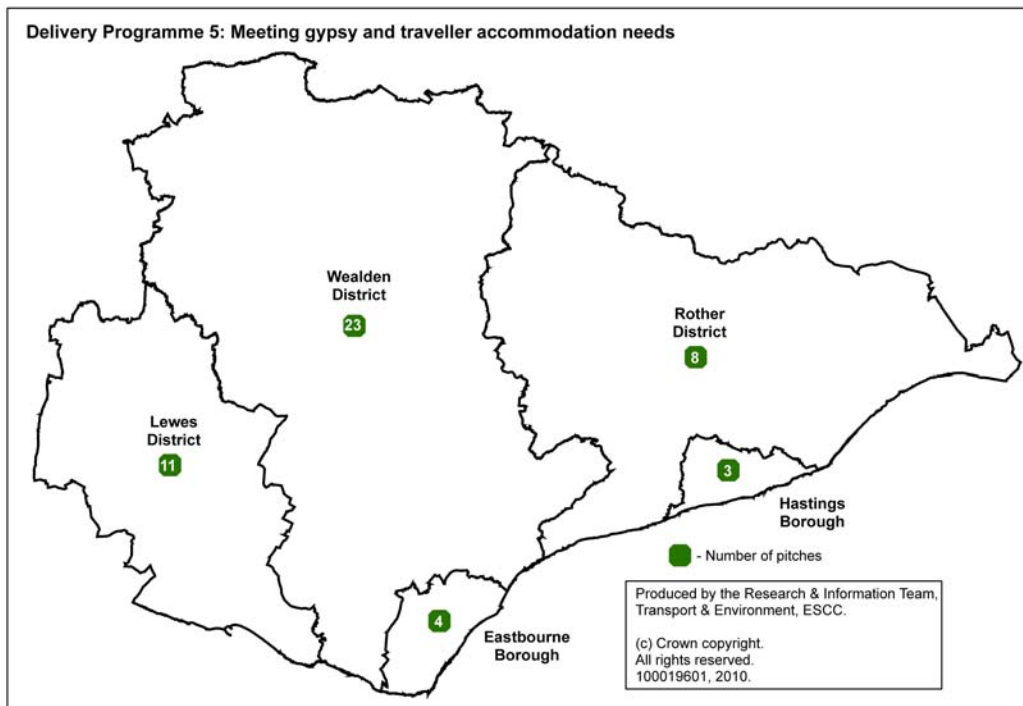


Diagram 21: Outputs for Delivery Programme 5

Programme 5: Meeting Gypsy & Traveller Accommodation Needs**ESTIMATED OUTPUTS:**

	Total:	2011/12	2012/13	2013/14
No. of pitches	49	14	17	18
Average cost per pitch:	142,300	142,300	142,300	142,300

Economic development information:

To be completed

ESTIMATED FUNDING REQUIREMENTS:

	Total:	2011/12	2012/13	2013/14
HCA				
LA capital				
LA owned land				
RSL				
Other public				
Developer contribution				
Other private				
Total funding required	6,972,700	1,992,200	2,419,100	2,561,400

PARTNERS INVOLVED:**DELIVERABILITY:**

Cross Cutting Delivery Programme: Tackling deprivation and homelessness

East Sussex is one of the most deprived Counties in the South East; Hastings remains among the 40 most deprived Districts in England, and the most deprived across the South East. Eastbourne also falls to just below (that is, more deprived than) the national average on the overall IMD2007 score. This programme cross cuts a number of schemes within the Regeneration of Coastal Communities programme; a recognition that deprivation is considerable in our seaside towns. Maintaining and Improving the Existing built environment as a programme is key to tackling deprivation and Homelessness, given that the use of existing private sector homes is key to local authority homelessness prevention strategies, ensuring that these properties meet decent homes standards is key.

This programme 'cross cuts' the following Place Based delivery programmes:

Place Based Delivery Programme:	No. of sites	Which towns?	Number of homes (Private/ Affordable)	Homes made/moved towards/ decent or maintained
Regeneration of Coastal Communities	11	Eastbourne, Hastings, Bexhill	224/201	0
Supporting Rural Communities and Sustaining Small/Market Towns	2	Camber, Wivelsfield	54/32	0
Supporting Independent Living	1	Wealden	0/6	0
Maintaining and Improving the Existing Built Environment	12	Cross County	0/0	12748
Meeting the Accommodation Needs of Gypsies & Travellers	0	N/A	0/0	0
Total:	14		479/239	12748

Cross Cutting Delivery Programme: Rebalancing communities

Despite having a lower than national average percentage of affordable housing, East Sussex does have areas with significantly higher concentrations of social housing. Also, a feature of some urban areas is a concentration of privately rented properties, particularly flats and Houses in Multiple Occupation (HMOs). Many of our rural areas have little or no affordable housing. A programme dedicated to 'rebalancing communities' is consistent with the sustainable communities agenda – encouraging tenure diversification, a mix of economic backgrounds and ensuring a balance of property types i.e. a balance between houses and flats. This programme will consider tenure and housing type in tandem with local needs and supply to ensure that need is met in a long term sustainable way.

This programme 'cross cuts' the following Place Based delivery programmes:

Delivery Programme:	No. of sites	Which towns?	Number of homes (private/affordable)	Homes made/moved towards/ decent or maintained
Regeneration of Coastal Communities	21	Hastings; Peacehaven; Eastbourne; Newhaven	721/500	0
Supporting Rural Communities and Sustaining Small/Market Towns	44	29 towns/villages	581/539	0
Supporting Independent Living	5	Eastbourne; Polegate; Northiam; Bexhill; Hastings	100/74	0
Maintaining and improving the existing built environment	0	N/A	0/0	0
Meeting the accommodation needs of Gypsies and Travellers	0	N/A	0/0	0
Total:	70		1402/1113	0

Cross Cutting Delivery Programme: Supporting economic growth

Despite being in the prosperous South East, Gross Value Added (GVA) per head in East Sussex is 75% of the UK average and 71% of the regional average. In addition it has pockets of severe deprivation, particularly evident in coastal towns. Across the County, 31 wards have unemployment levels equalling or exceeding the national average with these being mostly located in the coastal towns of Hastings, Bexhill, Newhaven and Eastbourne. ([ESSP, 2009](#)). East Sussex County Council are currently working with partners to develop a Local Economic Assessment with plans for an Economic Strategy to be in place for 2011. A significant amount of partnership working is happening across East Sussex to encourage economic growth. Suitable housing in terms of tenure, type and location can have a positive impact in supporting such growth. Affordable housing plays an important part in supporting local rural economies, ensuring that local people can live close to their employment and employers are able to recruit locally. This programme is in place to ensure that employment and infrastructure keeps pace with housing development; but also that housing is used as a stimulus for economic growth.

This programme 'cross cuts' the following Place Based delivery programmes:

Delivery Programme:	No. of sites	Which towns?	Number of homes (private/affordable)	Homes made/moved towards/ decent or maintained
Regeneration of Coastal Communities	5	Bexhill; Hastings; Eastbourne	232/176	0
Supporting Rural Communities and Sustaining Small/Market Towns	15	Hailsham; Polegate; Horam; Buxted; Lewes; Mayfield; Robertsbridge	949/436	0
Supporting Independent Living	1	Seaford	0/9	
Maintaining and Improving the Existing Built Environment	0	N/A	0/0	0
Meeting the Accommodation Needs of Gypsies & Travellers	0	N/A	0/0	0
Total:	21		1181/621	0

Cross Cutting Delivery Programme: Raising environmental standards

With housing accounting for approximately 30% of the UK energy use ([Environment Agency](#)); any increase in development must be considered alongside environmental factors. There are opportunities for the East Sussex Housing Partnership to consider innovative ways of raising environmental standards in house-building and within the existing built environment, with a particular focus on providing homes which are carbon neutral, whether this be 'retro-fitting' existing private sector stock and social stock or raising standards within new-build developments. This in turn could provide benefits for residents including a reduction of those households experiencing fuel poverty.

This programme 'cross cuts' the following Place Based delivery programmes:

Delivery Programme:	No. of sites	Which towns?	Number of homes (private/affordable)	Homes made/moved towards/ decent or maintained
Regeneration of Coastal Communities	3	Newhaven; Peacehaven; Eastbourne	38/36	0
Supporting Rural Communities and Sustaining Small/Market Towns	4	Hailsham; Forest Row; Crowborough; Uckfield	0/94	0
Supporting Independent Living	5	Crowborough; Uckfield; Bexhill; Lewes; Hastings; Eastbourne	0/115	0
Maintaining and Improving the Existing Built Environment	N/A	Lewes	0/0	1850
Meeting the Accommodation Needs of Gypsies and Travellers	0	N/A	0/0	0
Total:	12		38/245	1850

Cross Cutting Delivery Programme: Promoting Innovation and design

Key to a sustainable community, and highlighted within Pride of Place, is the need to ensure housing is well designed and built. This delivery programme will consider opportunities to take forward innovation alongside design to promote sustainable communities. The programme itself may need to be opportunistic, dependant on timely funding for innovative projects, however, some schemes lend themselves to such innovation, for example, retrofitting of empty homes, or rural exception site development, where design is particularly important.

This programme 'cross cuts' the following Place Based delivery programmes:

Delivery Programme:	No. of sites	Which towns?	Number of homes (private/affordable)	Homes made/moved towards/ decent or maintained
Regeneration of Coastal Communities	1	Eastbourne	20/1	0
Supporting Rural Communities and Sustaining Small/Market Towns	5	Arlington; Hailsham; Polegate; Rye	203/126	0
Supporting Independent Living	0	N/A	0/0	0
Maintaining and Improving the Built Environment	0	N/A	0/0	0
Meeting the Accommodation Needs of Gypsies and Travellers	0	N/A	0/0	0
Total:	6		223/127	0

4. NEXT STEPS

The next stage in the Single Conversation process will be to draft a Local Investment Agreement. This will be based upon a prioritisation of the programmes or part-programmes outlined within this Local Investment Plan as part of an on-going discussion between the East Sussex partnership including the HCA. The final Local Investment Agreement will set out the HCA's proposed investment for East Sussex and the Partnership's proposals for delivery.

The partnership agreed early in the process that this document and the resulting Local Investment Agreement should be for a shorter than originally agreed period; this is to take account of current work taking place of strategic importance to future housing delivery plans, including District and Borough Local Development Frameworks; East Sussex Economic Assessment and Strategy; and East Sussex 3rd Local Transport Plan. With the exception of some Local Development Frameworks, these strategic plans are timed to be completed in 2011 and will feed into a 're-fresh' of the Local Investment Plan.

The updated LIP will include a number of sites, which have been identified by the Partnership, as being of particular strategic importance. These sites have not been included within this version of the LIP, mainly due to deliverability issues. The list below sets out these sites, including the issues which have prevented them being brought forward within this Plan period:

Area	Site	Strategic importance	No. of private homes (approx)	No. of affordable homes (approx)	Barriers to delivery
Hastings	Ore Valley Ph 2	Will unlock social and travel infrastructure; enabling improved access to Ore station and access to health care facility. £15million already invested as part of millennium communities 5 point plan, aimed at tackling long term deprivation in the area.	58	11	Low land values and high costs (former power station: contamination) have created viability issues.
Hastings	Ore Valley Ph 3	As above	62	7	As above
Lewes	North Street	Large site to include retail, commercial, business and leisure uses.	375	125	Flooding and contamination issues, however, extensive work has been done by the developers in preparation for planning application.
Lewes/ Newhaven	Eastside, Newhaven	Local Plan site currently allocated for port related use.	375	125	Potentially access, but should be resolved as part of any development. Flooding (partially

		Mixed use site with proposals including employment and commercial uses.			resolved through land raising).
Rother/Bexhill	NE Bexhill (phase 2)	Part of a large mixed-use site (housing and business use) identified as a key strategic location for economic regeneration in the Sussex Coast area.	720	400	Although there is a commitment in the Regional Transport Plan to delivery of the Hastings/Bexhill link road (upon which this scheme depends), delays are anticipated. Phase one is able to commence prior to the link road start, however, the delays mean that later phases of the scheme will fall outside of the plan period and must be included within a refreshed version of the LIP, due 2011.
Rother/Bexhill	High School/Drill Hall site	Part of a large mixed-use site (Housing, business and community use) identified as a key strategic location for economic regeneration in the Sussex Coast area. This site is in public sector ownership, albeit multiple (RDC, ESCC, MoD)	28	18	Part of the ESCC owned land is being declared surplus, but the form and scale of development is currently uncertain, as work is being done to advise the two Councils (ESCC and RDC) on options. The main barriers to development are the need for a comprehensive 'master plan' (mainly to clarify primary school and leisure centre requirements), land clearance, relocation of the Drill Hall and improved access.

The amount of public and private sector investment required to deliver all priority sites contained within the LIP is unlikely to be met in full over the life of the plan. It will be important therefore, for all partners to agree mechanisms that ensure there is a fair and equitable distribution of public sector funding across East Sussex which reflects both the priority attached to programmes, and the availability of development sites.

Added to this, partners will need to consider more innovative methods of delivery and opportunities to increase delivery in more cost effective ways. This could include consideration of existing pilot programmes such as 'Total Place' and the 'Public Land Initiative'. Such innovative programmes are the natural next step for a Partnership already working successfully in the spirit of joint working and co-operation to ensure the best outcomes for residents and to provide housing growth and economic development to meet the needs of the County.