

Housing Strategy 2025-2030

Consultation Report

Hastings Borough Council, October 2025

Housing Strategy 2025-2030
Consultation Report HBC

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Background

1. This report provides an overview of responses received to the consultation on the proposed draft of the housing strategy.

2. The development of the housing strategy was led by the strategy steering group. The development was overseen by the Housing task force. Day to-day management was provided through the Council's Housing team.

3. Consultation on the draft document was conducted mainly digitally through 'My Hastings' web pages although downloadable documents and hard copies were provided where required, as well as engagement events taking place during the consultation period.

4. Notification of each phase of the engagement/ consultation was circulated to local stakeholders and anyone interested in housing issues including:

- My Hastings Newsletter
- Hastings Borough Council media release
- East Sussex County Council
- Private Landlords newsletter
- Social Landlords
- Voluntary and Community groups
- Statutory organisations and Services
- Business Sector Organisations
- Hastings Borough Council services and teams.

5. Prior to the draft housing strategy formal consultation, there were two stages of informal engagement which helped to shape, develop and provide prioritisation to the draft strategy:
- In person Workshops- x 2 initial scoping workshops (Appendix 8)
 - Steering group/ subgroups - established with 30 + members meeting regularly to shape and inform the strategy development, focused subgroups with guest members offering expertise in key priority areas (Appendix 10)
 - Series of targeted surveys aimed at developing the strategy and targeting key stakeholders:
 - Hastings Housing Survey – aimed at all residents to gain insight and stories /housing experiences in the town -559 responses (Appendix 2)
 - Temporary accommodation survey – 84 responses – to gain insight into experience and issues / improvement areas for residents in TA (Appendix 4)
 - Temporary accommodation- now housed survey – 23 responses – gain insight into experience and issues/ improvement areas for residents previously in TA (Appendix 5)
 - Landlord Survey – 96 responses (Appendix 6)
 - Landlord phone calls- Follow up from survey landlords invited to 1:1 phone call to gain lived experience of landlords.

6. Several consultation events were held during July and August including an event at Priory Meadow shopping centre, Councillor drop ins and an event led by Hastings Voluntary Action.
- Priory Meadow – event - launched the consultation – 100+ engagement with passersby / residents (74 participated in comments/ completing the survey) Appendix 7
 - HVA Event – bringing together key VSO stakeholders to discuss the draft strategy (18 attendees) Appendix 3.
7. Lived Experience - A series of case studies exploring residents housing experiences across the town focusing on the priority areas, accompanied by photography project – these case studies will be featured in the final strategy document.

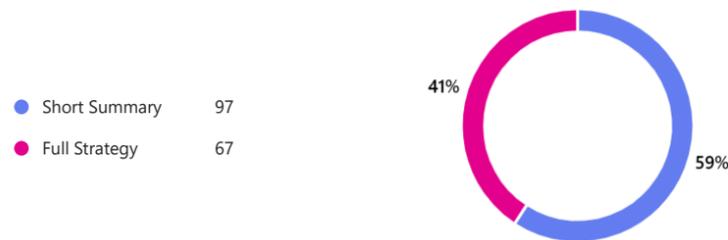
Summary of Consultation/ Engagement Activity

	Numbers of participants
Initial Scoping workshop day – residents/ organisations/ businesses / statutory	17
Initial Scoping workshop evening – residents/ organisations/ businesses / statutory	20
Steering Group Members	32
Subgroup- Additional members from the steering group – participated in feedback meetings for draft strategy development and input into draft strategy consultation.	20
CIlr attended community events x 3	35
CIlr supermarkets drop in x 2.	
Hastings Housing Survey	559
Temporary Accommodation Survey	84
Previously in Temporary Accommodation Survey	23
Landlord Survey	96
Landlord – focus session/ follow up calls	10
Draft Housing Strategy Survey	168
HVA event	18
Priory Meadow in person event (written comments/ surveys on the day)	74
CAB team meeting	
Homelessness Review Stakeholder meeting	20
	1176
Total	
Internal	
Housing Officer Workshop	35
All Staff meeting	150
Manager Workshop	20
Consultation on Draft Strategy – All Managers	30

Review of the Consultation Survey for the Draft Strategy

Summary and Full Strategy

The survey gave the option to submit feedback on a Summary of the strategy (an easy read short version) or the full survey, 59% opted for short summary and 41% the full Strategy.



Responses from the 'Summary' of the strategy

Total Comments: 97

Themes Identified:

- Affordability and Local Housing Allowance
- Landlord and Tenant Relations
- Community-led Housing and Co-ops
- Use of Empty Properties and Green Spaces
- Youth and Employment Challenges
- Mental Health and Housing Conditions

Appendix 1 details the responses received in response and how the Council has responded to each. The following comment has given rise to a change and in summary:

- Action plan to be clear on available capacity and resources
- Final draft to better define what we mean by affordable
- Lobby insurance and mortgage companies to not discriminate to landlords letting out to tenants in receipt of Local Housing Allowance
- Strengthen the proposal to lobby for the end to Right to Buy
- Commit in the Strategy to contacting primary and secondary schools in Hastings to provide advice and information on the housing challenges in the Borough and how people can get help
- Commit in the Strategy to find viable ways of making council owned temporary accommodation, where the residents wish to stay, a permanent home.
- To be clearer in the Strategy on what we mean by affordable.
- Include endorsements from key partner

Full Strategy Responses

Introduction

Total Comments: 43

Themes Identified:

- Desire for deeper prioritisation and transparency in council strategy.
- Concerns about underutilised housing stock (e.g., empty social housing in Hollington).
- Historical perspective on social housing standards and tenant vetting.
- Scepticism about affordability and effectiveness of current housing plans.

Sample Comments:

“This is an in-depth report. Would like to see how the council prioritises in depth. There is many empty SH in Hollington alone...”

“Social housing from history was tenants were vetted to ensure a standard of behaviour and housekeeping was adhered to.”

“Affordable homes are still not affordable.”

How have these comments impacted the final Strategy?

Appendix 1 details the responses received in response and how the Council has responded to each. Comments in this section has given rise to a change in the introduction:

- **Better define affordable housing in the Strategy**
- **Revised strategy to make explicit reference to Crime & Disorder Act s.17 and how proposals in the Strategy will impact (for good and ill)**
- **Call for rent caps and limits**
- **Additional section added to be clearer on what is meant by Affordable Housing.**

Priority 1 – Deliver the Homes We Need – Responses

Total Comments: 50

Themes Identified:

- Strong support for more housing, especially varied types.
- Concerns about affordability and whether new builds meet actual needs.
- Suggestions to build on brownfield sites and avoid greenfield development.
- Frustration with slow progress and lack of visible impact.

Sample Comments:

“How has the need been calculated?”

“Affordable homes are still not affordable.”

“More houses of different types should be built to satisfy different housing needs.”

How have these comments impacted the final Strategy?

Appendix 1 details the responses received in response and how the Council has responded to each. One comment has given rise to a change:

- Strengthen links to Adult Social Care. Make sure there is specific reference to accessibility outside of homes as well as inside.

Priority 2 – Prevent Homelessness and End Rough Sleeping- Responses

Total Comments: 48

Themes Identified:

- Homelessness seen as a public health emergency.
- Mixed views on rehousing policies and tenant behaviour.
- Suggestions for using hotels and temporary shelters.
- Concerns about prioritisation and fairness in housing allocation.

Sample Comments:

“Homelessness and rough sleeping is an absolute emergency...”

“I expected to hear more about a holistic approach and looking at the causes of homelessness around the individual, not just the simple supply of a property, for many this will not solve the issue or be a successful solution.”

How have these comments impacted the final Strategy?

Appendix 1 details the responses received in response and how the Council has responded to each. 3 comments have given rise to a change:

- Be clearer on eligibility for temporary accommodation and on emergency provision in severe weather.
- Commit to lobbying for rent capping / limits
- Commit to increasing public awareness of how to help.

Priority 3 – Create a Rented Sector That Works for Tenants- Responses

Total Comments: 54

Themes Identified:

- Tension between landlord rights and tenant protections.
- Calls for rental caps, licensing, and better enforcement.
- Recognition of good landlords and need to retain them.
- Concerns about the Renters Reform Bill and its local impact.

Sample Comments:

“Without landlords you will struggle...”

“can the council introduce a RENTAL CAP and private landlords license for the area?”

“Creating a rented sector that works for Landlords while incentivizing what works for tenants will increase availability.”

How have these comments impacted the final Strategy?

Appendix 1 details the responses received in response and how the Council has responded to each. One comment has given rise to a change:

- Commit to lobbying for rent capping / limits

Priority 4 – Homes That Support Health, Independence, and Longer Lives - Responses

Total Comments: 45

Themes Identified:

- Importance of accessible housing for older and disabled residents.
- Need for trauma-informed approaches and integrated support services.
- Calls for better design standards and downsizing opportunities.
- Frustration with long waiting times and poor housing conditions.

Sample Comments:

“No mention of the DFG and using money to make homes accessible and adapted so people may not need to move and that this can be used for private rental properties as well as owned properties.”

“There is little recognition of the need for rental units suitable for older people...”

How have these comments impacted the final Strategy?

Appendix 1 details the responses received in response and how the Council has responded to each. Comments have given rise to a changes:

- Added more information on Disabled Facilities Grants
- Add in commitment around increasing play provision within housing developments
- Make clearer reference to need for accessible homes and actions to increase provision of accessible temporary and permanent homes.

Priority 5 – Reduce Carbon Emissions and Future-Proof Homes

Total Comments: 51

Themes Identified:

- Strong support for climate action and energy efficiency.
- Concerns about feasibility of retrofitting older homes.
- Calls to prioritise brownfield development and avoid flood plains.
- Mixed views on EPC standards and their impact on landlords.

Sample Comments:

“Create housing on brownfield sites before greenfield.”

“Climate change is here and will cause more destruction...”

“yes keeping bills down for residents. How will you help those already in fuel poverty. You need a fuel stop shop or stall in town.”

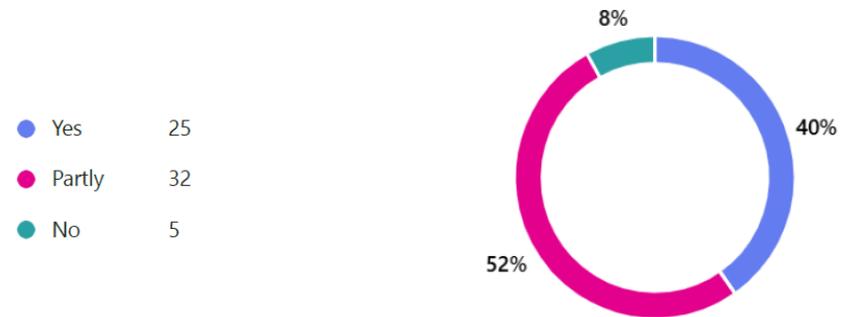
How have these comments impacted the final Strategy?

Appendix 1 details the responses received in response and how the Council has responded to each. Comments have given rise to a change and in summary:

- Amended the strategy to reflect the challenge in retrofitting older buildings
- Wider feedback will inform the new Climate Change Strategy.

Agreement with Priorities? – Responses

We asked all respondents ‘Do you agree with the emerging five priorities within the strategy?’



We asked ‘Why do you agree / disagree with each priority?’

- **Positive Sentiment** – 11 mentions
Many respondents expressed general support for the priorities, describing them as “good,” “important,” or “reasonable.”
- **Affordability and Rent Security** – 9 mentions
Concerns were raised about rent caps, affordability, and the need for secure housing options.
- **Environmental and Community Concerns** – 8 mentions
Respondents emphasised protecting green spaces, nature, and fostering community-led housing initiatives.
- **Council Trust and Implementation** – 7 mentions
- **Scepticism about the council’s ability to deliver on promises**, with references to past failures and lack of trust.
- **Housing Accessibility and Variety** – 7 mentions

Comments highlighted the need for diverse housing options, support for tenants and landlords, and addressing homelessness.

- **Support for Vulnerable Groups** – 3 mentions
Some responses focused on the needs of elderly residents and the importance of social support systems.
- **Criticism of Strategy Detail** – 3 mentions. A few respondents noted missing data, lack of clarity, and insufficient detail in the strategy.

Further Current / Emerging Issues - Responses

We asked all respondents ‘Thinking about Hastings’ housing need over the next five years, are there any current or emerging issues we need to focus on in addition to what is in the draft strategy?

Here are the key themes from the responses:

Affordability and Rent Control

- Strong calls for rent caps, local enforcement powers, and conversion of short-term lets (e.g., Airbnb) into long-term housing.
- Concerns about private landlords profiteering and the impact of rent inflation.

Use of Existing Housing Stock

- Emphasis on bringing empty properties back into use.
- Suggestions to prioritise permanent housing over temporary solutions.
- Calls for better planning enforcement (e.g., Grotbusters approach).

Environmental Sustainability

- Worries about flooding, coastal erosion, and climate resilience.
- Opposition to building on greenfield sites; preference for brownfield development.
- Need to protect natural habitats and integrate housing with nature.

Infrastructure and Services

- Housing growth must be matched with transport, healthcare, education, and water/waste systems.
- Concerns about public transport access, parking, and school capacity.

Support for Vulnerable and Local Communities

- Focus on ageing population, families, and people with disabilities.
- Calls to prioritise locals over newcomers or investors.
- Need for community-led housing and inclusive consultation processes.

Economic Development and Employment

- Suggestions to attract better-paying jobs and build economic resilience.
- Link housing strategy with job creation, especially in green industries.

Landlord Regulation and Housing Market Reform

- Push for full landlord licensing, zero tolerance for bad landlords, and ethical rental practices.
- Concerns about private equity ownership and housing market stagnation.

Strategic Planning and Governance

- Desire for longer-term planning beyond five years.
- Frustration with slow council processes and lack of partnership frameworks.
- Need for clearer, more accessible community engagement.

Draft Strategy Survey - Equalities Data

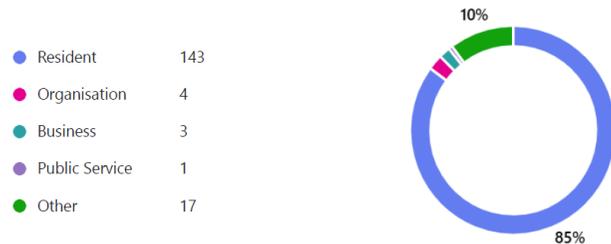
Please note that a full Equality Impact Assessment (EQIA) has been conducted on the housing strategy and its delivery, the EQIA has more of an in-depth analysis on the equalities data across all engagement and consultation and identifies gaps and comprehensive recommendations which have been added to the strategy action plan.

The following information is just a snapshot of the data from the actual draft strategy survey.

Residents

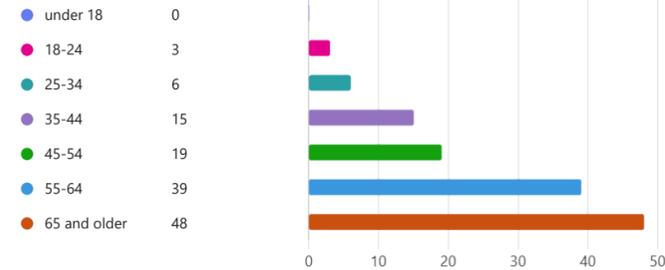
168 responses were received for the survey between July and August 2025.

The following graph shows that the vast majority identified themselves as residents:



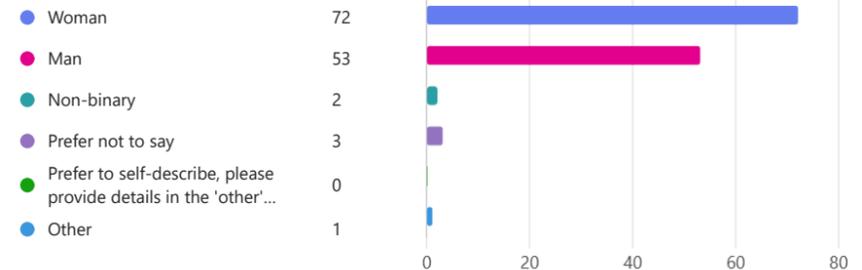
Age

The following graph indicates the broad age range within which respondents fall. The highest proportion of responses came from 65+.



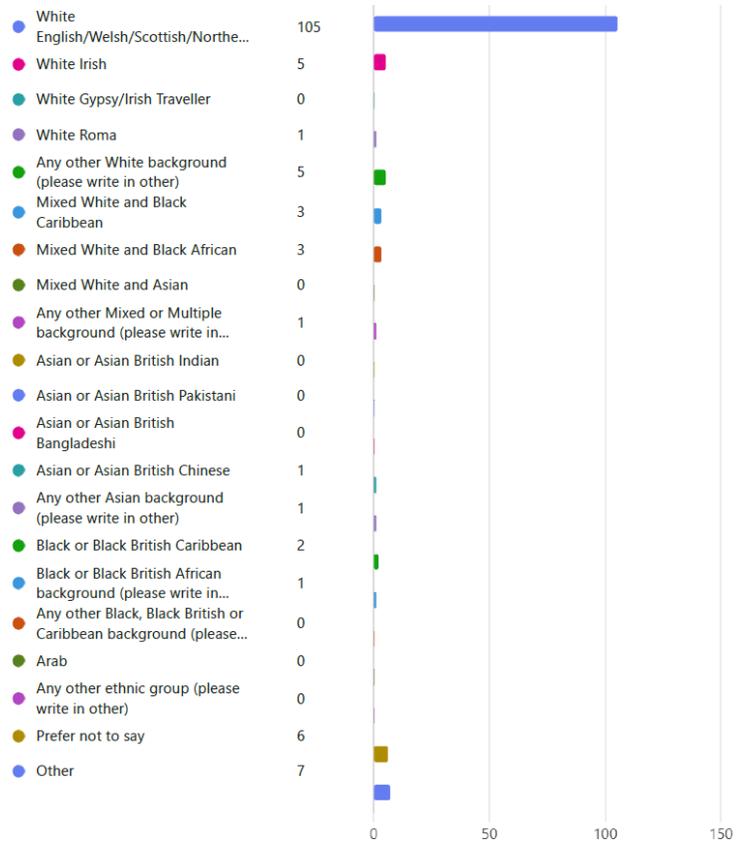
Gender

The following graph indicates gender, the highest proportion of responses came from women.



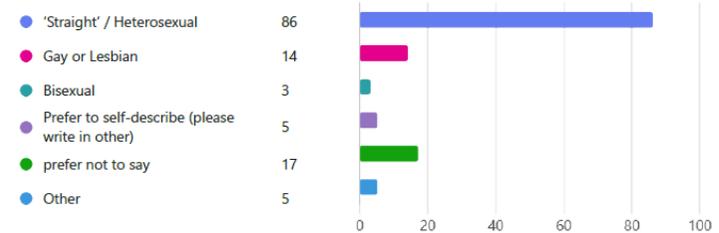
Ethnic Group

The following graph indicates ethnic group, the highest proportion of responses came from white English/Welsh/Scottish/ Northern Ireland:



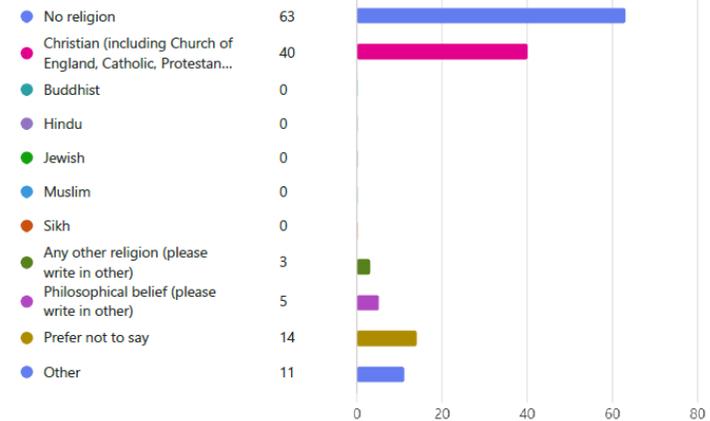
Sexual Orientation

In terms of how respondents best described their sexual orientation the following chart indicates that majority of respondents described themselves as Heterosexual/straight.



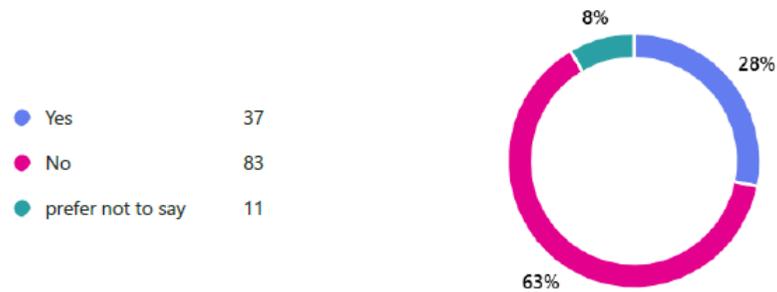
Religion

The following graph indicates respondents' religion, the highest proportion of responses selected 'no religion'.



Disability & Health

28% of respondents consider themselves to have a physical or mental health conditions or illnesses lasting or expected to last 12 months or more.



Next Steps

Responses to the Draft Strategy consultation have been used to prepare the final version of the Housing Strategy which will now go through the Council's governance routes with the aim of being approved at Full Cabinet by January 2026.

The Housing Strategy will monitor its success through a range of high-level measures as proposed in the Action Plan.

Appendix 1: Draft Housing Strategy – Detailed Response Report

Summary of Strategy- Full Comments and Response

Comments Received	Council Response	Proposed Change
Short Summary		
Yes the need for homes is urgent but why are you building on and decimating conservation areas?	Not clear what locations this refers to? All sites would be subject to due planning process	
Short on actually tangible actions	Action plan to be included in final version	
Your strategy covers what is needed, but I fear you will not be able to deliver on it.	The concern is certainly appreciated, but the Strategy (and the action plan to be included in the final version) will be written being mindful of capacity and resources	Action plan to be clear on available capacity and resources
i don't understand!! so many terrible landlords and you don't investigate them. rents are so high and HBC/UC pay very little towards rents, and much less than other areas. we know you care but how much!!! it's depressing with all the wealth moving to the area but with so many desperate people feeling let down. the social divide and slapping most people in the face.	<p>We do not underestimate the challenges faced here. We do investigate complaints and concerns from private tenants (945 properties were improved with our intervention in 2024/25).</p> <p>We also recognise the struggle people face paying their rent, and are setting out in the Strategy how we hope to try and bring rents down (mainly by increasing housing supply) but we also need Central Government to help by reviewing Local Housing Allowance.</p>	
All sounds good as usual. I am a responsible landlord, about to take tenants on various benefits, so will see if you really do weed out the rogues, don't slap the cost on me, and help me if my tenants hit financial problems.	We are not looking to penalise good landlords, and we will seek to rescue a tenancy and prevent homelessness wherever we can.	
I think your strategy is great. My only reservation is your reliance on affordable housing. It's such an ambiguous statement. How can houses be built and sold to match the low local wages. Private developers want to make as much profit as they can		Final draft to better define what we mean by affordable

<p>Hastings has long been the ‘end of the line’ town and suffered for years with the dregs of society being dumped on us, which drags the town down further and further each passing year.</p> <p>The housing scheme proposal needs to prioritise the long term residents of Hastings and ensure that these properties are not given to people who have just arrived into the country or recently moved to the area.</p> <p>The Punishment of local landlords has taken a turn for the worse with the idea of the rental reform bill. This legislation once again assumes that all landlords are rogue!</p> <p>I am a firm believer that if anything there should be an introduction of an online ‘Tenant right to rent’ bill, which every tenant must pay to be on if they want to rent a property, this site will list the tenants renting record, I.E, any evictions they have had and the reasons for the eviction (signed & agreed by the landlord), any rent arrears they have accrued & reasons why this happened, any property damage they have done, any issues with police/fire etc., any problems caused with neighbours or local residents. This site could then be utilised by landlords and letting agents to vet potential tenants which, in turn would stop any rogue tenants treating properties badly.</p> <p>Not all tenants are perfect but are treated like they do nothing wrong in the eyes of the law and landlords are treated like they are the issue by governments and councils.</p> <p>It’s only fair that if landlords must jump through hoops to rent their property then tenants must also jump through hoops to rent those properties.</p>	<p>We have deliberately talked in the strategy about the Private Rented Sector needing to work for landlords and for tenants. We recognise that it is too simplistic to suggest that the responsibility for a successful tenancy lies solely with the landlord or with the tenant.</p> <p>However, we do know that for various reasons, the age of our housing stock, the low rates of housing benefit, the changes in tax and legislation impacting on landlords that we have a high proportion of disrepair and poor management to tackle. We have tried in the Strategy to set out how we will address this but at the same time look to work constructively with landlords who do meet and exceed the standards required.</p>	
<p>why are we building new houses when we have enough old buildings that can be renovated, please stop using all the green spaces. Playing fields etc. otherwise my kids and their kids will have no where to play and will be bored and start vandalising property.</p>	<p>We recognise that empty homes can play a part in meeting housing need but they are not the whole answer. We do need new homes, but that will be balanced with the need for green space. The review of the Local Plan will help us consider individual sites and the need to balance priorities</p>	
<p>Make room for wildlife and plant more trees.</p>	<p>The review of the Local Plan will help us consider individual sites and the need to balance priorities</p>	

<p>Please consider doing a survey of empty commercial property in the area. There appear to be unused buildings and lots of office space which could be redesignated / repurposed as residential living spaces for the community. Where commercial properties remain unused, financial penalties can often be written off by large companies. So, direct action may be needed to force companies to upgrade and use their empty properties or follow a series of steps to repurpose their assets as residential spaces for the benefit of the community, with strict timelines and extraordinary penalties for non-compliance.</p>	<p>This will be part of the new Empty Homes Officer's workplan</p>	
<p>I think this is aspirational dreaming. £10M to purchase new houses (with an average of £250K per house) results in 40 houses, a drop in the ocean to what is needed. Even if you team up with Houzer, a not for profit community led house builder, it will still result in less than 80 houses and the council will need to provide the land. It's a catastrophic shambles that has been donkey's years in the making. Losing 4% GDP per annum, around £80 billion per year, to Brexit has helped push the country into a death spiral. The government will put up taxes this autumn, which have enormous knock on detrimental impacts for many sectors. Things are likely to get a lot worse for local councils and council tax payers alike. Sorry for the doom and gloom but I can't see any light at the end of the tunnel.</p>	<p>Every new home we are able to acquire, build or bring back into use will make a difference to the household who moves in. We appreciate that ultimately if we are to achieve the scale of change needed, we need Central Government to make structural changes and we will call for this but we can still make a difference locally.</p>	
<p>I feel older housing can't be held to the same standards as new builds and sometimes residents/tenants need to change their behaviour to live in the properties- like owners do. I am put off renting out my flat when I move to a new area because I do get condensation and care is needed with some of the fixings as well as the high costs involved with the mortgage & maintenance. Could there be some kind of 'reasonable adjustments' tenants need to make to live in the property?</p>	<p>We would approach any inspection of a private rented property without assuming where responsibility lay until we had opportunity to investigate and gather evidence directly. It may well be that there is a need for the landlord to undertake works but also for us to provide advice to the tenant at the same time.</p>	

<p>Too many air b n b</p>	<p>The Strategy proposes we do need to better manage the impact of holiday lets on housing availability and affordability. To prepare for this we are developing an evidence base examining the extent of holiday lets in the Borough and their impact. This will inform the new Local Plan draft.</p>	
<p>Well intentioned but slightly unrealistic and hampered/made unambitious by a lack of finance. Consequently the targets are fairly low and unimpactful. Lobbying for an increase in LHA is the right thing but probably wishful thinking. However, none of what I've said means you shouldn't try.</p>	<p>Every new home we are able to acquire, build or bring back into use will make a difference to the household who moves in. We appreciate that ultimately if we are to achieve the scale of change needed we need Central Government to make structural changes but we can still make a difference locally.</p>	
<p>Local communities should get priority when church buildings are up for sale . Could there be assets council owned for housing allocations and adaptations Do you look at auction properties for the council? Are you considering community led housing initiatives Community wealth building and not leaving young people out is essential as many are being pushed out of Hastings their home town . We must address land reform .</p>	<p>We are reviewing all council owned assets of their potential to be used or developed as housing.</p> <p>We would consider auction properties but find we are able to acquire as many homes as we can manage directly from local Estate Agents or through direct contact with sellers.</p> <p>We would agree that community led initiatives do offer considerable potential and set out in the Strategy that we are keen to support them where any development can make a direct benefit for households in temporary accommodation.</p>	

<p>I live and work in Hastings I am living with 1 other person and paying rent but flat is in a bad condition and moving out before winter. I am going to live in London for 3 months with a friend as working opportunities not enough here for my profession. I did try courses at Ore in building trade but they did not offer any courses, here a long waiting time, I cannot wait and expensive as I am now 22 years old.</p> <p>The flat is in poor condition, holes in the floor boards, kitchen gets mouldy, roof leaks and landlord forgot to pay our water bill we were cut off for 3 days until he paid it. I pay 750 per month includes bills not council tax. I like my independence most young people need to get out of family home for their own pride and must be listened to better. I want to build my own home and do work in building trade I love the old houses and the people i work with but want to skill up and get qualifications Hastings college is not ready for the renewable energy sector and rerofitting; we need to see this here for our old buildings . What is the MP doing its appalling nothing is being done for us your youth.</p>	<p>Firstly, please contact the Housing Improvement and Compliance Team directly about the conditions in your property we would be keen to support you to get them resolved.</p> <p>Through the Hastings Town Deal programme, a new Green Centre of Excellence will be delivered as part of the East Sussex College Group's Ore Valley Campus. Planned for completion before March 2027, this will provide high-quality, hands-on training facilities specifically designed for practical skills in building trades, retrofitting, and renewable energy technologies.</p> <p>The centre will deliver targeted learning opportunities locally for both 16–19-year-olds and adults. The curriculum will focus on areas including:</p> <ul style="list-style-type: none"> • installation, design and repair of domestic retrofits of low-carbon technologies, • large-scale commercial solar, • smart meters and smart appliances, and • the servicing and repair of electric and hybrid vehicles. <p>This investment will equip local people with the technical skills and qualifications needed to work in the building trade, the renewable energy sector, and the retrofitting of Hastings' older housing stock, creating opportunities that currently require many to leave the town to pursue.</p>	
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<p>Being a private landlord is extremely difficult given the up and coming new bill. Especially as much of the private housing stock in Hastings may be grade 2 and above listed, in conservation areas and very expensive to implement some recommendations for increasing the epc grading. In addition the private landlord cannot be ensured of rent being paid by UC tenants. Although there are many good UC tenants there are also very bad UC tenants and renting to them remains a risk. Generally I have found that tenants with good incomes take care of the property and pay their rent on time. I have had both sets of tenants.</p> <p>The council proposal of letting out the landlords property and to return the property in good repair, excluding wear and tear, is open to interpretation. This is not an avenue I would pursue as a private landlord.</p> <p>Also the old landlord Licencing scheme did not work well. It made the good landlords pay with no return and did not appear to regulate the rogue landlords. Private landlords I know tend to keep their properties in good order responding to tenants issues as they have an investment in the property and it is in their best interests to keep it in good order. Many mould and damp issues happen due to lack of ventilation by the tenant when drying clothes and having showers in enclosed spaces, remedied with opening windows or a dehumidifier. It would be good to see the council and housing association stock kept in good order instead of penalising good landlords.</p> <p>The new private renters bill is driving more landlords to sell their properties once the tenant has left.</p>	<p>We have intentionally committed in the Strategy to making the private rented sector work for tenants and for landlords.</p> <p>We would welcome the opportunity to demonstrate to you that our leasing scheme is really good option with very clear standards.</p> <p>We openly acknowledge that the previous licensing scheme did not fulfil its aims and any new schemes will be informed by lessons learnt from the previous scheme.</p>	
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<p>I am commenting on this point re private lets: "We will utilise housing licensing schemes in areas where there is an evidence base that this approach is needed and will improve property conditions and/or management standards of the property." To select properties by area means including responsible landlords as well as bad ones, and will impose a considerable financial burden on landlords who charge reasonable rents and do repairs as and when needed. The licensing fee could greatly reduce or even eliminate the rental income on which small landlords depend for their own income. The likely result is the loss of good rentals as landlords decide to sell the properties.</p>	<p>Whilst any licensing scheme would need to be consulted on to determine its exact nature and coverage we would maintain that landlords who are compliant with legislation already should have no concerns over any licensing scheme and the fact we will use any additional revenue to invest directly in the team will have benefits for all in raising standards.</p> <p>It stops bad operators undercutting responsible landlords with unsafe or poor-quality housing and better neighbourhood conditions mean better long-term value for your property.</p>	
<p>Council Building Program - Only make developments where contracts are issued to the builders without subcontracting being allowed to other builders - more than one profit stream leads to lower outcomes - Coordinate with local education authorities and building companies to promote more (possibly compulsory for certain benefit claimants) development of local skilled people (bricklayers/plumbers/carpenters/electricians)</p>	<p>We are currently exploring working on the Prisoners Building Homes programme.</p> <p>The current council owned site is being developed by Boutique Modern who are a local firm</p>	
<p>It's often insurance companies which have restrict renting to benefit claimants, asylum seekers etc which makes it impossible. I rented out for 5 yrs through asylum schemes but would no longer be able to do so.</p>		<p>Lobby insurance and mortgage companies to not discriminate to landlords letting out to tenants in receipt of Local Housing Allowance</p>

<p>I have a boy (12 September) also a girl (10 December) both going through puberty and were in a two bed flat so they share a room. I will not give up my front room as a bedroom as I would have to pay for storage for either my sofas or my bed which I refuse to do. I've had a few people in a 3 bedroom property that no longer need 3 beds they actually only need 1 bedroom and they are still in 3 bed property. I think that they should bring in a rule once your children have left then they should give up their 3 bedroom property and be giving a 2 bed if they are willing to pay bedroom tax incase of an emergency with one of their children and they need to place to stay. There are so many households that are needing a bigger place with more bedrooms and not able and it's not fair on those children/families that have to live in a tiny place.</p>	<p>We could not bring in a change ourselves that forced people to leave their properties if they were under-occupying. However we do recognise that this is a real issue and we are proposing in the Strategy to jointly fund a new role to support households to downsize, and we will also be trying to encourage downsizing into any new developments in the Borough.</p>	
<p>YOU are ignoring the ABILITY of EVERY RESIDENT to make A PROFOUND DIFFERENCE to LOCAL HOUSING</p>	<p>We are sorry this is your conclusion if you are able to provide specific examples of why you feel we are ignoring residents please do let us know.</p>	
<p>I think it's a great idea that housing is brought up to a good standard but I feel the housing stock in Hastings is too far gone and will be unaffordable for some Landlords to fulfil the criteria. If they have no choice but to come out the market that's even less rental stock available .</p>	<p>We would be keen to work with landlords to improve their properties, but ultimately there a standards set out in legislation which need to be met. Landlords should be able to afford to meet their legal obligations, that should be part of their business case evaluating whether their portfolio is viable.</p>	
<p>There are many empty properties that belong to orbit housing in the town centre. Large blocks of flats that have been empty for years. Why aren't these flats being occupied.</p>	<p>We expect a proposal from Orbit Housing On Clifton Court to be received early in the New Year, and to then be shared publicly.</p>	

<p>You do not mention anything about housing officers judging people. The stigma we face. How rude they are. How they will not communicate with people. How literally have to beg them for a home. They think they have medical knowledge, and they have have no understanding of complex issues. The housing officers don't care.</p>	<p>We are very sorry that this was your experience. All Housing Officers are trained and expected to work in an empathetic and understanding way. We regularly monitor and seek feedback from applicants but if you have a specific complaint please do contact us direct</p> <p>https://www.hastings.gov.uk/my-council/complaints/make/</p>	
<p>Why are you proposing to take in immigrants that entered the country illegally?? Are you out of your damn minds! The rate of crimes have increased in all areas that have accepted these illegal immigrants already!</p> <p>There are many good proposals in writing here but this notion of accepting illegal immigrants is simply unacceptable!</p>	<p>Responsibility for housing people new to the UK who do not have an entitlement to public funds lies with the Home Office not the Local Authority.</p> <p>For people and families who do receive their status and are able to stay in the UK we will continue to support them to meet their housing need in the same way we would for any household.</p>	
<p>im in bevin court they are being pulled down next year maybe rehome us residents</p>	<p>All tenants in the Four Courts will be guaranteed an offer of alternative accommodation from their landlord, Southern Housing.</p>	
<p>Hastings definitely needs more SAFE accommodation & our vulnerable/homeless need to be housed, but I really believe that people should be vetted to insure other tenants safety !!</p>	<p>Where we have a duty to provide temporary / emergency accommodation we must provide that accommodation immediately. We will always looks to find a safe and suitable place, for both the new residents and for neighbours. If there are issues of neighbour nuisance and / or anti-social behaviour we will take action to resolve them as quickly as we can.</p>	
<p>The LHA rates are ridiculous when you are claiming universal credit. Social rented housing is often paid in full, private rented housing is rarely paid in full leaving families in debt. The LHA rate system needa to change.</p>	<p>We agree, but the decision to do this lies with central government, the Strategy sets out how we will continue to provide evidence of the impact on Hastings and lobby for change.</p>	

<p>There is only 1 extra care scheme in Hastings Marlborough House will there be any more supportive housing for the ageing community.</p>	<p>A key reason for us producing the Hastings Strategy alongside the East Sussex Housing Partnership Strategy is to acknowledge areas, like Extra Care Housing, which need to be addressed jointly between Borough and County Council. We have committed to review housing needs, including for extra care housing, with the County Council as part of both strategies.</p>	
<p>When will you take action and make sure local housing allowance is raised.</p>	<p>We agree, but the decision to do this lies with central government, the Strategy sets out how we will continue to provide evidence of the impact on Hastings and lobby for change.</p>	
<p>Empty homes are everywhere in Hastings when are you going to look into all these spaces and deliver more suitable community accommodation flats. Are you working with Empty homes England and providers like The Parity Trust on a strategy which can deliver efficient action on homes for Hastings residents</p>	<p>We are appointing a new Empty Homes Officer role who will work with partners to try and bring back homes (and commercial properties where feasible) into use.</p>	
<p>How will the council help residents living in private rented accommodation with rent increases? As estate agents and landlords use the market value and that keeps increasing, rent must be fair for locals.</p>	<p>We cannot introduce rent caps by ourselves, that would require national legislation, but if any tenant is facing a rent rise they cannot afford they should contact the Housing Options service for support.</p>	
<p>How many of these rental properties are being offered to local residents. How many are being offered to tenants outside the Borough? What infrastructure will be put in place to accommodate these extra properties.</p>	<p>All affordable homes in the Borough are allocated in line with our local connection policies.</p> <p>The current local connection criteria are that an applicant is eligible to join the housing register if they have lived in the borough continuously for three of the last five years. This is to prioritise housing for applicants who are currently residing in Hastings.</p>	

<p>Please can HBC do something with 309-311 Harold Road TN35 5NE as there are 7 new starter homes earmarked which would help your cause. Even if you brought the site at a discount and completed the final demolition</p>	<p>We are very interested in this site and are trying to engage with the owners to encourage development of homes</p>	
<p>If there is a critical shortage of housing please think very carefully about the derelict site at 309/311 Harold Road TN35 5NE. Although up for sale privately there is planning for 7 new homes. Let's build those either through council ownership or compulsory purchase. And the council should complete these to provide extra housing</p>	<p>We are very interested in this site and are trying to engage with the owners to encourage development of homes</p>	
<p>HBC should purchase 309-311 Harold Road TN35 5NE and complete the 7 new starter homes as soon as possible if there is a shortage of housing. Plans are already approved</p>	<p>We are very interested in this site and are trying to engage with the owners to encourage development of homes</p>	
<p>Development of new homes at 309-311 Harold Road Hastings TN35 5NE have been applied for since December 2007 (18!! Years) for 7 new homes. You say there is an acute shortage of housing. Well purchase the site at a discount and finish the job and get 7 new families into housing.</p>	<p>We are very interested in this site and are trying to engage with the owners to encourage development of homes</p>	
<p>It's disgraceful that land such as 309/311 Harold Road Hastings TN35 5NE which has had planning permission since February 2008 in place isn't being enforced. 7 families could be living here. HBC should purchase the land, demolish the site, build on there and benefit from the rental income. But do it now</p>	<p>We are very interested in this site and are trying to engage with the owners to encourage development of homes</p>	
<p>Well built properties with local services including transport essential. Play and youth facilities essential. Fully support provision of housing to encourage down-sizing. Mixed housing provision important - different income levels, same quality.</p>	<p>The refreshed Local Plan will provide an opportunity to try and balance these priorities. From a Housing Department perspective we will certainly be encouraging new developments which encourage downsizing.</p>	
<p>The identification of the issues and proposed actions are well considered and accurate. The need for safe, affordable housing for all to improve the lives of many for the benefit of the whole community - including vulnerable neurodiverse adults attempting to develop an independent life while on limited finances/benefits</p>	<p>We completely agree.</p>	

<p>I read briefly parts of the study and so it seems to going in the right direction for the town. I myself live at my mother's house, hoping to acquire a home for myself. Im 31 and working in retail, and with the money I get for a month it's very difficult to purchase a decent place to live within the town without spending over £300.000 which i can't afford as of yet. Prices in Hastings are far too expensive for the people who live here and i know that people from other more expensive parts are coming to live here, I feel we shouldn't suffer because they have the money to pay while we do not.</p>	<p>We do agree, and hopefully the Strategy makes it clear we recognise that Hastings isnt affordable for a lot of our residents. That is why the supply of affordable housing is the biggest priority in the Strategy and also why we want to support Affordable Ownership which we have seen recently to be very successful in giving a housing option to local residents who are working but cant afford to buy a home on the open market.</p>	
<p>Focus needs to be on affordable housing, not the private sector.</p>	<p>Affordable Housing is the number one priority for the Strategy but we cannot ignore the private rented sector given how many residents are tenants and that it provides a vital housing option in the absence of sufficient affordable housing.</p>	
<p>I think it isn't the duty of the council to provide houses broadly. Logically in the case of vulnerable people there is a need but the council intervening in building or acquiring properties will distort the market and made properties more expensive in general as it has happened in other boroughs. In particular when people from other boroughs will want to take advantage. Providing housing is very expensive and the council tax is already the most expensive in East Sussex. I am a pensioner on 710 pounds a month.</p>	<p>The council has a legal duty to provide housing to people who are homeless. If we continue to depend on the private sector to do this it will be far more costly than trying to acquire our own homes. There are strict local connection criteria, both in the national legislation and set locally which means homes are prioritised for people with a local connection to Hastings.</p>	
<p>I have been on the list for 4 years I have applied for a bungalow and always get rejected.</p>	<p>There is a severe gap between affordable housing supply and the need for it, the Strategy is trying to resolve this challenge. However it is extremely challenging, especially to increase the supply of accessible homes.</p>	
<p>All of the proposals look good and should go a long way to solve the housing crisis.</p>	<p>Thank you for the comment.</p>	
<p>no</p>	<p>We would welcome more detail on this point to better understand your concerns,</p>	

<p>Overall it reads as a good strategy. However, there's no mention of stopping the 'right to buy'. We need housing with social value not financial value.</p>	<p>The Strategy does propose that the Government should end the Right to Buy, albeit the proposed changes made by the current Government will be helpful once they come into force.</p> <p>Although interestingly the Right to Buy has not been exercised in the last 2 years in Hastings, and before that only 8 times between 2018 and 2022.</p>	<p>Strengthen the proposal to lobby for the end to Right to Buy.</p>
<p>Surely this strategy should only be for the short term until the new East Sussex Council is created. It makes little sense for a small borough with an impoverished council to tackle these housing issues on its own. The geographical restrictions are considerable - better to base the strategy on the bigger population and wider geography of the whole of East Sussex.</p>	<p>We are producing the Strategy alongside a East Sussex Housing Partnership Strategy to reflect the issues we need to address as a wider partnership.</p> <p>However, we also think it is very important to set out what we think is needed to address our housing challenge in Hastings before we do become part of a larger organisation. There are particular challenges and opportunities in Hastings which must not be lost in Local Government Reorganisation.</p>	
<p>Bring empty properties into the housing sector for social housing .</p>	<p>Agreed, which is why we are introducing a new Empty Homes Officer role.</p>	
<p>There are many residential derelict buildings and buildings in poor repair and under occupied in Hastings and St Leonards which could be used to house people. In the past there was a very valuable and effective Grotbusters scheme which helped to bring residential buildings back into use.</p>	<p>Agreed, which is why we are introducing a new Empty Homes Officer role.</p>	
<p>You say we need more homes but turn down so many planning applications, the only way to fix this is with more homes built.</p>	<p>The new Local Plan will allow us to identify all opportunities for new residential developments. Whilst all planning applications would then need to be considered individually the Local Plan does provide us with an opportunity to set out where housing is most likely to come forward.</p>	

<p>Empty properties in the town are in abundance. Enforce owners to rent them or sell them.</p> <p>Air bnb properties should be limited. Enforce owners to do long term residential lets.</p>	<p>Agreed, which is why we are introducing a new Empty Homes Officer role.</p> <p>We are awaiting the implementation of legislation which would allow us to manage Air BnB lettings through the planning process, until the Government make those changes we are limited in what we can do.</p>	
<p>Hi I live at 301 Harold road, next door to the derelict housing/partially demolished warehouse at 303 to 309 Harold road. The developer who own this site tartes demolishing it in 2022 but stopped as they had no badger protection in place. I had started the party wall process with surveyors representjng myself and the developer but since then, neither myself nor surveyors have been able to raise à response from the developer (I understand its a company in Dubai). I am aware that people regularly break into the derelict buildings, I either see them or see the signs that the scaffolding and blocks have been moved. I see drug paraphernalia outside. I see groups of younger children also trying to get in. I have reported it several times as a dangerous site to the council. I have been informed that the council I think are trying to sell the site but no one is buying. I would really love to see Hastings council take on this site as a flagship for their new housing strategy. I wonder if it is possible to get subsidies for local housing associations to develop the site into affordable social housing. It is criminal that this space is being left for those who break in, whilst families and older people are being evicted from rented homes and unable to find affordable housing elsewhere. I jave e mailed Glenn Haffenden and Helena Dollimore directly and been advised to raise this as comments on the housing strategy. I would be grateful if you could consider some joint working along the lines suggested in the housing strategy between social housing and developer to develop this site for local housing need.</p>	<p>Agreed, which is why we are introducing a new Empty Homes Officer role.</p> <p>We are awaiting the implementation of legislation which would allow us to manage Air BnB lettings through the planning process, until the Government make those changes we are limited in what we can do.</p>	

<p>It was nice, but because its short version it was missing details on how it would be implemented (which I imagine were in the longer version).</p>	<p>Agreed, which is why we are introducing a new Empty Homes Officer role.</p> <p>We are awaiting the implementation of legislation which would allow us to manage Air BnB lettings through the planning process, until the Government make those changes we are limited in what we can do.</p>	
<p>Need to address Air B n B</p>	<p>We are awaiting the implementation of legislation which would allow us to manage Air BnB lettings through the planning process, until the Government make those changes we are limited in what we can do</p>	
<p>They are all good aims, but I do wonder about funding!! Is it aiming to subsidise rents, and private landlords repairs? That seems a little unfair on those of us who live in our own owned properties, who will be asked to pay more council tax to fund it, without getting any benefits ourselves from the schemes!</p>	<p>The biggest cost to the council (and therefore biggest call on the Hastings Borough Council element of your Council Tax) is privately procured Temporary Accommodation. By preventing homelessness and improving property conditions we will save money overall.</p> <p>In addition, any capital support to landlords could be offered as a loan or a grant where we recoup the outlay.</p>	
<p>Education and giving the younger generation a better understanding of how to budget would be more beneficial than destroying any more public land to build homes.</p>	<p>The pressure on households to afford their housing costs are so great that we would not agree that solely giving young people budgeting advice and support would solve them. However a better awareness of housing costs and the reality of the housing market would be helpful, and we have heard that throughout the consultation.</p>	<p>Commit in the Strategy to contacting primary and secondary schools in Hastings to provide advice and information on the housing challenges in the Borough and how people can get help.</p>

<p>I have also been a landlord in two different towns and in both cases it took me 9 months to get tenants out in able to sell are you doing anything at all to help landlords rights</p>	<p>The process for evicting tenants can be lengthy, mainly due to a lack of court capacity. We would always advise tenants of their rights to remain in a property legally, however we would also recognise where a tenancy cannot be saved and encourage the tenant to consider other options in the PRS and seek to support them to move.</p>	
<p>Aims are good.</p>	<p>Thank you for the comment.</p>	
<p>It's great to see people wanting change, however I live in temporary accommodation with my family and child with ASD who needs to know they have a permanent home.</p> <p>Albeit we are extremely blessed as council own our temporary accommodation and our housing officer is amazing. Will there come a time when families such as ours can say our temporary home could be our permanent home?</p>	<p>That is good to hear about your experience. Although we do appreciate that even well-run temporary accommodation, by definition, is unsettling.</p>	<p>Commit in the Strategy to find viable ways of making council owned temporary accommodation, where the residents wish to stay, a permanent home.</p>
<p>I rented in Hastings 2016/17 and had many repairs that needed to be done to my flat, and after I complained about the attitude of the rental manager and then subsequently enquired when some work was going to be carried out was issued with an eviction notice (by my letting agents Andrews). I did manage to stay on in the flat on that occasion but then subsequently left when I was notified of a rent increase which appeared to be vindictive as the property was then advertised at the rent I'd previously been paying. This was all extremely stressful especially as I lost my job during this period. I have since not had a home of my own but have lived with relatives and for approx 5 years in a low quality but expensive B&B in Eastbourne.</p>	<p>We are sorry to hear about your experience. We will be calling the Strategy for rent capping and limits but we cannot bring these in without national legislation. By trying to increase affordable housing supply and also highlight to landlords the benefit of keeping a tenant longer term, we hope to limit the need for rent rises, however it is a bigger issue than we can fix alone.</p>	

<p>Change your attitude to transport and to new council housing. Build on car parks, north Queensway industrial park and by three bridges railway station.</p> <p>Cars take up too much space and impoverish the town. Enable walking and cycling. Design and retrofit so everyone lives in a 20 minute neighbourhood.</p>	<p>We are reviewing all council owned car park sites to see if they could be developed for housing, but that does need to be balanced with the need to retain car parking where it is in high demand.</p>	
<p>I agree with the short summary but would just like to clarify - Social Housing is cheaper than Affordable Housing, so how do you decide who can afford what. It can't just be based on who is at the top of the Housing Register, it should be based on need.</p>	<p>The Housing Register is an attempt to prioritise based on need and on how long someone has been waiting with that need. Applicants can choose to bid on available properties so could decide not to bid on Affordable Rent properties but that will increase someone's waiting time.</p> <p>You are right that Affordable Rent is higher than Social Rent and we state in the Strategy our preference is for social rent. However, there will be times when allowing a development for Affordable Rent will mean we see more homes developed that if we insisted on social rent, so it is a balancing act. We are clear in the Strategy that we will support Affordable Rent but only where capped by Local Housing Allowance levels, so it does actually remain Affordable if the tenant needs support to pay their rent.</p>	<p>To be clearer in the Strategy on what we mean by affordable.</p>
<p>I'm very concerned at the closure of blocks of flats by housing associations and then these blocks being left empty. The Hollington blocks being closed with no guarantee of their replacement with the same number of social housing units. No guarantee of their replacement right to return of tenants</p>	<p>Southern Housing are committed to developing at least the same number of social homes on the Four Courts site as are being demolished.</p> <p>All tenants will be guaranteed an offer of alternative accommodation with Southern Housing.</p>	

<p>There should be more building on brown field sites and more properties renovated or pulled down and replaced by new homes. Landlords should be held to account more without tenants being afraid of eviction. There should be further crackdown on airbnb properties and existing ones should be reduced by reducing the amount of time that they can continue to operate so that housing stock can be returned.</p>	<p>The Local Plan will consider all potential sites for development, including those where regeneration is an option.</p> <p>We will always advise tenants and landlords of the Retaliatory Eviction Act which prevents landlords achieving possession with outstanding and identified repairs.</p> <p>The Strategy proposes regulating Air BnBs to the full extent of the draft legislation, but that legislation is yet to be enacted so we are limited in what we can do.</p>	
<p>Yes, your policy on empty properties around the town</p>	<p>Our new Empty Homes Officer will be developing our approach to empty properties and reviewing all potential empty residential and commercial properties which could be used for housing.</p>	
<p>i do providing what you are planning is carried out</p>	<p>We are committed to carrying out the Strategy, we wouldn't have written it and involved so many people if we weren't sincere in that,</p>	

<p>You are not tackling either the empty homes or the un reasonable high rents. The fair rent officer needs to be resurrected. There needs to be an active plan to rigourously deal with empty homes. A plan to deal with summer holiday vagrancy, summer holiday beggars also would benefit the town.</p>	<p>Our new Empty Homes Officer will be developing our approach to empty properties and reviewing all potential empty residential and commercial properties which could be used for housing.</p> <p>Fair rents would only apply to secure or regulated tenancies which are not very common anymore, where nearly all private tenancies are Assured Shorthold Tenancies and not subject to fair rent assessments.</p> <p>We do work closely with the Police to tackle any aggressive begging but that is not always linked to homelessness, so is better addressed as part of our Enforcement services rather than housing. We will continue to support anyone who is homeless in the Borough (at any time of year) to find a home or to reconnect safely to another area if they have no connection to Hastings.</p>	
<p>As a pensioner and someone who leases their home, I agree that landlords must ensure their properties are safe and liveable, but I urge the Council not to get too high-handed as many of these landlords are living close to the edge. Too many rules and extra economic burdens will lead to many calling it quits and selling their properties. This will then lead to many people, such as myself for example, unable to afford decent housing, without any safety net. If I were to become homeless in my seventies it would lead to my early demise. Landlords must be on board with any changes made, as well as lessees and more social housing would be a boon for those who need it most.</p> <p>Additionally, for those who rely on Housing Benefit, the LHA bears little relation to the actual cost of rented accomodation and I believe this needs attention.</p>	<p>We agree that we need to find a balance, and that is why we are committed in the Strategy to making the private rented sector work for landlords and for tenants.</p> <p>We agree that Local Housing Allowance levels are completely out of step with actual rental costs and are committing in the Strategy to lobbying central Government to change them.</p>	

<p>i wonder why old houses are not reused and recycled. why do the council have to keep using green spaces, where our children an grandchildren so they will not be able to climb trees and find out about nature. We are meant to be saving the enviroment, so how can we keep building houses and trying to use the same amount of water supply. the road infer stucture has not changed and they are still building some roads have taken years to build and not built yet!</p>	<p>Whilst we recognise, we do need to do more on Empty properties, and have committed to a new role to tackle them, they will only be part of the answer when our need for housing is so much greater than our current supply.</p> <p>The Local Plan will consider all potential sites for development and will take into account the need to balance our need for housing with environmental concerns and also infrastructure.</p>	
<p>The strategy needs to focus on supporting housing co-ops and building social housing, rather than funnelling more council money to private developers and landlords. Taking people at risk of homelessness and putting them into privately rented accommodation doesn't really give them security, because they'll be at the whims of their landlord. Pushing for an increase in the Local Housing Allowance won't be effective, it'll just be priced in and lead to rents going up across the board.</p> <p>Build social housing, support local residents in starting housing co-ops so that people can live securely in good quality housing.</p>	<p>We agree that we need more social housing and we are keen to support housing co-ops which we commit to in the Strategy. However in the immediate term we need to make use of the private rented sector as a housing option. It can provide a good quality settled home (we have lots of examples of that), and at a time when we do not have sufficient social homes, the alternative to using the PRS is procuring yet more temporary accommodation which is unsustainable economically for the council but also hugely unsettling for residents.</p> <p>In the longer term we agree that we need to grow the supply of affordable housing (including housing co-ops) so we can reduce the dependency on the PRS however that cannot be implemented immediately.</p>	

<p>It seems to me that the answer to issues of housing supply and long-term safe and affordable accommodation are not mainly to be found through working with private rental sector and private developers. Time and time again it has been shown that the affordable or social proportion of housing in private developments ends up being much less than planned at the outset.</p> <p>Even with more regulation of private landlords, tenants are still to a huge degree dependant on personal decisions a landlord will make.</p> <p>The way forward I think is to put resources into the hands of the community, such as housing co-ops and land trusts. That seems to be the only way to guarantee safe long-term accommodation. The council should seriously work on this option, collaborate with groups who already exist and work in this area and also look at examples around the country where this approach has worked, and then learn from it.</p>	<p>We agree that we need more social housing and we are keen to support community led development which we commit to in the Strategy. However we are committed to working with private developers alongside these other options. Very often it is only through private finance (or through Government finance for Housing Associations) that certain sites become viable. This is especially relevant for Hastings where we have such restricted land supply, where available land is never straightforward to build on and constructions costs are as expensive as London.</p> <p>In the longer term we agree that we need to grow the supply of affordable housing (including housing co-ops) so we can reduce the dependency on the private development however that cannot be implemented immediately.</p>	
<p>Yes.</p> <p>Put humans before businesses. That should be the priority.</p> <ul style="list-style-type: none"> - put a concrete portion of the housing budget towards setting up community housing projects which are led by communities not developers sneaking in with co-opted language - Zero tolerance on rogue landlords - Living labs to test different community housing projects - transfer council assets into community stewardships with community land trusts 	<p>We are keen to support community led development which we commit to in the Strategy. However we are committed to working with private developers alongside these other options. Very often it is only through private finance (or through Government finance for Housing Associations) that certain sites become viable. This is especially relevant for Hastings where we have such restricted land supply, where available land is never straightforward to build on and constructions costs are as expensive as London.</p> <p>In the longer term we agree that we need to grow the supply of affordable housing (including housing co-ops) so we can reduce the dependency on the private development however that cannot be implemented immediately.</p>	

<p>I understand the need to work with partners, but there needs to be rent controls and controls on landlords that take advantage of the system, like overcharging the council high rents and taking no responsibility for the house conditions. There is the need to invest more in supporting housing coops that are not run by business people that will impose a cost matching a living wage that does not correspond to Hastings real living wage.</p>	<p>We are committed in the Strategy to lobbying for rent caps and rent limits but this would require change at a national level.</p>	
<p>Still too long. Much of this could be more succinct. Rent caps inline with average local wages and increase council tax (as per the Cornwall example) for second homes.</p>	<p>We have tried to make the Strategy as succinct as possible, including having the 2 page reduced version. We will look for further ways we can reduce it but the issue of Housing is such a priority for the Borough we have to do justice to all facets of the challenge.</p>	
<p>The strategy doesn't shy away from grand ambitions but in the end it provides no real vision for how to achieve them. The sustainable way to resolve its contradictions is to promote public investment to buy up, retrofit and refurbish our existing housing stock and convert the luxury assets of the rich – the hundreds of second homes and private rentals in the town – into safe, secure, social or co-operative housing as a basic right for everyone.</p> <p>The council has some funding and powers it can use to provide secure housing itself, but it also has regulatory, planning and lobbying leverage that it can use to pressure other organisations and encourage a shift in government policy and funding priorities. Why not lobby Homes England and Southern Housing NOT to demolish the 400 social housing flats in Four Courts and to refurbish them instead, which would be much more environmentally sustainable and retain much needed social housing? Similarly with the planned demolition of Clifton Court by Hastings station.</p>	<p>We are committed in the Strategy to lobbying for the capital funding needed to regenerate and improve all homes in the Borough.</p> <p>Concerning the Four Courts we support the proposals to demolish and rebuild as the current homes are no longer fit for purpose and to refurbish all four blocks to be fully accessible and meet modern standards would not be as viable as new homes. It also creates an opportunity for us to develop more larger family homes, which we are in desperate need for.</p>	

<p>Makes contradictory claims that this strategy is for partners as well as council but no landlord or housing association or developer has signed up to support aims of this strategy, and if its only binding on council then it should focus on that powers council will use to force landlords and developers to pricier secure affordable safe housing as it says is strategy aim</p>	<p>Our aim is that our Housing Assocations partners will endorse the Strategy, and we welcome landlords and developers support as well, although we cannot compel anyone to do so. We hope that that ambitious but pragmatic approach means we can secure wide support.</p>	<p>Include endorsements from key partners</p>
<p>You want to help peoples mental health and physical health- if you build on all the green spaces we will all go crazy . Work with ethical builders that really know what they are talking about- there are examples across Britain. Once land is gone it's gone</p>	<p>The review of the Local Plan will help us consider individual sites and the need to balance the priorities of our need for housing supply but also to maintain our green spaces. We recognise the need for both, and they also don't need to be mutually exclusive, where development can be completed in a sustainable way which make a positive contribution to the environment.</p>	

<p>4. The introduction covers a lot of bases; however, there needs to be more of a focus on community-led housing, protecting tenants in both temporary accommodation and in the private rental sector.</p> <p>5. There is a small mention of community-led housing and housing co-ops, but no mention of details on how exactly these initiatives will be supported. A one-liner mention of these simply isn't enough. These types of housing are so important and transformative as a way of bringing agency back into people's lives, creating stronger community bonds, alleviating housing precarity, and reducing the pressure on temporary accommodation. The strategy needs to detail how it will work with existing co-ops and community land trusts, and seriously undertake to consult with existing co-ops (such as Phoenix Co-op in London, who have a track record of taking on large sites into co-operative use) and organisations (e.g. Radical Routes, Co-ops UK). There has to be a clear structure and process put in place by HBC to support and nurture community-led housing, with a clear (initial) commitment of 10% of the overall budget. With its incredibly mixed population and existing housing types/needs, Hastings is in a unique position to be a forerunner in leading the change to fix the broken housing system and create long-term, sustainable, community-led housing that will benefit the people of Hastings and the wider area for generations to come.</p> <p>6. Relying on the private rental sector to cover temporary accommodation needs has to stop. Unscrupulous landlords charge at a rate above that met by housing benefit, which puts people into greater housing precarity and risk of homelessness. There has to be a focus on protecting those disabled and low-income households, where renters and temporary accommodation tenants are not at risk of eviction and the slide into homelessness. The number of TA homes has to shift from private landlords back into council ownership, to ensure proper oversight and management. Rhondda Cynon Taff in South Wales has managed to completely end street homelessness - we must think bigger, with greater ambition, and direct funds appropriately. Housing is a human right, not a privilege - no one in</p>	<p>We are vry supportive of community led development, however given the severe pressures residents are facing to find and keep an affordable home we must prioritise direct development from the Council or Housing Associations for homes that will provide 100% of the development for households moving out of temporary accommodation or from other unsuitable housing situations. The overwhelming feedback we have had from this consultation is for social and affordable homes to be our focus.</p> <p>Therefore we will look for opportunities to support Community Led Development where community groups come forward with land or opportunities. Also where council (or other publicly owned) land has been reviewed for development and it is agreed community led development can bring the site on more quickly or provide more homes than could be delivered directly. We will commit to making this a transparent process and share the rationale for any decisions openly.</p>	
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<p>our town should be sleeping on the streets, period.</p> <p>7. This section does not contain enough detail as to how it will protect PRS tenants. It needs much more detail on how landlords will be held accountable for poorly maintained properties and for arbitrarily increasing rents. Rent caps, a 'Local Landlord Licensing' scheme to encourage good behavior with a charter that must be adhered to - these are just some methods by which we can really protect PRS tenants in our town.</p> <p>8. See above on community-led housing. Isolation, loneliness, and lack of community lead to poor mental health and decreased life expectancy. Housing autonomy, working together to create solutions that work, reducing precarity - there has to be a focus on community building through housing. People continue to be placed in unsuitable housing, e.g. access needs not being met - this has to stop. Listen to the people. There are enough local groups to get the ball rolling.</p> <p>9. There are massive carbon emissions created as a result of demolition and new builds. While new housing stock may be required in some cases, retrofitting existing (and avoiding demolitions where possible) sites to bring them up to standard would be preferable. For example, the Four Courts in Holligton and various (empty!) Orbit sites across town. The key point - refurbish, not demolish.</p> <p>12. There are several developments planned for green-field sites, e.g. Sandrock bends. Building on such sites would be an ecological disaster and these must be de-scoped from future developments while existing brown-field sites are explored and developed where appropriate. Additionally, feedback such as this simply isn't accessible and prevents a large proportion of people from being able to share their thoughts. Clearer community</p>		
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Introduction - Full Comments and Response

Comments Received	Council Response	Proposed Change
<p>This is in depth report would like to see how the council prioritise in depth . There are many empty SH in in Hollingron alone. Some tenants on the old Hastings council tenancy are now sitting in 3 bedrooms homes rather than 1 bedroom homes . Perhaps an overhaul needed . Social housing from history was tenants were vetted to ensure a standard of behaviour and housekeeping was adhered to</p>	<p>We will also be pushing for smaller homes on new developments where they can be made accessible and attractive to tenants who could downsize</p>	
<p>All comment is in relation to social housing, deprivation, homelessness. No statement or comment on how the council will entice new residents with high disposable incomes to spend in the town, provide high levels of council tax income for HBC. Continuation of providing housing for low income households will never drive up the potential income of the town for the council or its businesses without drawing in those with high disposable incomes. Housing demand for the higher paid comes from National level employers that don't pay very low local level salaries but national level salaries that are substantially higher allowing individuals and families to move away from rented properties. Desperate lack of aspiration in the introduction.</p>	<p>We don't agree that a focus on affordable housing is misguided here or lacks aspiration. We want to encourage economic development across the Borough but not at the expense of residents who happen to have been priced out by the changes in the housing market beyond their control.</p>	

<p>Formatting needs to be changed - why are the bold headings in a different typeface to the content?</p> <p>Could be helpful to have links to the other policies mentioned so that it's clear how all policies are linked in and feed into the overall aims of the strategy & show how various areas of the Council have some responsibilities towards addressing the housing issue in the town. EG - health and wellbeing priorities - what are these?</p> <p>Are there any documents or links that could be shared about the East Sussex Housing Partnership as many residents will not know what this is and how it impacts the decisions made in relation to housing in the town?</p>	<p>Formatting to be changed.</p> <p>Links will be included in final version</p>	
<p>The Housing strategy is very comprehensive and inclusive</p>	<p>Thank you for the comment</p>	
<p>Safe housing agree it's just the numbers and there are already people waiting at four courts will they be prioritised versus us waiting for safe housing, us older residents.</p>	<p>The tenants who are moving from the Four Courts will be offered homes directly by Southern Housing, they will not be allocated from the Housing Register. However there will still be an impact as any home in Hastings which is offered to a Four Court tenant will not come to the Housing Register to be allocated. However longer term the proposed redevelopment will result in the same (if not more) affordable homes of a much better quality.</p>	

<p>I agree with the plan: But as an older person now 80 I do feel you are not listening to our needs you say you need a better understanding of older people, that suggests you don't understand our circumstances, there are many of us out there. As a single man just retired it is very difficult for me I am active, I volunteer at a food bank, on the Housing Allocations system on the list for 4 years and band (A) rank 20. I know it will lbe another 2 years before I get a decent place and not sure if I will last that long!. My place is mouldy and expensive heating, energy to run . No light no ventilation. I climb 3 flights of stairs to get to my studio flat. I used to have an electric bike but got it stolen as I was not allowed to leave it inside the hallway.</p>	<p>We are very sorry to hear about your situation please do contact the Housing Improvement and Compliance Team if you do read this response.</p> <p>In Band A the average waiting time for sheltered housing is 21 months so if you can be flexible in terms of location you should move more quickly. Although we understand there maybe justifiable reasons you need a very specific location.</p>	
<p>Define affordable housing</p>		<p>Better define affordable housing in the Strategy</p>
<p>I have no faith in any public body getting anything right or spending money wisely.</p>	<p>We are very sorry to hear that. The Strategy is an attempt to be open and transparent about how we intend to spend money and use our resources. We will continue to share updates publicly on the progress (or not where that happens) of the strategy so we can be subject to property scrutiny and residents can see if we are spending our money, and time, wisely.</p>	
<p>No 7 is poorly written and needs rewriting to be clearer and less of a word salad.</p>		<p>Will review this point to make it clearer.</p>
<p>HBC has a statutory obligation to reference the Crime & Disorder Act s.17 in tackling crime and disorder. Provision of accommodation, temporary or other, can help in reducing the needs of those likely to cause crime disorder and associated antisocial behaviour,. However the reverse may also result if the accommodation is not sited correctly (e. provision of natural surveillance, lit well and tenants/ property owners instructed to agree to appropriate behaviour (where possible)).</p>	<p>You are right and we will address this in the revised Strategy.</p>	<p>Revised strategy to make explicit reference to Crime & Disorder Act s.17 and how proposals in the Startegy will impact (for good and ill)</p>

<p>I agree with main points although I now have health issues and my wife is now in care with alzeheimers.</p>	<p>We appreciate your feedback, especially when facing such a difficult time.</p>	
<p>It's fair and good, but what targets timeline are there in place with changes local government to action and achieve all of the housing.</p>	<p>We will publish our targets as part of the Strategy action plan with clear timelines.</p>	
<p>Where is the bit about ensuring tenants respect and treat a property with care? Where's the bit about rising the wage standards in Hastings by bringing in more high value employment so people can afford their rent? Where's the bit about raising the appalling Secondary school education in the town with a modern and decent educational offer? All these will drive the cost of housing own and make a population able to afford to rent or even buy!</p>	<p>There are elements here which are outside the scope of the Housing strategy. However they are noted by the Senior Leadership Team at the Council.</p>	
<p>Just a reminder that Private Rented accommodation is private property, and the Council should not use it as a short cut to Social housing. After of years of selling off and running down your own Housing stock. So Landlords should retain rights on evicting tenants for their reasons. But on saying that they can still work together to provide better housing for all.</p>	<p>We agree that the private rented sector has increasingly had to become a housing option for households on lower incomes as the number of affordable homes has not kept pace with need. That will not be reversed until such time as we see a significant increase in new social housing. So we must in the short term make it a tenure which works for landlords and for tenants.</p> <p>The council transferred the housing stock in 1996 at a time when that approach was actively encouraged by the Government of the time and the funding arrangements in place made a very compelling case for transfer.</p>	

<p>I understand the LGR will change much and those partnerships are welcomed does that ideally help with rental controls and changes to the rented sector for a fair rent for many living on a low income?</p>	<p>We will be calling in the revised Strategy for rent caps and limits, however this would need to be brought in through national legislation, we could not introduce them ourselves locally.</p>	<p>Call for rent caps and limits</p>
<p>The introduction recognises some of the key challenges around affordability, quality, and supply, but it feels too limited in ambition. It does not acknowledge the role that uncontrolled rent increases play in driving people out of their homes or into poverty. Alongside building more affordable housing and tackling poor standards, the strategy should commit to stronger protections for tenants, including lobbying for rent caps that keep rents in line with local incomes and giving councils the power to enforce them. Without this, many residents will remain locked out of secure and affordable housing.</p>	<p>We will amend the final version of the Strategy to call for rent caps and limits, albeit these would need to be brought in through national legislation.</p>	<p>Call for rent caps and limits</p>
<p>Housing needs to be considered with a view to access to amenities such as greenspaces, transport, work, education, health and shopping which are not covered much. Housing must not be considered in isolation but in community.</p>	<p>Building on the previous Local Plan consultation exercise in 2021 and in the light of the increased housing target imposed by central government in December 2024, the council will be running a further Local Plan consultation event from December 2025 to February 2026 to give as many people as possible the opportunity to comment on our latest version of the Draft Hastings Local Plan and to help influence the location, form and amount of new development to achieve the best outcomes for Hastings.</p> <p>This will help us decide which sites can be developed but also then not compromise on the local environment but also on infrastructure.</p>	

<p>The introduction admirably encompasses the most obvious needs, However, the aims to address all aspects and deliver improved outcomes for all categories smacks of an unrealistic Utopian dream, which the wise voter has learned to be cautious of. Reducing homelessness: Achievable and admirable. Refurbishing existing vacant properties: Commendable and beneficial. Delivering sufficient affordable new housing: Unlikely, given the costs of safe & sustainable new-build projects in this area. Meeting new-build targets; Impossible without serious adverse impact to the natural attributes and existing housing within the town.</p>	<p>It is interesting in reviewing this feedback that the same document can be described as a Utopian Dream and also as woefully unambitious in another response. This is to an extent understandable given the diverse opinions on housing and certainly how to solve the challenge. However we feel the strategy does strike a balance between ambition and pragmatism. We will make sure the actions we agree are ambitious but achievable.</p>	
<p>It covers a good range of issues affecting housing in Hastings, plus what needs to be done to meet the challenges. However, since the need to lobby central government on particular issues is mentioned in the priorities sections that follow, I think it should be mentioned here as an additional aim for the Council, eg regarding more funding for Councils to build social housing, the potential legislation requiring planning permission to change a permanent home into a holiday let, etc. One lobbying issue that is not mentioned in the Strategy, but is crucial for affordability, is that the government should give Councils powers to enforce rent caps to stop unaffordable rent rises.</p>	<p>We agree and the need for rent caps and rent limits will be included in the final version</p>	<p>Call for rent caps and limits</p>

Yes. The introduction fails to emphasise the seriousness of the housing crisis and failures of successive (Conservative Governments) to address the housing crisis -across all aspects of housing from homelessness to families in temporary accommodation for years on end, and the health and education harms that causes, as well as rental affordability and inability for anyone who is working in an ordinary job to get a mortgage. It reads like most strategy introductions - a tired 'we have to produce a strategy so lets say this' document which we have seen dozens of times before. It also fails to explain how the Borough works -what powers it has to change anything without funding, and what it would need to do so, or how HBC sits within other authorities that have more power or link the to the huge challenges facing central government now after years of under investment in housing. It should allude to the massive failure that the right to buy has presented to future generations, where the failure to to rebuild social housing once the sell off had occurred, has left the country far worse off with the basic needs and rights to a decent roof over ones head. I come from a generation that saw parents returning from WW2 and voting for change and they wanted housing. They were provided with prefabs in many cases that were not supposed to be anythingbut temporary. But they were there still thirty years later. It is one of the biggest political failures of the past 50 years and as important as a political issue as the crisis in the NHS. None of this comes over- neither the urgency nor the sheer scale of the problem and the anger that people feel and the harm that successive governments failings has caused not only to residents of Hastings but across the country. Greed. Fighting a system which puts value of houses above human life and the seemingly insoluble problem continues. Radical even revolutionary solutions are required action and who is capable of presenting that? Otherwise the strategy is virtually meaningless. People jsut do not believe

We are sorry that the Strategy does not meet your expectations. We can assure you it is sincerely not a tick box exercise. The Council hasn't had a strategy since 2019 so the need for a strategy is driven by an overdue need to set out our vision for meeting our biggest challenge. There is no statutory duty to have a Housing Strategy so it was not produced to meet an obligation.

We have produced a strategy which we believe strikes a balance between ambition and pragmatism. We do understand the frustrations felt by some that the Strategy could and should be more radical however we also need to produce a set of actions we can (at a stretch) deliver on otherwise the strategy reads well but has no impact.

politicians have the will or the political insight or determination to make a real difference on Housing.

There is no mention of ensuring that new homes have the appropriate infrastructure in terms of schools, doctors surgeries, public transport, social/sporting facilities etc. Housing cannot be planned in isolation.

Building on the previous Local Plan consultation exercise in 2021 and in the light of the increased housing target imposed by central government in December 2024, the council will be running a further Local Plan consultation event from December 2025 to February 2026 to give as many people as possible the opportunity to comment on our latest version of the Draft Hastings Local Plan and to help influence the location, form and amount of new development to achieve the best outcomes for Hastings.

This will help us decide which sites can be developed but also then not compromise on the local environment but also on infrastructure.

I hope you dont mind, Ill make one general point and then a specific one about Minimum Energy Efficiency Standards.

As a private, disabled renter Ive followed the improvement to housing made by the Greens with great interest. I live in a mould infested property with a leaky ceiling that Ive been reporting to my letting agency/landlord since 2018 but they continuously ignored me. Ive been too sick to move and moving is too expensive. I worry if I make too much of a fuss Ill be kicked out. Im totally and utterly exploited and have had counselling to support me through the anxiety of living in such a dire situation that has exacerbated my health problems many times over the years.

Im not unique or special, there must be many people like me, so I fully and wholeheartedly welcome the ideas in the strategy. However, how will someone like me, who is being ruthlessly exploited be empowered to raise their hand and ask for help when considering the various fears and anxieties surrounding making a fuss?

Now on to the more specific point regarding the Minimum Energy Efficiency Standards assessments. In 2021 my flat was rated G. A man visited to assess my property, he took some measurements, completed some boxes and several weeks later I got a certificate in the post that said my property had magically become rated E. While he was here the man let it slip that he was a landlord and did energy assessments on the side to bring in extra income. To me this is a rigged system against tenants. Of course my property hadnt magically changed energy rating, a landlord had simply visited and said another landlords property now simply complied. It appears to me that the whole thing is a tick box exercise that makes it look like people like me arent living in uncompliant buildings. Whats the point apart from offering beuractratic support

We certainly appreciate your concerns about 'making a fuss' but we would really encourage you to contact the Housing Improvement and Compliance Team. The team can help you manage the situation and if it is found that repairs are needed to the property the landlord cannot take action to evict you.

to bad landlords.

To fix this I suggest brining the assessments in house. This would stop the insane practise of letting landlords assess other landlords properties. It would raise standards and bring about justice for tenants.

<p>I feel that we could go a lot further and be pioneers in sustainable planning for homes and in the meantime we need to keep rents to a reasonable level. As someone who benefitted from the Fair Rent Scheme as a younger person, I think rent caps should be in the local councils power</p>	<p>We agree but that we need national legislation to give Local Authorities the opportunity to introduce rent capping.</p>	<p>Call for rent caps and limits</p>
<p>We welcome the proactive approach of Hastings Borough Council to tackling Hastings housing needs. This is long overdue – leadership, strategy, competence and empathy have all been absent in previous regimes. I would pay particular respect to Chris Hancock, Head of Housing since August 2023, who has achieved more than his predecessor did in a decade. We might be in a different position now had HBC taken action while the town remained affordable.</p> <p>The draft strategy has much to recommend it, including the overall aim: “For everyone in Hastings to live in a safe and settled home they can afford.”</p> <p>However, it is:</p> <ul style="list-style-type: none"> - ambivalent about community led solutions - all framed around individuals rather than community - unclear about partnership working - taking a very narrow definition of ‘retrofit’. 	<p>"Thank you for your comments and for recognising the work taking place to improve housing in Hastings. We appreciate your reflections on the progress made to date. The Strategy sets out a clearer direction for the future, and your feedback highlights where further refinement would be helpful.</p> <p>We note your points about community-led solutions, the balance between individual and collective approaches, and the need to be clearer about how we work with partners. We also recognise the benefits that community-led and cooperative housing can bring, both in terms of empowerment and long-term affordability. The Strategy highlights our intention to work with groups interested in these models and to create the conditions where such schemes can come forward. However given the pressures faced, and has been made clear in the consultation responses we have received, we need to focus on developments which can create as many homes as possible for people to move out of or avoid Temporary Accommodation all together. Therefore this will be the main priority when reviewing development opportunities in the Council's control. Should community led organisations have sites identified and in their control we would be very keen to support.</p> <p>Your comment on retrofit is also helpful. We agree that improving existing homes requires a broad approach, and we will look at how this can be expressed more clearly in the</p>	

	<p>Strategy Action plan also in the Council's forthcoming Climate Change Strategy. "</p>	
<p>The introduction tries to answer why a housing strategy is important, and recognises that there are "acute housing challenges" (what some of us call a crisis), but doesn't lay out the reasons why these challenges exist in the first place. You can't fix something if you don't know what caused it to break.</p> <p>Unrestrained profiteering from private and public-private landlords is the cause of the problem, as well as legislative limitations on how council's grow and maintain social housing. This should be stated in this introduction.</p>	<p>The Strategy has primarily focused on the solutions within the Council's gift. We have opportunities to try and rebalance the housing market on a local level, eg. Through our acquisitions programme but the macro level rebalancing of the housing market requires national (and even global) change which is beyond the remit and reach of the Strategy.</p>	

<p>The Introduction begins with What is a Housing Strategy? The one positive that can be achieved is "meets our statutory duty to have a Homelessness and Rough Sleeping Strategy".</p> <p>Why is it important? "meets our statutory duty to have a Homelessness and Rough Sleeping Strategy"</p> <p>Who is our Housing Strategy for? "meets our statutory duty to have a Homelessness and Rough Sleeping Strategy"</p> <p>The introduction should state that apart from being a statutory duty, it should state what is achievable, it is not a panacea to cure all housing problems as there is not enough resources available and, as written, it will give people expectations that cannot be achieved.</p> <p>There is no mention of previous Reviews/Strategies to show how the previous measurements of achievement were met. Who monitors the results and are they published anywhere?</p>	<p>It is interesting in reviewing this feedback that the same document can be described as a Utopian Dream and also as woefully unambitious in another response. This is to an extent understandable given the diverse opinions on housing and certainly how to solve the challenge. However we feel the strategy does strike a balance between ambition and pragmatism. We will make sure the actions we agree are ambitious but achievable.</p> <p>Concerning a previous Strategy, the council's last Housing Strategy lapsed in 2019, So the intended aims of that document are out of date and not relevant to the current housing issues faced. That is why we haven't included a review of it in this strategy.</p>	
<p>Para. 7 - grammatic errors: 'how what we need to do...' - remove 'how' ; 'sets how what we will do' change how to 'out'</p>	<p>We will amend</p>	<p>Amend grammatical errors in final version</p>

The introduction covers a lot of bases; however, there needs to be more of a focus on community-led housing, protecting tenants in both temporary accommodation and in the private rental sector.

We are very supportive of community led development, however given the severe pressures residents are facing to find and keep an affordable home we must prioritise direct development from the Council or Housing Associations for homes that will provide 100% of the development for households moving out of temporary accommodation or from other unsuitable housing situations. The overwhelming feedback we have had from this consultation is for social and affordable homes to be our focus.

Therefore, we will look for opportunities to support Community Led Development where community groups come forward with land or opportunities. Also where council (or other publicly owned) land has been reviewed for development and it is agreed community led development can bring the site on more quickly or provide more homes than could be delivered directly. We will commit to making this a transparent process and share the rationale for any decisions openly.

<p>There needs to be more of a focus on community-led housing, to protect tenants in both temporary accommodation and in private rentals.</p>	<p>We are very supportive of community led development, however given the severe pressures residents are facing to find and keep an affordable home we must prioritise direct development from the Council or Housing Associations for homes that will provide 100% of the development for households moving out of temporary accommodation or from other unsuitable housing situations. The overwhelming feedback we have had from this consultation is for social and affordable homes to be our focus.</p> <p>Therefore we will look for opportunities to support Community Led Development where community groups come forward with land or opportunities. Also where council (or other publicly owned) land has been reviewed for development and it is agreed community led development can bring the site on more quickly or provide more homes than could be delivered directly. We will commit to making this a transparent process and share the rationale for any decisions openly.</p>	
<p>The introduction is clear and informative about the council's intentions</p>	<p>Thank you for the comment</p>	

'The strategy provides a shared vision and framework for the council, housing providers, (both private and social), developers, support services, and community partners.'

Be more specific about community partners. Who are they? By naming them, we can understand what they might be delivering eg - are they housing co-ops? Something like Hastings Commons? Community led housing is core to Cornwall council's housing strategy, why is HBC not leading the way in South East on this? Take a look at Sweden, they have a healthy housing landscape with 30% co-operative community run housing, homes are better maintained, affordable and the quality of life is better for its population.

'and reducing our reliance on expensive private temporary accommodation (TA).' This should also say - and reducing our reliance on a profit-driven private rented sector, since this is the reason the council has ended up paying so much for TA.

All the mentioned 'housing providers' are in some way responsible for the housing crisis we face, because the root issue is profit-motive on the basic essential need of a home. We shouldn't need to do anything to deserve a home, it should be a given that we are not homeless. While the council works with anyone who has profit motive on the homes of it's town, the people of this town will be exploited whether by high rents or poor quality homes that make them sick. The council should aim to work with non-profit driven community-led housing providers. This should be front and centre.

Please look at Civic Square's community engagement pamphlets which illustrate policy with drawings and charts very clearly and effectively to anyone. This is not an accessible way to get feedback.

We are very supportive of community led development, however given the severe pressures residents are facing to find and keep an affordable home we must prioritise direct development from the Council or Housing Associations for homes that will provide 100% of the development for households moving out of temporary accommodation or from other unsuitable housing situations. The overwhelming feedback we have had from this consultation is for social and affordable homes to be our focus.

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People working long hours to cover high rents will not be able to spend all this time feeding back on something so convoluted in order to just improve their lives. It's like an exam.

Although it is good to see the connection made between housing and health, it should be clearer that safe, secure housing is a fundamental right and not to be treated as a commodity. The strategy should state clearly that the council will work to protect that right for all residents, especially those most at risk of homelessness and exploitation.

It mentions affordability and poor housing conditions but doesn't say anything about the realities for private renters eg insecure tenancies, rents rising, lack of licensing and lack of enforcement against bad landlords. This needs to be put upfront. Residents and tenants need to be at the heart of the strategy.

What is meant by affordable homes? The introduction should provide a definition for clarity.

The introduction frames landlords and tenants as equal partners, obscuring the huge power imbalance in the whole housing system. No strategy can equally benefit tenants and landlords and the strategy should focus on redressing the power imbalance. It needs to be clear that tenants rights and security must come first and not downplay the need for strong tenant protections. The voices of people with lived experience of housing insecurity should help shape and monitor delivery, not just be consulted as an after thought. Tenants should have been included more in this process. The introduction should reflect the urgency of the housing crisis such as families stuck in temporary accommodation, people priced out of Hastings, and homes that are unsafe or unfit. The strategy should balance long term planning with urgent action.

The strategy doesn't set out specific enforcement tools for the PRS eg licensing schemes. It also doesn't commit to giving residents, especially tenants, direct involvement in shaping the strategy

We did have direct input into the Strategy from residents in temporary accommodation and the private rented sector, which has informed the final version.

You will be able to see those quotes and input in the final version.

We have included a commitment to bringing together a tenants forum across the Borough who will provide overview and scrutiny to the Strategy Action Plan.

Additional section added to be clearer on what is meant by Affordable Housing.

Direct quotes from tenants included in final draft.

Priority 1 Comments

Comments Received	Council Response	Proposed Change
Priority 1 – Deliver the Homes we need		
How has the need been calculated?	<p>Very good question, there are different ways we can calculate the need for affordable housing in the Borough</p> <p>Most easily accessible to us is the Housing Register and the number of households in Temporary Accommodation and those forced to sleep rough. That is our most 'live' indicator of housing need and the one which primarily informs this strategy.</p> <p>However, there are other ways need is calculated including how the Government have set targets for Local Authorities and also what is identified as part of the Local Plan</p>	
I am in no doubt true intentions are set . However affordable home are still not affordable	In the Strategy we commit to homes which are developed for Affordable Rent must be capped at the Local Housing Allowance for Hastings, so by definition they will be affordable to all, even households in receipt of a full Housing Benefit entitlement.	
Wholly centred around social / affordable homes.	There is a focus on social and affordable homes as that is a critical need for Hastings. Arguably all housing development would be of benefit in meeting housing need across the system. However with the limited land available in the Borough there are not opportunities to gain from Section 106 obligations on affordable housing as there are few large private sites to be built out. So, we have focused on social and affordable housing as a priority.	

<p>this is a general comment. you mention adaptation of buildings for temporary residency. the only way to affect the rental market is through affordable long-term council rentals with a capped rent level. there are many vacant buildings in our borough. all suitable vacant buildings can be adapted for this and compulsory purchased for a refit. there are also perfectly good homes owned by housing associations that have been emptied in order for them to redevelop and market as PRIVATE residences for profit. since they are ex-council stock and have a social obligation privatisation should be prohibited. of course, as you know, building affordable homes is the only permanent way to affect the private sector. but we need an interim solution.</p>	<p>We agree on the need for an interim solution and that is why we are committed in the Strategy to appointing an Empty Homes Officer to lead on this work.</p> <p>We do also have an agreement in place with our local Housing Associations that any home they are looking to dispose of through sale would be offered to us in the first instance.</p>	
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<p>Again the formatting should be amended so it is consistent.</p> <p>There is a reference to a case study but I am unclear where this fits in and whether this priority is a case study of a new resident in social housing?</p> <p>The problems mentioned in this priority are nothing new and residents have been experiencing these issues for years. I think it would be helpful to show how any new proposals are anticipated to help the situation - as to a lot of residents this doesn't sound like it would be anything new to try and tackle the problem.</p> <p>There is mention of reviewing the Choice Based Lettings scheme - whilst this would be welcomed, why hasn't this progressed since the public were asked for feedback on this around 18 months ago? The current policy online is from 2018 and makes no reference to legislation such as the 2021 Domestic Abuse act.</p> <p>Are the Council not already working with housing associations to deliver the homes that we need? Again the shortage of homes is nothing new, if this work is already ongoing then maybe point 14 should read "we will continue to work with housing association partners...".</p> <p>There are other concerns from residents on any new build sites and this can hold up the planning and building process. How will the Council overcome these to deliver on the homes that this strategy heavily indicates are needed and will housing be part of lobbying government</p>	<p>The Allocations Policy has recently been updated to reflect the changes previously consulted on. What we are keen to do next is to review the mechanism itself of advertising properties for applicants to bid on when we have such an imbalance of supply and demand.</p> <p>You are right in that we already do work with our Housing Association partners, however we would like to use the Strategy as a start point for that to be more of a partnership in identifying different ways we can increase housing supply.</p> <p>The new Local Plan provides an opportunity to identify sites for development and be clear on those whilst also considering residents' concerns over the environmental impact of development.</p> <p>Your perceptive point around contractors struggling to complete sites is a very live issue and one the Council is trying to mitigate. Although it is challenging for all contractors at a time when development costs are increasing. We will seek to work with those contractors to mitigate risk and provide clarity on funding available so that schemes are able to be completed.</p>	
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on any planning reforms (and will they work closely with planning to overcome any barriers to delivering such projects)? There have also been problems with construction / building firms stopping work midway through a project due to funding constraints. Are there any ways that the Council will work with partners to ensure that new housing schemes are delivered in a timely manner?

<p>Very necessary but with attention paid to preserving our green spaces and wildlife. Without them we have nothing</p>	<p>Building on the previous Local Plan consultation exercise in 2021 and in the light of the increased housing target imposed by central government in December 2024, the council will be running a further Local Plan consultation event from December 2025 to February 2026 to give as many people as possible the opportunity to comment on our latest version of the Draft Hastings Local Plan and to help influence the location, form and amount of new development to achieve the best outcomes for Hastings.</p> <p>This will help us decide which sites can be developed but also then not compromise on the local environment but also on infrastructure.</p>	
<p>Support for not only those who are facing homelessness, but the ones in between. As a working woman, with a partner, and children, we have no option but to pay ridiculous private rent costs which is only just manageable - we barely make ends meet. Deeper investigation on homeless applications to stop fraud.</p>	<p>We will be trying to increase the amount of affordable housing so that it both helps people out of temporary accommodation but prevents the need for people to need TA in the first place.</p> <p>We do investigate all homelessness applications extremely thoroughly. If you are aware of any concerns please do report them directly to the Council for investigation.</p>	
<p>Very tailored to the needs of Hastings Borough and will help to alleviate the continued situation of ;ack of affordable, decent, and sustainable housing withing the HBC. It is very positive and the 5 year plan sets the direction for future progression, as the geo-political landscape continues to change. The strategy has been developed with considerations for all residents in Hastings Borough and that is very encouraging.</p>	<p>Thank your for the comment.</p>	
<p>Social housing providers must sort out their empty housing first and deliver enough homes to residents and those in temporary accommodation much quicker</p>	<p>We agree and we will be constructively challenging our local Housing Associations through a proposed Housing Association Compact which will be overseen by the Council's Overview and Scrutiny Committee.</p>	

<p>Think about us the older ageing community too it is becoming difficult for us to walk, get up flights of stairs we don't have vehicle ownership, we use buses, but that needs to get better join up with transport providers, resurface roads, or think about intergenerational housing in the mix. More housing in the town centre on empty commercial properties how and when?</p>	<p>Thank you for your comment. We agree that the needs of older residents must be fully reflected in the Strategy. We know that mobility, access to services, and transport links all play an important role in enabling people to live independently for longer. The Strategy commits to increasing the supply of accessible and adaptable homes and to working with partners, including at the County Council to do that.</p> <p>We also agree that there is potential to bring empty commercial properties back into use, including for new homes in the town centre, and this will be explored by the new Empty Property Officer.</p>	
<p>With pressure on landlords to upgrade their EPC rating, and potentially requiring large sums to be spent before getting an exemption for Victorian single skin walled properties is problematic, coupled with rising mortgage interest rates and mortgage arrangements fees. I will either have to raise my rents significantly or sell up...and I have long term tenants , with way below market rents. I look after my properties but the upgrades to C simply are not possible in my buildings. There are damp issues inherent with retro fitting older properties. Solve one problem to cause another.</p> <p>With new build council homes you need to exempt these from Right to buy and keep them available for those in need.</p> <p>There are many existing council properties with tenants who would not now qualify for a council house...what is the plan for those people?</p> <p>I agree that promoting and supporting downsizing is a good idea. Council homes should not be a 'forever home' option, unless the need persists.</p>	<p>Thank you for raising these points. We recognise the pressures facing responsible private landlords, particularly around energy efficiency upgrades in older properties where improvements can be technically difficult, costly, or risk creating other issues such as damp. The Strategy acknowledges these challenges, and we will continue to work with landlords to provide clear guidance, signpost support, and lobby for national policy that reflects the realities of Hastings' older housing stock.</p> <p>On new council homes, we will use the new flexibilities available to limit Right to Buy where possible and protect new supply. In relation to existing tenants, social housing is allocated according to need at the point of letting, and it is normal for people's circumstances to change over time. Our priority is to support residents to sustain their tenancies, while also making best use of our housing stock through incentives for right-sizing where this is appropriate and welcomed.</p> <p>We also agree that Local Housing Allowance rates need to better reflect real market rents to help low-income households access private rented homes. This is a national decision, but we will continue to make the case for a more realistic level of support for areas like Hastings.</p>	

<p>I agree talkative local housing allowance should be increased to reflect real market rents, and allow those in need to access private rental stock.</p>		
<p>Stop trying to build on odd scraps of land like the old bathing pool site. We all know that if that did ever go through it'd be an estate of second homes and cash cows. Concentrate on reinstating / improving what we have. Stop whole properties being Airbnb, allow people to Airbnb a room or better still, raise the rent a room scheme allowance and encourage landlords to rent two rooms for a family or two young people. Don't demonise landlords, it doesn't help anyone.</p>	<p>Thank you for your comments. We understand the concerns residents have about development and the fear that new homes may not meet local needs. Our priority, through this Strategy and also in the new Local Plan is to ensure that any development delivers genuinely affordable, good-quality housing for local people, alongside wider benefits for the community and environment. We also agree that making better use of existing homes is essential, and the Strategy includes action to improve standards, bring empty properties back into use, and make the best use of the housing we already have.</p> <p>We recognise that short-term lets can reduce the supply of longer-term rented housing, and we will continue to monitor their impact</p>	

	<p>and use the powers available to manage this where appropriate. We also appreciate the role that responsible landlords play and do not wish to demonise the sector. The Strategy aims to support good landlords while addressing poor practice, so that the private rented sector works well for both tenants and landlords.</p>	
<p>You will not achieve it. You mention climate strategy this means you are signed up to Net (stupid) Zero. Scary, how to bankrupt a country.</p>	<p>We are sorry that is your view, but it is extremely well evidenced that housing plays a huge role in contributing to climate change so it is imperative we address this in a housing strategy.</p>	
<p>There is no commitment here about what sort of land you will and won't build on to provide these homes. I expected to see a guarantee not to build on flood plains or green spaces from a Green Council.</p>	<p>We understand the concern about where new homes should be built, and we recognise the importance of protecting green spaces and avoiding areas at significant risk of flooding. Specific sites will ne considered as part of the new Local Plan which will assess issues such as flood risk, environmental impact, and the need to protect open space.</p> <p>While we cannot make absolute guarantees in a strategy of this kind, we are committed to ensuring that any development is safe, sustainable, and appropriate for its location, and that the long-term environmental impacts are fully considered.</p>	

<p>Consider carefully where you earmark for new houses. Please only brown sites not green sites.</p>	<p>We understand the concern about where new homes should be built, and we recognise the importance of protecting green spaces and avoiding areas at significant risk of flooding. Specific sites will ne considered as part of the new Local Plan which will assess issues such as flood risk, environmental impact, and the need to protect open space.</p> <p>While we cannot make absolute guarantees in a strategy of this kind, we are committed to ensuring that any development is safe, sustainable, and appropriate for its location, and that the long-term environmental impacts are fully considered.</p>	
<p>see above general comment</p>		
<p>Yes, but more support for ageing population, people living alone, community connections are essential. The voices of us ageing.</p>	<p>Thank you for your comment. We agree that the needs of older residents must be fully reflected in the Strategy. We know that mobility, access to services, and transport links all play an important role in enabling people to live independently for longer. The Strategy commits to increasing the supply of accessible and adaptable homes and to working with partners, including at the County Council to do that.</p> <p>We also agree that there is potential to bring empty commercial properties back into use, including for new homes in the town centre, and this will be explored by the new Empty Property Officer.</p>	<p>Strengthen links to Adult Social Care. Make sure there is specific reference to accessibility outside of homes as well as inside.</p>

<p>Work with developers from the start, make sure it is affordable housing, work around green space. There are many protests taking place on new housing.</p>	<p>We agree on the importance of working closely with developers from the earliest stages to secure good-quality, genuinely affordable homes and to ensure that green spaces and local character are respected. The Strategy emphasises a partnership approach and sets out our intention to use planning policies and negotiations to maximise affordable housing on new sites.</p> <p>We recognise that new development can create concern in local communities, and we will continue to engage with residents and ensure that proposals take account of environmental considerations, accessibility, and local needs. Our overall aim is to deliver new homes in a way that supports, rather than detracts from, the quality of our neighbourhoods.</p>	
<p>16. Energise Sussex Coast is setting up a sister Community Land Trust with the aim of building portable eco homes which could be used on small areas of land and also on land awaiting full planning permission. Would the council be open to partnering on funding bids for this?</p> <p>19. It's great to see support for alternative ownership models like co-operatives</p>	<p>We would be very keen to explore any opportunities to increase the supply of high quality affordable homes.</p>	
<p>There is an outstanding private development on Harold Road for 7 new starter homes. Why can't the council purchase this site, demolish the existing structure and use this site for the new homes needed</p>	<p>We are very interested in this site and are trying to engage with the owners to encourage development of homes</p>	
<p>You are wanting the Government to fund homes for people who arrive in small boats or who are feckless and spend any rent money on cigarettes, alcohol, drugs, nails, beauty treatments, branded clothes, cars they can't afford etc etc.</p>	<p>The responsibility to provide homes for people newly arrived in the UK and seeking asylum lies with the Home Office.</p> <p>The reason why we need affordable housing is because the housing market does not provide for everyone, especially those on a low income. That is a systemic issue it is not due to people making poor life choices.</p>	

<p>Hastings Council are moving in the right direction in increasing its own stock of various housing stock. Enabling it to house the right housing stock for each tenant.</p>	<p>Thank you for the comment, that is certainly our aim.</p>	
<p>Land is an issue, therefore will we share land with the LGR and send residents to other areas as we cannot supply everyone with the homes we are being pushed into building by central government.</p>	<p>Local Government Reorganisation does potentially present an opportunity for Hastings residents to choose to move to other areas where land supply is less challenging.</p>	
<p>Building more homes is essential, but the focus must be on genuinely affordable homes that match local incomes, not just market-led developments labelled as “affordable” under national definitions. Priority should be given to social rent and community-led housing. New developments should meet high environmental standards to cut energy bills and carbon emissions, and be located with good access to public transport and services. Alongside increasing supply, there should be stronger action to bring empty homes back into use and lobbying for rent control powers so existing housing stock remains affordable once occupied.</p>	<p>We agree that increasing the supply of genuinely affordable homes is essential and that affordability must reflect local incomes. The Strategy sets out our commitment to prioritising social rent and working with partners, including community-led housing groups, to deliver homes that meet the needs of local people. Although whilst we will prioritise social rent if we can develop more affordable homes by supporting an Affordable Rent capped by Local Housing Allowance then we will do. We also recognise the importance of high environmental standards to reduce energy bills and carbon emissions, and these principles will continue to inform how we bring forward new developments.</p> <p>We share your view that homes should be well connected to public transport and services, and that making better use of existing stock is just as important as building new homes. The Strategy includes action to tackle empty properties and bring them back into use. Proposals such as rent controls require national legislation, but we will continue to lobby for additional powers and funding that would help us improve affordability and housing conditions in Hastings.</p>	
<p>But don't build at every opportunity where you squeeze a house in especially on conservation areas and back gardens nor on greenland.</p>	<p>The new Local Plan will provide an opportunity to review all potential sites for development and balance the need for new housing with the need to retain green spaces.</p>	

<p>Much is covered in the text except the opportunity for community or self build or renovation options.</p>	<p>We would be supportive of any means of increasing housing supply but the priority of the Strategy, and therefore the Council's resources, is the direct delivery of affordable homes by the Council or partners given the huge need we have for significant numbers of affordable homes.</p>	
<p>You aim for everyone in Hastings to live in a safe and settled home they can afford, yet under your governance the homes and welfare of existing residents across the town are being threatened and adversely affected by flooding, pressure on infrastructure, traffic congestion and loss of natural green space. To quote from the strategy itself: 'This is not just a housing issue—it's about the future of Hastings as a place where people can live, work, and thrive.'</p>	<p>We recognise the concerns about flooding, infrastructure pressures, traffic and the loss of green space, and we agree that housing cannot be considered in isolation from these wider issues. The Strategy aims to ensure that new homes are delivered in a way that supports the long-term sustainability and resilience of the town. This includes working with partners on flood mitigation, investing in infrastructure, and safeguarding important natural and green spaces.</p> <p>Our commitment to ensuring everyone has a safe and settled home is linked to making Hastings a place where people can live, work and thrive, as you have quoted. We know that achieving this requires careful planning and coordination across many areas, not just housing, and your comments reinforce the importance of taking a balanced and responsible approach to future development.</p>	

<p>Make it clear that the Council will require 'affordable housing' proposed by developers to genuinely match local incomes. Social rent and community-led housing should be prioritised. Retrofit and high environmental standards should be required when changes are being made to existing buildings, as well as in new builds. Rent control powers for Councils are needed to keep homes affordable, and lobbying central government for these powers should be mentioned here. I'm glad to see that Council will lobby for planning permission to be required for the change of use from permanent accommodation to holiday let, and that an evidence base is being prepared on the extent of holiday lets and their impact on housing affordability. Pleased also to see that Council will avoid accepting a Commuted Sum from developers in lieu of providing affordable housing. Also good that there will be an aim to develop smaller sites with modern methods of construction to provide more homes more quickly, and that empty commercial sites will be considered for housing. Vital that empty homes are brought back into use as rapidly as possible too, so the Empty Homes Strategy will be key.</p>	<p>Thank you for your detailed comments. We agree that affordable housing must reflect local incomes, and the Strategy makes clear our intention to prioritise genuinely affordable options, including social rent and opportunities for community-led housing. Although whilst we will prioritise social rent if we can develop more affordable homes by supporting an Affordable Rent capped by Local Housing Allowance then we will do.</p> <p>We also recognise the importance of high environmental standards, both in new developments and in the retrofitting of existing homes, and will continue to promote and support this wherever possible within national regulations.</p> <p>We share your view that stronger national powers—such as rent controls—would help keep homes affordable, and we will continue to lobby government on measures that would better support areas like Hastings. As you note, we are also preparing an evidence base on the impact of short-term holiday lets and will continue to press for planning controls to manage their growth.</p>	
<p>Utter rubbish. There is a huge credibility gap between the desire and aim and the reality of 'delivery'.</p>	<p>We are sorry that this is your view, we would welcome any more detail on why you feel that such a gap exists.</p>	
<p>Ensure accessible housing is prioritised. Not just for now but for future generations</p>	<p>We agree, and will push to maximise accessible housing development wherever possible.</p>	

<p>Local incomes cannot keep pace with house price rises so however many homes we have, we will still have a homelessness crisis of people cannot afford them. We need affordable homes and preferably provided by councils in house, in the way Rother DC do.</p> <p>If maintenance teams were also in house as we used to have in Hastings, that opens up opportunities for apprenticeships for young tradespeople too.</p> <p>We definitely need more innovation in building, community led development where people say what they need, not the other way round.</p> <p>Also projects where locals could be involved, say in building or retrofitting the property. People could learn new skills, work a a community and get an affordable home at the end.</p> <p>We need a brownfield first policy to protect green spaces. We need to develop ways of quickly bringing empty property into use again with retrofitting and adaptations. It's far less impactful environmentally and a lower carbon impact too.</p>	<p>Thank you for your comments. We recognise that the gap between local incomes and housing costs is a major driver of housing pressure in Hastings, and that increasing the supply of genuinely affordable homes is essential. The Strategy supports the development of new council homes and other affordable tenures, and we note your point about the benefits of in-house provision and maintenance, including opportunities for local employment and skills, we use local contractors in our current acquisition programme and will continue to commit to do so.</p> <p>We agree that innovation and community involvement have an important role to play in shaping new developments and improving existing homes. Community-led approaches, retrofit projects and opportunities for residents to be more directly involved in shaping or delivering schemes are all areas we will support.</p> <p>We agree with the value of a brownfield-first approach and also the need to bring empty homes back into use more quickly. This is reflected in the Strategy and will be developed further through the forthcoming Empty Homes Strategy.</p>	
<p>We must build homes for first time buyers. Why is it that companies agree to this to obtain planning permission and then cancel that part of the build without any consequences at all ?</p>	<p>We would welcome you sharing any specific example you have of this practice so we could understand your concern better.</p>	
<p>Increasing the LHA would support the PRS for tenants and landlords, avoid rent arrears, allow tenants on UC or PIPs more opportunities to rent decent PRS homes.</p>	<p>We agree wholeheartedly.</p>	
<p>Be careful where you build. Some spaces e.g. Sandrock Bends are not suitable - flooding, the Ridge already busy.</p>	<p>The new Local Plan will provide an opportunity to review all potential sites for development and balance the need for new housing with the need to be mindful of increased traffic.</p>	

<p>Community led housing solutions</p> <p>The draft strategy is ambivalent and unclear about HBC support for community-led housing (CLH), despite it being well-evidenced and widely recognised that we need to diversify house-building, improve management, and tether ownership to place.</p> <p>We note that the ES Housing Partnership Strategy uses the word ‘community’ 10 times – and in all cases it refers to community-based models in health rather than in housing. Yet there is a long tradition of CLH to draw on, and inspiring examples of it both in Hastings and all over the world.</p> <p>In HBC’s draft, these two action points contradict each other in tone and implication:</p> <p>18. Support community led housing developments where they contribute to preventing homelessness and alleviating the pressure on temporary accommodation.</p> <p>19. Support the development of co-operative housing models, including ensuring our planning policy promotes their setup.</p> <p>The current wording seeks to: “make the best use of empty properties and land”. But doesn’t mention mission-driven community solutions – even though these are visibly making an impact right in the middle of Hastings.</p>	<p>We do recognise the benefits that both community-led and cooperative housing can bring, both in terms of empowerment and long-term affordability So, we dont follow how those points contradict themselves? The Strategy highlights our intention to work with groups interested in these models and to create the conditions where such schemes can come forward. However given the pressures faced, and has been made clear in the consultation responses we have received, we need to focus on developments which can create as many homes as possible for people to move out of or avoid Temporary Accommodation all together. Therefore this will be the main priority when reviewing development opportunities in the Council’s control. Should community led organisations have sites identified and in their control we would be very keen to support.</p>	
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<p>This priority is too broad. It's mixing house building, maintenance standards, regulation of the private sector. Clearly we need "everyone in Hastings to live in a safe and settled home they can afford". It's doubtful that many people would deny that. But simply stating it doesn't help us get there. The content of this priority reflects the vagueness of its overall aim. This will hinder anything actually being achieved.</p> <p>You're measures show the true goal - building more houses, somewhat indiscriminately. Affordable homes aren't affordable for many of us. Calling 80% of market rate "affordable", when the market rate is bloated out of all proportion, would be laughable if it wasn't so insulting.</p> <p>It might also be worth mentioning here that people aren't just struggling because of expensive and badly maintained housing - Hastings also doesn't have enough work, and the work it does have seems to be diminishing in pay and standards as more parasitical private operators are attracted to the town.</p>	<p>Our position on affordable rented housing is that Affordable Rent should be capped at the Local Housing Allowance, we agree that without the cap it should not be described as affordable.</p> <p>Your point around employment is a key one and whilst outside of the remit of this Strategy, this Strategy does however need to complement and influence a range of strategies and plans that improve the local economy.</p>	
<p>I hope you can find a way to genuinely prioritise social housing and affordable housing. For example the old bathing pool site developed for 100% social housing would be infinitely better than the proposed plan for luxury Airbnb homes and glamping lodges with a dodgy future for the cycle path and breach huts. Stop shrugging at past council decisions, and fix them. It's literally your job to do this.</p>	<p>The new Local Plan will consider all potential development sites and look to maximise social and affordable housing whilst striking a balance between retaining green spaces and making sure we have the right infrastructure in place to support new developments.</p>	

<p>There is no mention of Airbnbs, of which there are over 1,000 in Hastings and St Leonards, which can have a significant negative impact on local housing markets by reducing long-term rentals.</p> <p>Para 9 states "Prioritise the delivery of affordable housing on-site as part of any Section 106 requirements rather than accepting a Commuted Sum in place of new affordable homes. A Commuted Sum could be more viable and deliver more affordable homes overall, so why is the Strategy prioritising potentially affordable housing?"</p>	<p>We do make specific reference to short term lettings and what we intend to do to address that.</p> <p>We will prioritise affordable housing on site because that is more likely to result in a mixed tenure community and make sure affordable homes are present in more parts of the Borough.</p>	
<p>Para 12 - preparing evidence base - can this evidence base include usage statistics, e.g how long they are let/empty for across the year, in order that we can better understand the occupancy rates of holiday/short term lets</p> <p>Para 13 - I know of some cases where young professional renters have been turned down from taking rooms in a house because the letting of an additional bedroom would trigger our Article 4 direction on requirement of planning permission for HMO and the landlord didn't want the hassle. Does this need to be reviewed? There are many different types of HMO and 3 'friends' sharing a flat shouldn't necessarily be classed as an HMO, in my view?</p> <p>Para 15 - Can we explicitly encourage renovation over demolition and rebuild?</p> <p>Para 18 - Also surely community led housing should be encouraged where they increase affordable housing options for low earners?</p>	<p>Thank you for the detailed comments. Yes, we can try and secure usage statistics to inform the evidence base although this is challenging to get a full picture</p> <p>The provision of HMOs will be reviewed as part of the new Local Plan. We recognise that they are often the only affordable housing option for some residents, especially those under 35,</p> <p>We would want to take a site by site approach to reviewing renovation over demolition and rebuild.</p> <p>As mentioned above we do support community led housing as part of a range of measure to increase housing supply.</p> <p>The long term reshaping of the housing market requires national policy change and significant sums of money we do not have at the current time (to buy up and convert PRS properties primarily). At the present time the PRS plays a vital role in meeting housing need in the Borough and in the absence of sufficient social housing in the short to medium term we need to support good quality PRS accommodation. The Renters Rights Act will also provide greater</p>	

<p>Para 21 - In response to the high percentage of PRS we have in Hastings, I think we should set a target to reduce our reliance on PRS, such as reduce to 20%, by increasing social and cooperatively owned housing to make up the difference (More on this in Priority 3, below)</p>	<p>security to tenants in the PRS making it a more viable option than currently.</p>	
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<p>There is a small mention of community-led housing and housing co-ops, but no mention of details on how exactly these initiatives will be supported. A one-liner mention of these simply isn't enough. These types of housing are so important and transformative as a way of bringing agency back into people's lives, creating stronger community bonds, alleviating housing precarity, and reducing the pressure on temporary accommodation. The strategy needs to detail how it will work with existing co-ops and community land trusts, and seriously undertake to consult with existing co-ops (such as Phoenix Co-op in London, who have a track record of taking on large sites into co-operative use) and organisations (e.g. Radical Routes, Co-ops UK). There has to be a clear structure and process put in place by HBC to support and nurture community-led housing, with a clear (initial) commitment of 10% of the overall budget. With its incredibly mixed population and existing housing types/needs, Hastings is in a unique position to be a forerunner in leading the change to fix the broken housing system and create long-term, sustainable, community-led housing that will benefit the people of Hastings and the wider area for generations to come.</p>	<p>We do recognise the benefits that both community-led and cooperative housing can bring, both in terms of empowerment and long-term affordability. The Strategy highlights our intention to work with groups interested in these models and to create the conditions where such schemes can come forward. However given the pressures faced, and has been made clear in the consultation responses we have received, we need to focus on developments which can create as many homes as possible for people to move out of or avoid Temporary Accommodation all together. Therefore this will be the main priority when reviewing development opportunities in the Council's control. Should community led organisations have sites identified and in their control we would be very keen to support.</p> <p>The concept of committing 10% of the Council's overall budget to community led housing is an admirable one but not realistic at the current time where the council's whole budget is taken up just meeting our statutory duties.</p>	
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<p>The problems have been clearly identified however, in the section 'what will we do', the language used like 'increase the range of housing options.' are too vague and non-committal.</p> <p>The acquisitions programme sounds impressive but in fact it is still for 'temporary accommodation' and will not address the council's own statement of "a place where everyone has a safe, settled and affordable home to live in " Temporary home is not a settled home!</p> <p>Points 3 and 5 seem more like wishful thinking. Great to have the commitment in Points 6,7 & 8</p> <p>I would like to see more determined response and a promise to restrict 'Holiday lets in point 12</p>	<p>Thank you for the feedback hopefully the action plan now provides greater clarity and commitment on actions.</p> <p>You are correct that the Acquisitions programme is providing temporary accommodation, and that is why we commit in the strategy to reopening a Housing Revenue Account so we can provide permanent homes. Although in reality the acquired homes are let at Local Housing Allowance and we endeavour to make them as practically settled and secure as possible</p>	
<p>No</p>	<p>We would welcome more detail to help better understand why that is your view.</p>	

<p>While there is still the Right to Buy, the council is throwing money down the drain with new council housing. These new homes will eventually go back into the private market again. According to a report by the New Economics Foundation approx 40% of previous council housing is now owned by landlords. Nick Bano highlights in his book Against Landlords that we already have a SURPLUS OF HOUSING STOCK IN THIS COUNTRY, we don't need to build more housing that will likely be sold off again. We need to work together to end private monopoly, hoarding and profiteering on our existing housing stock.</p> <p>I would like to see policy using financial and administration powers, and support from our local authority, to help foster responsible collective ownership and stewardship of our pre-existing homes. With this in mind, there is no where near enough mention of co-operative housing and community land trusts as a sustainable way of doing this, nor how they will be supported in concrete terms.</p> <p>At least 10% of the housing budget could go towards the setting up of and enabling of housing co-ops, alongside living labs projects, where communities are allowed to try new ways of creating homes together.</p> <p>Co-operatives and empty homes officers should work together to find properties/buildings to renovate and create more co-operative housing.</p> <p>Create a co-operative housing target eg like Sweden where 30% homes is co-operatively owned housing by X date.</p>	<p>The revised changes to Right to Buy by the Government means that there will be no Right to Buy for new Council homes for the first 30 years of their life, which provides reassurance. It is also worth nothing there have been no incidences of Right to Buy being exercised in Hastings in the last 3 years, so it is not as pressing an issue as it has been, however you would be right in saying it has already caused its damage.</p> <p>The concept of committing 10% of the Council's overall budget to community led housing is an admirable one but not realistic at the current time where the council's whole budget is taken up just meeting our statutory duties.</p>	
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Produce policy to make it far less appealing to have 2nd homes. Gwynedd council increased council tax on 2nd homes to 150% in 2022.

You could also stop prioritising the tourist economy, as this justifies use of homes as 'businesses' for Airbnbs. Invest time and money into local independent businesses and support those who wish to create better jobs for the area in retrofitting. Look to Civic Square - community build projects would encourage skill sharing and train people, creating more local jobs/industry boosting resilience and pride of work in Hastings.

Let community-led housing partners lead the way on the detail of policy making, and involve in ongoing housing steering groups.

Do the public know what the Hastings Housing Company review is? We need explanations and transparency.

Council paying out again for homes sold by housing associations to put people in TA is crazy, it takes permanent homes away. Community-led housing, that is self-governed would not let homes fall into disrepair or be sold off.

Community transfer of assets where possible to co-operatives and community land trusts. Again, housing associations do not act in a socially responsible way as they are increasingly profit driven. Homes England money would be better spent on housing co-operatives.

How will you work in partnership with tenants? Will you

<p>create an ongoing steering group for tenants? How about working with creative and SOCIALLY RESPONSIBLE partners to increase community engagement? This would create a better understanding of what is needed and how to action it and build better trust.</p> <p>Community builders/developers needs to be clear - co-operatives and community land trusts and CLH. Please make this more concrete and give it some prominence.</p> <p>The reason people go into temporary accommodation is because they have no home and no choice in PRS. If there were more pre-existing housing co-ops, people would have options. Co-ops should be aided in their set up for all, not just as a crisis fix. Help all manner of co-ops whether for people in TA or people just about managing but constantly on the verge of burn out. What will the planning policy actually look like for co-ops and who will you work with to make sure it works?</p> <p>Lobbying Local Housing Allowance to cover rising private rents makes no sense, landlords will continually increase rents and gov will have to keep paying more. Its a black hole. Lobby for RENT CAPS instead.</p>		
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<p>The use of the word “local” is unnecessary in: “There simply aren’t enough affordable homes for local people”. This sentence feels like the council is pandering to racists and far-right nationalists. There are not enough affordable homes, full stop. If what is meant here is that the average rent is too high for the average local income then say that but do not make this about favouring local people over other people who are in need.</p> <p>Good to see recognition of the problems caused for renters by holiday lets and second homes, this section should be stronger and should also detail the impact on the community, businesses and owner-occupiers. There is no affordable housing target, the council should have a vision for this and go to delivery partners with a clear ask rather than waiting for the partners to provide numbers.</p> <p>How will you support community-led housing and the development of co-ops? This could mean anything from basic advice to significant funding. A clear commitment should be fully explained here.</p> <p>The empty homes target, 30, is way to low.</p> <p>The mention of incentives for downsizing, accessible homes, support for younger single people, and Gypsy & Traveller site provision are promising.</p>	<p>Thank you for your thoughtful comments.</p> <p>We take the point around the use of the word 'local', it is not about pandering, but who is allocated new affordable homes is an issue of great public interest and legislation is geared to make sure people with a local connection to an area are prioritised for social housing. That local connection is not dependent on someone's nationality or how they came to be in housing need, but it is correct to say the allocation of affordable homes is prioritised for people with a residential connection to Hastings, which is a statement of fact.</p> <p>Our affordable housing target is determined by the availability of sites for development, as much as want to we cannot set a target which exceeds what can be delivered, that would be pointless. The new Local Plan will identify all the sites where development will realistically happen and from there we can set a realistic target. Although we know already that this target will be below the actual number of affordable homes we need, so we will continue to highlight that gap and look to other ways to generate affordable homes, through bringing back empty homes, supporting rightsizing, and also potentially through the increased land opportunities through Local Government Reorganisation.</p> <p>The figure of 30 homes a year brought back into use is based on the experience of other Local Authorities with Empty Homes Officer roles. The work involved in bringing back an empty property is complex and can be lengthy, with one Officer in place we feel this is ambitious but realistic. We will continue to review progress and share that, and if we can increase capacity and make a business case for that based on what has been achieved then we will do.</p>	
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Priority 2 Comments

Comments Received	Council Response	Proposed Change
Priority 2 – Prevent Homelessness and End Rough Sleeping		
Will this be rehousing tenants who persistently don't pay their rent or wreck their homes and become evicted?	If the alternative is for people to have to rough sleep, then we will not give up trying to find accommodation. It maybe that we need to move someone if they are a risk to themselves or others at a certain address but we don't consider that eviction into homelessness is an answer. Setting aside any moral argument it will be a greater financial cost to public services for that person to sleep rough.	
Put the people up in hotels . Immigrants are well catered for on arrival then why can we not look after uk citizens already here	The Home Office have responsibility for accommodating people new to the UK who are seeking asylum. We would suggest that the standard of accommodation we aspire to for anyone in temporary accommodation in Hastings, regardless of their nationality, would be better than that provided by the Home Office.	
This cannot be solved simply by providing a residence this has to be done with other agencies to provide the support these individuals need.	Agreed but in order for that support to work effectively the person receiving it needs to be in a safe and secure place, that is why we need to prioritise housing first.	

I am a disabled person who relies on my home as a medical environment to keep me out of hospital. it is a private rental. i am already paying £100 per month (from my disability benefits) over the LHA rate. this is for preferential rent that is £100 BELOW what my immediate neighbours are paying for the same property. this means i am facing at least a £100 rent increase. my rent has already increased £200 over the last three years. The LHA rate has increased by £88 in that period. a new expensive management company have been contracted by the owners, so i am facing losing my crucial medical environment. i have no realistic solutions due to private rental increases nationwide and may well end up homeless or in unrecoverable debt and facing legal struggles to keep my home. this will be replicated amongst hundreds if not thousands of renters. as you state, Hastings has seen unprecedented rent and property price increases. PLEASE INCREASE THE LHA TO COMPARABLE LEVELS WITH OTHER AREAS, IMMEDIATELY.

We agree, we cannot change the LHA rate locally ourselves, we need the national Government to do that. We are calling the Strategy for the LHA to be brought back into line with the market reality.

<p>Again formatting should be amended to be consistent throughout the document. There is another reference to a case study but I can't see that this section is really a case study?</p> <p>There is reference to utilising the allocations scheme by utilising direct lets - will this be included in a new policy, or will the existing policy be amended to reflect this change?</p> <p>I think advice & support in community settings is a great idea and I think will help the Council from a prevention standpoint. I think it would be good for this to be in larger supermarkets and other places that people access regularly, to make it truly accessible for all.</p> <p>A trauma informed approach is vital but why is this only mentioned in relation to rough sleepers? This should be adopted across the Council as all those experiencing homelessness (whether rough sleeping or not) are likely to have experienced some trauma.</p> <p>I think it's vital to have further confirmation of funding for longer periods so would welcome the Council lobbying on this.</p>	<p>There is provision in the new policy for us to use direct lettings but we would need to seek agreement to make more use of direct lets from Councillors if we do choose to pursue this.</p>	
<p>Agreed</p>		
<p>Please distinguish between the approach for legal and illegal migrants/refugees as we should be humane but not over generous as it's not affordable or sustainable.</p>	<p>People seeking asylum in the UK are not here illegally although we have no responsibility for people new to the UK who are seeking asylum, that is the responsibility of the Home Office. The very few people who are here illegally, would have done so because they overstayed the time they were allowed to reside in the UK or they have had their asylum claim refused. People in that situation would not have an entitlement to public funds so would not be entitled to support from the Council.</p>	

<p>This is a blueprint for the decision making process and how homelessness will be managed in the long-term of course its success will be determined by available funds from the government and a commitment to the process as well.</p>	<p>We agree we cannot achieve this alone, and we have tried to set out in the Strategy our asks to national government.</p>	
<p>Agree and more from places like Seaview working in partnership. As there are more leaving prisons.</p>	<p>We commit in the Strategy to working with our partners in the Voluntary and Community Sector which must include Seaview. We are already working well together to create an Off the Street Offer of accommodation to people forced to sleep rough.</p>	
<p>Agree there could be a hostel in every large main road in Hastings like the cities its a reality.</p>	<p>We are keener on smaller blocks of accommodation and preferably people having their own front door rather than looking to develop more hostels.</p>	
<p>Private tenants that given notice are pushed into homelessness by the wrong advice from support networks and councils. It's wrong that they should have to wait for bailiffs to remove them before being given access to housing support. This also makes it a disincentive to rent to those on housing support/low incomes that may struggle to pay their rent.</p>	<p>We would not deny someone advice and help to secure another private rented tenancy if they have been served notice. However, we will advise tenants of their rights to remain, and if suitable only offer expensive emergency accommodation when all other options have been exhausted. We do this to try and maximise the time we have to find somewhere else in the PRS but also to minimise the cost and disruption that temporary accommodation causes.</p>	
<p>That's a big and complex situation. Seems like a lot of people are taking to their vans, some of them renting their properties out to make ends meet.</p>	<p>We are not aware of any cases where someone has chosen to live in their vehicle and rent out their property. All applications for homelessness assistance made to the Council will be robustly investigated and if someone does own a property we would not have a duty to provide them with alternative accommodation.</p>	
<p>You will never succeed particularly when the Government is flooding the country with illegal immigrants and giving them priority over British Citizens.</p>	<p>People seeking asylum in the UK are not here illegally although we have no responsibility for people new to the UK who are seeking asylum, that is the responsibility of the Home Office. The very few people who are here illegally, would have done so because they overstayed the time they were allowed to reside in the UK or they have had their asylum claim refused. People in that situation would not have an entitlement to public funds so would not be entitled to support from the Council.</p>	

<p>I expected to hear more about a holistic approach and looking at the causes of homelessness around the individual, not just the simple supply of a property, for many this will not solve the issue or be a successful solution. There is also nothing about night shelters and emergency sweep protocols for those who refuse to come in or do not fit the criteria for help. You don't set out what your criteria is to house people and make it sound like you will house anyone who asks, it should be clear who is eligible. The protocol for those escaping violence and abuse should be included as many don't know the council will step in in those circumstances and stay for fear of being homeless.</p>		<p>Be clearer on eligibility for temporary accommodation and on emergency provision in severe weather.</p>
<p>Many homeless individuals can have serious substance misuse and health needs that need to be attended to in appropriate accommodation. Clustering individuals with these needs should be seriously considered. Individuals fleeing domestic abuse also need to be accommodated in dwellings, not in close proximity to offenders and information on their whereabouts needs to be appropriately guarded.</p>	<p>Thank you for raising these important points. We recognise that some people who experience homelessness have complex health and substance misuse needs, and that they require specialist, supportive accommodation to help them recover and move on. The Strategy highlights the need for tailored housing and support pathways, and we will continue to work with health, care and voluntary sector partners to ensure that people are supported to have their own homes rather than being clustered in ways that could undermine their safety or wellbeing.</p> <p>We also fully acknowledge the housing needs of individuals fleeing domestic abuse. Safeguarding is paramount, and we work closely with specialist services to ensure that survivors are accommodated safely and not placed near perpetrators or in locations that could compromise their security. Protecting confidentiality and managing information appropriately is an essential part of this process, and remains a key priority in our approach.</p>	
<p>Has there been an assessment consultation for the homeless ask them. What do they want?</p>	<p>We consulted with residents in temporary accommodation currently and residents that have moved on from temporary accommodation in the last 12 months. We will have a section in the final draft which sets out what we heard and what we will do about it.</p>	

<p>Change the habits of addicts, give them something to do, listen to what they want to do, especially the ones who are in recovery.</p>	<p>We work with our partners in the voluntary sector such as Seaview and Warming up the Homeless who provide excellent opportunities for meaningful activity. The Citadel project also creates the chance for local volunteers to support people out of homelessness and to find ways to occupy their time.</p>	
<p>None</p>		
<p>We are constantly exposed to rough sleepers directly across the road from us in the shelter opposite 63 Eversfield Place We have endured this for over two years . Firstly it is not acceptable that this is happening to vulnerable adults and secondly as council tax payers we have right to not be exposed to the following Public urinating ,drinking, drug abuse,shouting and anti social behaviour, not to mention litter which encourages rats . This is also illegal .</p> <p>One idea is to remove the benches and take out the glass partitions , or find a Solution which involves dividing the benches .</p> <p>Consultation between the department responsible for the upkeep of the shelters and the listing department in planning is urgently required .</p> <p>I also believe that the Government has awarded Hastings Borough Council £4.8 million and additionally the Government has also awarded 10 million overall to councils for rough sleeping last Winter .</p> <p>Surely some of this money should be spent on changing the fabric of the shelters to deter rough sleepers who simply refuse help when it is offered</p>	<p>We are keen to use engagement and support to encourage people to come in rather than apply enforcement or deterrents unless there is anti-social behaviour to be addressed.</p> <p>Our recent appoint of a specific officer to support people who have been on the street the longest has been funded by the money we have been awarded. That role has already been successful including helping someone inside who was sleeping long term at the location referenced.</p> <p>We have certainly benefitted from additional funding but it is important to note that the money we receive is for the whole of East Sussex as we act as the lead authority for the County.</p>	

<p>Some homeless people have created their situation. Why would any landlord want them trashing their house and not paying rent?</p>	<p>Given the experiences people have had before and during being homeless, plus a lack of experience in their own accommodation it wouldn't be helpful to create a private rented tenancy with no support. That is why we are providing homes directly and also providing support to make sure the person succeeds and thrives in their home.</p>	
<p>This is not straight forward, as some people are there due to drug abuse and mental illness, and due to previous Government's policy of shutting large Mental hospitals for care in the community. They now have nowhere else to go. Also if you start housing every rough sleeper, word will get round that this is an easy place to get housing, and people will come there from other areas.</p>	<p>We agree that it is not straight forward but we would suggest that someone's use of drugs or their mental health will only get worse if they are not housed.</p> <p>Concerning people coming from other areas, we see relatively low numbers of people coming from other parts of the country to Hastings, most people forced to rough sleep in Hastings are from the Borough. Where people do arrive from other areas we have a specific Reconnection service which would work to support them to return, if it is safe to do so.</p>	
<p>The average age ending up on the street is 50 plus , can we push the government for more hostel homes, & can we ask Salvation Army and Church providers to free up more land/ buildings they own to house hostel accomodation. There are more men coming out of probation and this will become a big problem this winter.</p>	<p>We are keener on smaller blocks of accommodation and preferably people having their own front door rather than looking to develop more hostels. Research and our own experience shows that is more effective at preventing people from returning to the street.</p>	
<p>Prevention must be the priority, with early support for people at risk of homelessness, including those facing eviction due to unaffordable rent rises. The strategy should commit to stronger tenant protections and lobby for powers to cap in-tenancy rent increases. More funding for advice services and better partnership working with voluntary organisations is vital. Ending rough sleeping also requires more permanent, secure accommodation rather than relying on temporary solutions. Mental health, addiction, and employment support should be integrated into housing</p>	<p>We agree, and we will include a reference to rent capping / limits in the final draft of the strategy.</p> <p>We would also strongly agree that temporary solutions are not the answer here which is why we are focusing on increasing the number of homes rather than hostels for people to move into.</p>	<p>Commit to lobbying for rent capping / limits</p>

services so people have the stability and resources to stay in their homes long term.		
How about putting them in hotels. If it's good enough for refugees it's good enough for our homeless.	The Home Office have responsibility for accommodating people new to the UK who are seeking asylum. We would suggest that the standard of accommodation we aspire to for anyone in temporary accommodation in Hastings, regardless of their nationality, would be better than that provided by the Home Office.	
There will always be people who choose to be "free" for whatever reason but there some who have a mental issues, as can quite often be seen around Hastings and need help of some sort quickly and there should be more obvious and better help/facility planning for such incidents	We would suggest that experience from Hastings and elsewhere is that nobody would choose to become or stay homeless if they had a good option to come indoors. So we will continue to work with people as individuals trying to find the right housing solution for them. To help quickly we will be working with Warming up the Homeless to provide immediate shelter over the winter period.	
The aims to utilise existing tools, support services and refurbished existing properties are encouraging. Raising awareness of ways the existing community can help to assist and ease homelessness could also be beneficial.		Commit to increasing public awareness of how to help.
Again lobbying for rent control powers is a key aspect of preventing rent rises that render people homeless. Council could lobby for more funding for advice services and partnerships with the voluntary sector. Permanent accommodation for homeless people should have integrated advice and support services.		Commit to lobbying for rent capping / limits

<p>Rough sleeping is very much linked to alcohol and drug addiction and the support for that has declined massively under successive Tory Governments centrally.</p>	<p>It is true that some people who are forced to rough sleep have developed addictions, mainly as a means of coping with being homeless. We are committed in the strategy to continue the work of the Multi Disciplinary Team supporting people sleeping rough as we recognise that range of support which is needed.</p>	
<p>No. Except include accessible standards for all</p>	<p>We are aiming to increase the supply of accessible homes</p>	
<p>I think you should factor in live in landlords. Allow homes to have 3 lodgers as you used to without having to jump expensive hoops as an HMO...eg wired in fire alarms, fire doors...this I had to do, thankfully already done as a previous shared lives provider....this would encourage people with larger homes to let 3 of their rooms, rather than 2. Also why not offer more shared lives with support provision. All this with help to match up people. The rent can more easily be within housing benefit limits by the time you factor in contribution to shared cleaning, upkeep of shared garden etc.</p>		
<p>Rent controls, better funded services, better tenant protection and working with health services would help prevent homelessness in the first place.</p>	<p>We agree and our committed in the strategy to working with colleagues in the health service who often come into contact with people at an earlier stage than we do and are concerned about their housing.</p>	<p>Commit to lobbying for rent capping / limits</p>
<p>This is a worthy aim however there will always be people for which this is a life choice and no end of help and assistance will change anything. We must be sure that we are not wasting resources and direct all our efforts to the genuine cases.</p>	<p>We would suggest that experience from Hastings and elsewhere is that nobody would choose to become or stay homeless if they had a good option to come indoors. So we will continue to work with people as individuals trying to find the right housing solution for them.</p>	

<p>I have tenants who work, on UC, on PIPs. I am happy to work with HBC to support those tenants in need. Southdown Housing team and HBC teams all have lovely staff but they don't have all the tools and are there for tenants primarily. You don't have one member of staff let alone a team to support landlords.</p> <p>Your strategy seems to be more about licensing for landlords than genuine support with problematic tenants. How about HBC giving tenants a loan to repay arrears? With a repayment plan agreed with HBC to allow tenants to remain in home?</p> <p>Or not insisting that expensive court procedures take place when tenants are in breaches of their ASTs. Resulting in expensive temporary accommodation.</p> <p>I have had to get court orders and bailiffs for tenant who moved 4 members of his family into a one bed flat, a court order for another who had rent arrears for £2k as there was no other solution although I offered a repayment plan. Your strategy doesn't mention anything about tenants who ignore terms and conditions of ASTs. It's all about landlord monitoring.</p>	<p>Thank for you for the detailed and thoughtful response, especially the comments about staff members.</p> <p>We do provide financial support to pay off arrears when we know that can save a tenancy. We also do not insist tenants stay and await court proceedings, we would support any tenant under notice to try and secure an alternative private rented tenancy. However in some cases where more time would mean we could avoid temporary accommodation (which as you say is costly, but also hugely disruptive for the tenant) we wont offer temporary accommodation immediately, if the tenant can remain and other options pursued.</p>	
<p>Desirable, but not easy.</p>	<p>Very much agreed.</p>	
<p>This has been an issue for far too long and I am glad to see that these people are actually being considered</p>	<p>Thank you for your comment</p>	

"Homelessness is primarily a housing problem." No it isn't. In Hastings, in the short term, it's primarily a housing problem. So many people have been forced out by psychopathic landlords, low wages, and poor job prospects, that the housing list here is artificially bloated.

Rough sleeping, which you've inappropriately thrown in as the same category, is primarily a social care problem. People with trauma and mental health struggles, people with resultant substance abuse issues bound to a dangerous shadow economy of substance acquisition and use - this needs more than charities like the Christian evangelist Citadel. This needs the Conquest to start offering mental health support to people who are drunk or high. This needs support workers and mental health professionals permanently available at shelters and housing for rough sleepers. It needs not just substantial healthcare investment, but actual people, not promises of funding pots, in hospitals and out in the field, supporting homeless people in need.

By considering this to primarily be a housing problem, you've once again ignored the needs of our long-term homeless population, and will continue to demonise them, forcing them to maintain a life on the streets.

We would respectfully disagree. In fact by not treating homelessness as a systemic issues caused by the lack of affordable housing you then make it an individual issue, and therefore something that needs to be 'fixed' person by person, which is a more stigmatising approach. Certainly additional support is needed for some people to help them succeed in a home but there is little value trying to provide the kind of complex, person centred support to someone who doesn't have a home. That is why we are unapologetically focused on housing being the primary issue in resolving homelessness. Until someone has a home providing support and care is only at best about harm reduction but not helping someone move out of homelessness and the other issues they are facing.

<p>There is no differentiation between Homelessness and Rough Sleeping, which there should be, as people who are homeless need different support to those who are Rough Sleepers. Earlier this year the Council reconsidered plans to consult on a ban on people sleeping in vehicles (Homeless people). An idea that may have reduced Homelessness but would have increased those Rough Sleeping.</p> <p>The strategy Priority to "End Rough Sleeping" will never become a reality, you only have to work with Rough Sleepers to know that. However your aim is "That nobody is forced to rough sleep in Hastings but anyone that does has an immediate offer of flexible, personalised support".</p>	<p>We do acknowledge the additional support that some people need to move out of homelessness and then stay out of homelessness. We are committed to the Multi Disciplinary Team which support people who need those additional services.</p> <p>We do think it is an achievable aim to have no-one needing to rough sleep in Hastings. We have achieved a lot in the last few years in bringing down the time people have to spend rough sleeping but have more work to do, especially in preventing the need for new people to sleep rough.</p> <p>Other countries, and also the situation in the UK not that long ago shows what can be done, there is nothing inevitable about homelessness, it is the result of poor policy making, so it can be solved by better policy making. We need national government support to do this, but it is achievable.</p>	
<p>Para 6 - Can we explore the options of building temporary pods within empty commercial buildings as an emergency accommodation centre, which is staffed, working in partnership w homeless services and local modular build companies?</p>	<p>We would not be keen to invest in any accommodation option which is only intended for people who have experienced homelessness. Modular solutions are certainly something we support but only where they provide a permanent, long term home.</p>	

<p>Relying on the private rental sector to cover temporary accommodation needs has to stop. Unscrupulous landlords charge at a rate above that met by housing benefit, which puts people into greater housing precarity and risk of homelessness. There has to be a focus on protecting those disabled and low-income households, where renters and temporary accommodation tenants are not at risk of eviction and the slide into homelessness. The number of TA homes has to shift from private landlords back into council ownership, to ensure proper oversight and management. Rhondda Cynon Taff in South Wales has managed to completely end street homelessness - we must think bigger, with greater ambition, and direct funds appropriately. Housing is a human right, not a privilege - no one in our town should be sleeping on the streets, period.</p>	<p>We completely agree that no-one should be sleeping on the street.</p> <p>We also agree that we need to end the use of private temporary accommodation and we have been able to stop its increase. However, we do not have the finances, and nor are there the properties available to buy for us to replace all private TA with council owned homes overnight.</p> <p>We have a statutory duty to provide temporary accommodation to households who are owed that duty so we have to rely on private TA in the short and medium term to meet that legal duty. However our long term aim certainly is to end the use of private TA</p>	
<p>Its really encouraging to know that the council is fully aware and has identified the problems of homelessness and rough sleeping but there needs to be a bold commitment to end the use of private temporary accommodation (not just halve it) and stop private landlords from profiting and often exploiting the situation. All the points made in this section seem reasonable if you do not know the town and how many estate agents and letting firms operate. Having a 'Charter' is a good idea but unless there are any consequences for breaking or not living up to the agreement on standards, It will just be window dressing!</p>	<p>We completely agree that no-one should be sleeping on the street.</p> <p>We also agree that we need to end the use of private temporary accommodation and we have been able to stop its increase. However we do not have the finances, and nor are there the properties available to buy for us to replace all private TA with council owned homes overnight.</p> <p>We have a statutory duty to provide temporary accommodation to households who are owed that duty so we have to rely on private TA in the short and medium term to meet that legal duty. However our long term aim certainly is to end the use of private TA</p>	

This section and the strategy as a whole would benefit from recognising and including the needs of children and families a partnership approach and development of more robust joint working with children's social care teams to prevent homelessness of families, young people and care leavers

Commitment to embedding corporate parenting principles and involvement in ESCC's Corporate Parenting Panel

Recognising the needs of and preventing homelessness for young people and care leavers through co produced joint protocols for 16 & 17 year olds and care leavers.

Include care leavers as a user group that may present with compound needs and could benefit from a housing first model

Where TA is used engagement with providers regarding accommodation rules and recognition that these may need to be applied differently for individuals and families in relation to support needs

Consider a County wide approach to commissioning or paying for temporary accommodation with a view to standardise costs, quality and develop the market positively

Thank your these considered points. We have intentionally developed our Strategy alongside the East Sussex Housing Partnership strategy to try and achieve the types of things you have rightly set out here.

'We will also promote other initiatives such as the Rent a Room scheme to highlight the benefits to homeowners of letting out rooms.' While this may work on the occasion, people need their own space to feel like functional autonomous human beings. This is not a fix, it's putting s plaster on the situation. Co-operative housing would solve a problem like this, particularly if it was set up by someone previously homeless

Discharging people back into the private rental sector is not 'secure' and will re-traumatise people. Housing trauma is real whether you have to move every 3 years and live in dread of emails from your landlord about rent increases, or live with disrepair or face eviction. Once again, co-operative and community-led housing provides a way out, it is a legitimate solution and should be treated so.

Stop making people in TA take the council to court over their 'intentionally homeless status.' It's a waste of public money and very few people if any want to be intentionally homeless. Everyone wants and needs a home. We recently requested help re-opening a case of this where a family were at risk of being street homeless and losing their daughter to foster care because their officer hadn't jotted down the info properly and then spent 18mnths in legal proceedings while already experiencing the trauma of TA and then being bullied and threatened with eviction by Roost. Council kept saying - we can't do anything it's in legal. Just be human. This is about community. This family had also started a housing co-op, if there had been more dialogue, the council could have supported them in helping set up.

The Renters Rights Act will increase security of tenure from non-fault evictions which will make the PRS a more secure housing option. By not using the private rented sector, where appropriate, we will increase costs and numbers in temporary accommodation to an even greater extent than they are now. It is not sustainable or even possible for the Council to be able to accommodate everyone, and ignore national legislation whilst the he funding mechanism for temporary accommodation is still based on the 2011 Local Housing Allowance.

I oppose using the Private Rented Sector as a means of discharging homelessness duties. This will just put people back into precarious and insecure living conditions and leave potentially vulnerable people at the mercy of often ruthless landlords. Homeless people should be housed in secure social housing.

The Renters Rights Act will increase security of tenure from non-fault evictions which will make the PRS a more secure housing option. By not using the private rented sector, where appropriate, we will increase costs and numbers in temporary accommodation to an even greater extent than they are now. It is not sustainable or even possible for the Council to be able to accommodate everyone, and ignore national legislation whilst the he funding mechanism for temporary accommodation is still based on the 2011 Local Housing Allowance.

Priority 3

Comments Received	Council Response	Proposed Change
Priority 3 – Create a Rented Sector which works for Tenants		
Without landlords you will struggle and if the weighting falls too far the other way landlords will just sell up.	The Councils aim is to support a healthy and functioning private rented sector which works for both tenants and landlords. We do not create the legislation for the sector but do have legal duties to ensure compliance. We will work with landlords as far as is reasonably possible to support them understand their legal duties and responsibilities with regards to property standards and how to meet them. This benefits both landlords and tenants. However where we do not get engagement from landlords or a failure to comply with advice given, then we are duty bound to take appropriate formal action. Running a business in any sector requires compliance with the legislation relevant to that area and renting property is no different. It is for a landlord to make their own decision as to whether they are in a position to continue to meet these requirements.	None
I beleive I haven't my thoughts above		

<p>Low rents for those on low incomes, where is the aspiration in driving higher paid jobs from national employers into the town. Raising incomes and property affordability that's not rented.</p>	<p>The regeneration and attracting investment to the town via national employers is part of the wider regeneration and strategy for the town (is there a link we can provide). Having a successfully functioning housing market across all sectors is one of the key elements which will help support that overall regeneration. Whilst the Housing Strategy can have a positive impact on improving housing standards it alone cannot address wider issues such as overall property affordability and higher wages.</p>	
<p>can the council introduce a RENTAL CAP and private landlords license for the area? it will make private rental owners think of selling up and purchasing private properties for rentals here unpopular and make it easier for the council to purchase stock at reduced prices and take it over. it could start a trend nationwide.</p>	<p>The council does not have the legislative power to create rental caps for the area. As part of the Renters Rights Bill there is a proposal that all landlords must register their property on a National Database. This should help to improve compliance and the identification of landlords and rental properties in the future. Property licensing is another tool that the Council will be considering where there is an evidence base that additional controls are needed.</p>	<p>Commit to lobbying for rent capping / limits</p>

Again formatting should be amended to be consistent throughout the document.

Whilst it is vital that the sector works for tenants there is not much emphasis on this section on what the Council will do to reward good landlords or keep them on side. It is easy to demonise landlords in Hastings, but there will be some good landlords out there (I think). How is the Council going to keep hold of these landlords and utilise their properties to let to homeless households? A lot of landlords have anxieties about the Renters Reform Bill - how will the Council alleviate these fears? Regular landlord forums can be a great way for landlords to meet Council staff and develop positive relationships - would be good to see a reference to this in the strategy and perhaps such events to be held across East Sussex at least twice a year?

By all means the Council should lobby government for the Renters Reform Bill to be implemented as soon as possible, but is the private sector housing / housing renewal team ready for the changes this will bring? Will there be events for landlords to ask the Council directly about Renters Reform and any support that may be available for them to bring their properties up to standard to support their tenants (and ultimately keep tenants in their homes)?

A point that has been raised on more than one occasion is the Housing improvement and Compliance Team increasing and improving their communication with landlords on positive matters, not just press releases about prosecutions or where action has been taken against bad landlords. This is one that the Council acknowledge and accept and is an area we need to improve on going forward. Resources on the team are already at capacity which has meant prioritisation on reacting to housing complaints and investigating none compliance. However engagement with landlords and giving a more time to work in this area needs to be considered going forward as part of the strategy. We need to carve out some time for this, but without increased resources the trade off will be a decline spent on time in other areas. The Council is not here to keep landlords on side or to use their properties to let them to homeless households. The teams collectively are here to support a functioning PRS sector. With regards to the Renters Rights Bill the Council will be tasked implement the duties and powers it has been delegated under the legislation. A webpage is currently on our site giving an overview of the key changes and as the bill received royal assent and we know more, we will be looking at ways we can communicate this information to landlords. We have a landlords newsletter and reinstating some regular landlords forums will be a positive way forward. The team are planning for the impacts of the Renters Rights Bill but as is the current

	position, its response will be informed by the resources we have available.	
Definitely		
How can the council fully manage a profit-driven private sector to provide clean, warm and safe homes at 'affordable' rents for the many households on low (or no earned-) income in Hastings and St Leonards? Too many tenants are paying too much for too little, at the risk of their health and safety. But will landlords pay for the necessary standard of housing while being limited in the amount of revenue they can derive? How can that circle be squared?	The way we will attempt to do this is by enforcing the legislation which exists currently and which is being brought in as part of the Renters Rights Act	
This will help in protecting the rights of tenants and provision of decent and affordable housing which is a much needed control tool especially in view of the current landlords position of advantage. The over reliance on private landlords for provision of TA will be hopefully curtailed by this proposal.	We hope so too. Thank you for your comments	
Make sure rents don't go up how will you do this for us. I will be working into my late 70s otherwise.		Commit to lobbying for rent capping / limits

<p>Yes get a rent cap in and start campaigning please!! it is really bad out there I am now retired .. just at 80. Some of my friends are still working because of the high rents.</p>		<p>Commit to lobbying for rent capping / limits</p>
<p>I agree that financial incentives and grants to support existing private landlords to upgrade EPC requirements. The suggestion that a landlord will have to spend £15k on upgrades before obtaining an exemption is frankly ridiculous. I am a small landlord with two rental properties and just don't have that sort of money. I have increasing buy to let mortgage costs, and my own residential mortgage. I would have to give notice to lovely happy tenants because it's just too expensive to bring a Victoria end of terrace single skin property to these standards.</p> <p>I'd be happy to continue providing below market rents. I have happy long term tenants that want to stay, and I have no desire to make them homeless.</p> <p>I'm not sure I agree with landlords having to be accredited or have training ...or use expensive managing agents (Manchester's good landlord charter). This will likely be expensive and mean I have to put rents up. Either rents are kept low, or rents have to increase to cover such additional costs.</p>	<p>The Council will continue to promote and communicate grants and financial incentives that will benefit them in upgrading their properties</p>	
<p>The previous selected licensing scheme targeted properties that had been converted into flats, claiming they were houses in multiple occupation, even when they did not fit the definition of HMO. Having to get a license just to live in my own flat seemed grossly unfair. People who live in flats in Council Tax Band A cannot spare the money to pay for a license which is unnecessary and brings them no benefit. Any</p>	<p>The selective licence scheme which ran from 2015 to 2020 covered 7 wards in the Hastings and St Leonards area based on an evidence based methodology at that time. It covered all properties in those wards whether flats or single-family dwellings. An Additional HMO licensing scheme ran from 2018 to 2023 and covered s257 HMO's</p>	

<p>new licensing scheme should only target genuine HMOs, not create artificial ones as a revenue-raising scheme.</p>	<p>within 4 wards of the town. These met the definition of a HMO under section 257 of The Housing Act. Any new licensing schemes in the future will be evidence based in terms of areas / properties covered</p>	
<p>It's got to work both ways. I've been a tenant and I've been a landlord. The fact is a lot of people just don't look after a thing if it's not theirs'. I had a rent a room scheme tenant for six months and she systematically blocked the plumbing, ran up huge bills and caused damp in her bedroom. Luckily she left of her own accord. Of course there are also terrible landlords I'm just letting you know my experience.</p>	<p>The Council is aware that in the rental sector there are behaviours exhibited by both landlords and tenants which can be positive and negative. The Council will always adopt an unbiased approach based on the facts on the situation and will apply their duties and powers based on the evidence that is put forward.</p>	
<p>Creating a rented sector that works for Landlords while incentivizing what works for tenants will increase availability.</p>	<p>Agreed</p>	
<p>The laws are currently weighted against landlords hence why they are leaving the market making the problems much worse.</p>	<p>Legislation has increased compliance requirements in the PRS sector with the aim being to improve property standards and ensure a safety and health living environment. The objective was also to ensure a level compliance environment for those operating in the sector, with those that fail to meet the standards other landlords are meeting, being proportionately and appropriately investigated. However it is acknowledged that as a result of increased compliance requirements some landlords may decide they do not wish to operate in this sector any more.</p>	
<p>Lobbying to bring back the landlord register that was working as a trial might be a good idea</p>	<p>The Renters Rights Bill has a proposal to introduce a National Landlord database which will require landlords to register each property they are renting and provide specific information about it.</p>	

<p>If you are going to re-introduce selective licensing, be more selective about properties included. There is no point including properties that are already in good repair when the cost of the licensing then merely gets passed straight on to the tenants.</p>	<p>Any new selective licence scheme proposed will be evidence based in terms of the properties and areas that would be subject to such a scheme.</p>	
<p>Consider the decline in condition of currently tenanted properties - for landlords who have kept rents low, tenants do not move because they cannot afford to, meaning much work that might ordinarily take place between tenancies is now not possible to do.</p> <p>Also note that tenants on low rents keep quiet and do not mention issues needing repair for fear of rent rises.</p> <p>Helping low rent landlords, (and therefore saving the extra rent a tenant might need to claim from the council or by saving a tenant from homelessness) for example by a sliding scale if the council reintroduces the good landlord scheme - (I can't remember the name of it now)</p> <p>Or by giving access to council tradespeople/contractors for low rent landlords to pay to do decent quality work and not get ripped off, also ensuring council paid teams are never accidentally idle. It is hard to keep property in good order for tenants.</p>	<p>It is acknowledged some tenants may not raise issues in need of repair due to fear of rent rises, or possible fear of eviction. This can be as a result of a range of factors which may include lack of or poor communication between tenant and landlord so a positive relationship is not formed, lack of awareness or tenants with regards to their rights and more worryingly direct intimidation or threats from a landlord to not report matters. These are barriers which we need to try and overcome and in the case of intimidation take action on. We would always advise landlords to proactively inspect their properties every 6 months (giving the appropriate notice to tenants), so they can see for themselves items of disrepair that may need addressing. This is good due diligence in terms of general upkeep of the property and provides an opportunity to engage with your tenants. Matters can then be dealt with before minor jobs escalate into bigger issues. The Council does not have its own tradespeople and contractors. The Trading Standards Buy with Confidence Scheme can be used by land lords to fin vetted tradespeople in a range of different trades.</p>	
<p>Again victims of domestic abuse need to be accommodated appropriately.</p>	<p>Agreed</p>	
<p>I'm sure housing benefit goes straight to lsbld. But housing benefit does not meet needs of the poorest this needs to be</p>	<p>We will be continuing to lobby for an increase in Local Housing Allowance so it has some link to market rents</p>	

<p>consultated on. How will you lobby for more rental support. There is a migrant obsession stop blaming the refugees</p>		
<p>Fair rental system, a real plan for Hastings. It must change.</p>	<p>The Council can use its regulatory powers to ensure properties meet required standards and that they are safe to live in. In terms of rents and fairness a property market with access to a range of tenures is what is needed with a balanced mix of owned properties, PRS, social providers and cooperatives. Each bring their own pros and cons but it gives choice for people based on their circumstances.</p>	
<p>Energise Sussex Coast has a retrofit advice service and would really like to support HBC's efforts to give landlords the guidance they need to retrofit their homes.</p> <p>One area of concern not covered is that private landlords sometimes push up rent prices after their home has been upgraded with funded energy efficiency measures (we had one client that we got a new boiler for that then saw her rent go up by £50 a month). Is there a way to have an agreement with a landlord that they won't do this.</p> <p>we support the council's efforts to try and promote better tenant engagement with social landlords. Our experience is that the tenant landlord relationship is often really bad. Tenants report maintenance issues and damp and mould issues and find it a struggle to get them resolved. We have supported hundreds of southern housing tenants and have good relationships and so could act as a bridge between landlord and tenant if that's useful.</p>	<p>We have fed back to Government on grant schemes that conditions need to be put in place with regards to home upgrade measures. E.g. that if they have received them as a result of the tenants circumstances that they are unable to increase rent / evict them for a defined period of time. Any assistance that Energise Sussex Coast can provide to support the landlord tenant relationship, we would welcome and be happy to discuss this further.</p>	
<p>None</p>		

Create a rented sector that works for hard working landlords too!	As above, we want a strategy that supports all parties operating in the PRS sector.	
We rent our property via a letting agent, which seems to be looking after our Tenants interests. So Letting Agents need to be approached by the council for ideas etc.	The consultation on the strategy was sent to all managing agents in the area and they were given the opportunity to comment /provide feedback based on their own experiences and expertise	
A rental control, could help stabilise working peoples lives living on temp hours work and 2/3 jobs, there are too many not eating to provide for their family, can we ask our government for fairer rental system in our town.	As above, we would need to consider the pros and cons of any rental cap in our area before lobbying to government.	
A rented sector that truly works for tenants must address both quality and affordability. Strong enforcement of property standards is essential, but so is tackling rent insecurity. The strategy should commit to measures that prevent excessive rent increases within tenancies, ensuring rents remain in line with local incomes. The council should lobby our MP and parliament to introduce powers for local authorities to enforce rent caps. More resources should go into enforcement so tenants can rely on their rights being upheld, and there should be clear, accessible routes for tenants to report issues without fear of retaliation.	As above, we would need to consider the pros and cons of any rental cap in our area before lobbying to government. Agreed more compliance and enforcement capacity is needed so that the team can address more properties and deal with non compliance. The Renters Rights Bill proposals will restrict rental rises to once per year and also bring in increased compliance requirements for property standards and the protection of tenants from harassment and illegal eviction.	
Absolutely. Thatcher destroyed social housing, it should be a labour ran administration to build quality social housing.		
There is a stigma in the UK against renting but many countries have a thriving rented sector with no stigma attached, perhaps most people do not own their own property in those places, Germany, Italy? Renters and leaseholders are often without a good land lord or agent who considers their tenants and property needs, the renter can be abused of their needs and rights! Locally landlords of air b&b and holiday renter tenants upset the balance of the local community life and there needs to be a fairer contribution by them to the community.	We recognise that the private rented sector plays an important role in providing homes, but that experiences for tenants can vary widely. The Strategy aims to support a more professional and better-regulated rented sector, where tenants' rights are respected and standards are consistently high. We also acknowledge the impact that the growth of short-term lets can have on local communities, and this is why we are	

	gathering evidence on their scale and considering what further measures may be appropriate.	
Securing funding to subsidise reliable landlords in reducing rental costs is the only real way affordable rented accommodation can be safely and sustainably achieved.	We will be continuing to lobby for an increase in Local Housing Allowance so it has some link to market rents	
Again, keeping rents down is a priority so lobbying MP and government for rent cap powers is vital. Enforcement of compliance from landlords needs resourcing and this could also be lobbied for from government. Private tenants as well as social housing tenants should be able to report problems safely without prejudicing their accommodation, so this needs to be addressed in the Strategy.	We recognise the pressure that rising rents place on households and agree that national action is needed to give councils stronger tools to manage affordability. We will continue to lobby for additional powers, including the ability to consider rent controls and better resourcing for enforcement. We also agree that tenants must be able to report concerns safely. The Strategy highlights our intention to strengthen support for private renters and ensure that reporting issues does not put people at risk of losing their home	
Definitely need something to happen as the housing department doesn't care about English working people who need help with housing they hide property for the illegal immigrants or asylum seekers it is disgusting behaviour	The Housing Service operates a service which treats everyone equally regardless of their nationality. The responsibility for housing people legally seeking asylum in the UK lies with the Home Office but for all other households in housing need we advertise available homes through the Homemove system and they are allocated based on need and the time waiting with that need.	
That requires tough centralised legislation and lobbying of the current government by groups in communities in conjunction with radical political leadership at a local level and for the localevel to take deep look at what is going on in the corporate sector locally, where investors are buying up	We agree that many of the issues you highlight—such as the rising cost of living, the influence of large investors, and the level of rents—require national action and stronger legislation. The Council will continue to lobby for reforms that	

houses as assets and cutting out the small buy to let investor. Rents are far too high and militate against home ownership as all would be savings are eaten up in rent and high cost of living -from escalating heating bills to food inflation.	protect local housing markets and support households on lower incomes.	
No	We are sorry that is your view, we would welcome more detail to better understand it.	
If tenants have secure accommodation, support and advice, rent controls and effective mechanisms for reporting issues, material or social, then that makes for better communities.	We would agree	
whole heartedly agree how ever there must always be provision for landlords to remove unsocial and violent tennants	We would agree, it is encouraging to see in the Renters Rights Act that his provision has been strengthened,	
Rented sector that works for tenants and PRS landlords. PRS are all too often seen as the enemy and a few bad landlords tarnish the reputation of the many who are responsible and responsive. The strategy does not mention bad tenants, landlords dealing with rent arrears, tenants who won't respond to any communications, don't look.after properties etc.	Thank you for your comment. We recognise that the private rented sector needs to work well for both tenants and landlords, and that the actions of a minority should not define the whole for LLs or tenants.. The Strategy focuses on improving standards and supporting good practice, but we acknowledge that landlords also face challenges, including rent arrears, property damage and difficulties engaging with some tenants. These issues are addressed through existing tenancy law rather than the Strategy itself, but we will continue to work with landlords and tenants to promote constructive relationships and ensure that pragmatic support and advice are available where needed	
Council owned housing is preferable to Housing Associations.		

This is important but where is the Section which works for Landlords too?

As a landlord I believe I think the majority of Landlords and Tenants behave well. But your policies are aimed at the few who don't. However they affects everyone.

Landlords have had to pay into licensing schemes (subsequently yours was banned by the government), and will have large expenses to upgrade to EPC C if this goes through.

If your scheme to help fund the latter with agreements by landlords to accept lower rents goes through, the tenant will just get evicted by most landlords after the set period, as once the lent money for upgrades has been repaid (in lower rents to HBC funded tenants) as the landlord will start to make a loss at this point.

Your licensing schemes had little effect on the majority of good landlords who were already doing the right thing. It just depleted their funds for their maintenance. It also double charged using artifice like HMO licensing AND Selective licensing. How successful was it in bringing rogue landlords into line proportionate to the depletion of good landlords funds.

The selective licence scheme which ran from 2015 to 2020 covered 7 wards in the Hastings and St Leonards area based on an evidence based methodology at that time. It covered all properties in those wards whether flats or single family dwellings. An Additional HMO licensing scheme ran from 2018 to 2023 and covered s257 HMO's within 4 wards of the town. These met the definition of a HMO under section 257 of The Housing Act. Any new licensing schemes in the future will be evidence based in terms of areas / properties covered. Any new scheme will also be informed by the lessons learnt from the previous scheme.

To be clear the Government of the time refused an extension to the previous licensing scheme as we did not have the evidence base in place to justify it, nor did we have a live Housing Strategy which was required. We have therefore sought to address both of those issues before proposing any new scheme.

Glad to see the phrase “We can’t do this alone”. And that it is planned to work with community groups, tenants, landlords, charities, health services, Housing Associations, and developers. However, “We’ll listen to local people and use their ideas to shape what we do” is not enough. It’s not just about listening and using ideas; it should include enabling, supporting, uplifting good solutions led by local people.

The strategy is focused on individuals – “every one” – rather than a collective “everyone”. It is as if the local authority could feasibly solve the problems for each citizen (if properly resourced), whereas in fact it is obvious that friends, family, neighbours, networks and the social infrastructure of the wider community are critical to help people survive and thrive.

The strategy should make a commitment to community led and cooperative housing developments (the latter being a subset of the former) because of what they are (forms of empowerment for local residents) as well as what they can achieve (high-quality homes affordable in perpetuity within mutual aid communities with a holistic view and a direct influence over what matters to them). There’s a lot in the strategy about tackling the bad, but very little about taking opportunities to create the good.

Thank you for your detailed comments. We agree that strong communities, networks and social infrastructure are vital in helping people to thrive, and that the Council’s role is not only to listen but also to support and enable community-led solutions where possible. The Strategy emphasises partnership working because we know that many of the challenges cannot be solved by the Council alone, and your points reinforce the importance of this approach.

We also recognise the benefits that community-led and cooperative housing can bring, both in terms of empowerment and long-term affordability. The Strategy highlights our intention to work with groups interested in these models and to create the conditions where such schemes can come forward. However given the pressures faced, and has been made clear in the consultation responses we have received we need to focus on developments which can create as many homes as possible for people to move out of or avoid Temporary Accommodation all together. Therefore this will be the main priority when reviewing development opportunities in the Council's control.

Priority 3 describes a rental sector that works for landlords. No-where do you offer and meaningful efforts to reduce rents, and your stated aim is "That the private rented sector in Hastings can grow in number". This is madness.

Much of the content of priority 3 describes landlords as the problem, and your solution is to ask them politely to treat tenants better, while actually encouraging more landlords into the town, and presumably the growth of existing landlords like Roost? This is utterly inappropriate.

It might be difficult to regulate the private (and private-adjacent) sector without support from Westminster, but the least you could do is make every effort to turn Hastings into a hostile environment for them to operate. They are not interested in improving tenants' lives. Maybe a lone landlord with two or three properties could be temporarily ignored. But larger landlords with hundreds of properties and complicated legal structures to protect their assets, desperately need to be forced out of our town.

Priority 3 completely fails to address this.

"That we act as a critical friend to our local Housing Associations recognising the vital role they play in providing housing to current and future tenants."

But apparently your stated aim is to grow the private sector, and not to grow the social sector? How are you responding to Orbit and Southern Housing developing private sector housing for sale while the empty and demolish social housing? How are you responding to the growth in shared ownership

The Private Rented Sector is a tenure that provides accommodation for a large proportion of people living in Hastings and St Leonards. Landlords in this sector are running a business and this needs to be recognised. They are not a charitable institution there for the benefit of the tenant. They provide a tenure option to tenants. The Council does not have an aim to create a hostile environment for them to operate in. Our purpose is to ensure compliance with the laws that we have duties and powers to investigate. We will engage with landlords where appropriate to provide advice and guidance to comply with their obligations. This often achieves a resolution to an issue more quickly and effectively than resorting to formal action and the service on notices. Where landlords fail to engage, have not undertaken actions agreed, or where a situation is at a level that engagement is not appropriate we will proceed to take formal action where evidence provides the ability to do so. Vilifying the whole of the private rented sector and assuming all landlords are bad benefits no one, including tenants who rely of this tenure for a place to call home. As for the Social Sector, in terms of compliance and property standards the Housing Improvement and Compliance Team treat them exactly the same as private landlords when following up housing complaints and have served notice and taken action when they have failed to act on advice given. We see no differentiation in their need to comply with the law than a landlord in the PRS sector.

accommodation, which also replaces opportunities for social rents?

Your proposed 'friendship' with housing associations would blind the council to the many evils they're consistently performing in the name of their own expansion and profit.

Four Courts - Southern don't have the money for the regeneration. They might not even be able to afford the demolition, and you know very well the housing list can't afford 400 new people to join it, even if that number is staggered over a few years. The regeneration - if it were ever to happen - is also likely to include shared ownership homes, further diminishing the already limited number of social homes on offer in Hastings.

I'd be amazed if you make a dent in the damp and mould numbers - you'll never get it done if you work with the housing associations. Nonetheless, I hope someone gets those numbers down (and not just by fiddling stats).

On your point concerning Shared Ownership we do see it meeting housing need in the Borough with the following breakdown of recent sales Southern Housing – Holmhurst St Mary – 85 homes sold, 80 to households who currently live or work in Hastings, 5 to households who have lived here for at least 3 in the last 5 years.

Orbit – Levett View (Harrow Lane)– 7 sold so far all to households living and/or working in Hastings

Orbit - Porters Grove (Darwell Close, St Leonards): - 12 sold – 10 to households living/working in Hastings, 2 to households living/working in Rother.

Rather than replacing social rent allowing Affordable Ownership on a site means we get more affordable homes than we otherwise would, all of the developments above had affordable homes for rent that would have only been possible with the cross subsidy from Affordable Ownership. With the way funding currently operates from Government we would rather have more affordable homes overall than a fewer number of social rented homes. Ideally there would be sufficient funding for all affordable homes to be at social rent but that is not the current reality.

<p>Support local initiatives such as Maslow Housing Cooperative, who seem to have local people's interests very much in their heart. Find ways to divert funds to them - they will do a better job at a lower cost than you can. You should encourage this kind of local social enterprise that will spend the money and create jobs in our town.</p>	<p>Thank you for your detailed comments. We agree that strong communities, networks and social infrastructure are vital in helping people to thrive, and that the Council's role is not only to listen but also to support and enable community-led solutions where possible. The Strategy emphasises partnership working because we know that many of the challenges cannot be solved by the Council alone, and your points reinforce the importance of this approach.</p> <p>We also recognise the benefits that community-led and cooperative housing can bring, both in terms of empowerment and long-term affordability. The Strategy highlights our intention to work with groups interested in these models and to create the conditions where such schemes can come forward. However given the pressures faced, and as has been made clear in the consultation responses we have received we need to focus on developments which can create as many homes as possible for people to move out of or avoid Temporary Accommodation all together. Therefore this will be the main priority when reviewing development opportunities in the Council's control.</p>	
<p>A wonderful aspiration, but it has to work for landlords and tenants.</p>	<p>Agreed</p>	

The aim to 'grow in number' our Private Rented Sector feels like the wrong one to me. The fact is that landlords only got into buy-to-let market for additional income, rightly or wrongly that was the attraction. Now that income is dwindling, there's a shift away from individual ownership to private equity firms who, as this article states, are not in it for charity either:

<https://www.economicshelp.org/blog/217756/economics/the-changing-nature-of-uk-rented-sector/>

What does this mean for renters? Surely, when profit is the motive for providing housing, the needs of your tenants will sadly always play second fiddle.

In my view we should not be relying on the PRS to house renters. We need affordable ownership models to encourage and assist those who want to own, and strong social and NFP housing schemes for those who prefer to rent.

As stated before, I believe we should be doing what we can to reduce the percentage of PRS in Hastings to 20%, replacing it with social, community-led schemes and cooperative ownership models.

Para 2 - We should review and produce a report on what resources we need to effectively enforce against non-compliant landlords, and then lobby Govt for that.

Priority ?? - social rented sector - not numbered??

If this sector applies to council-owned homes too then it's extremely light in its aims. We should add the following aims:

Thank you for your comprehensive comments. We recognise the concerns about the growth and changing nature of the private rented sector, and we agree that reliance on it alone cannot meet local housing needs. The Strategy's intention is to ensure that where private renting does exist it is safe, fair and well-regulated. We also share your view that a stronger and more diverse supply of genuinely affordable homes—through social housing, community-led schemes and alternative ownership models—is essential. However we face a very live situation where the type of shift in the housing market requires time but also changes at a national level.

We acknowledge the need for effective enforcement, and agree that understanding the resources required is an important first step. We will take forward work to assess capacity and will continue to lobby government for the powers and funding needed to address non-compliance more robustly.

Your suggestions on strengthening the aims for the social housing sector are helpful, particularly around maintenance standards, energy efficiency and access to green space and sustainable travel. We will review how these points can be reflected more clearly in the final Strategy and within a publicly shared Compact we will draw up with our local Housing Associations.

Regarding the wording you highlighted, we agree

- All social homes are well-maintained and healthy to live in
- All social homes are built or retrofitted to maximise energy efficiency, zero carbon where possible
- All social homes have access to decent green and play spaces and are well connected by public transport and walking & wheeling routes.

Top of p16 - "It is important that we provide constructive challenge... but having shared goals" - this sentence doesn't make sense. Suggest replacing "but having shared goals where they mean" with "and encourage open and collaborative working towards"

Para 1 - O&S - what recourse do we as a statutory authority have if HAs do not comply with, for example, Standards of Service? Should there be an action based on enforcement, or lobbying for powers to enforce if we don't have them?

the phrasing could be clearer and will amend it in line with your suggestion to emphasise collaborative working. On oversight and scrutiny of housing associations, the Council's powers are limited by national regulation, but we will consider whether the Strategy should more clearly reference the role of lobbying for stronger enforcement tools where they are needed.

<p>This section does not contain enough detail as to how it will protect PRS tenants. It needs much more detail on how landlords will be held accountable for poorly maintained properties and for arbitrarily increasing rents. Rent caps, a 'Local Landlord Licensing' scheme to encourage good behavior with a charter that must be adhered to - these are just some methods by which we can really protect PRS tenants in our town.</p>	<p>The Council will use the duties and powers it has under the legislation it is responsible for in order to ensure landlords are compliant with the legislation they are responsible for complying with. We are looking at introducing new licensing schemes to increase regulator controls in areas where there is an evidence base for this. Our enforcement policy sets out approach to taking formal action.</p>	
<p>This section does not contain enough detail as to how it will protect PRS tenants. It needs much more detail on how landlords will be held accountable for poorly maintained properties and for arbitrarily increasing rents. Rent caps, a 'Local Landlord Licensing' scheme to encourage good behavior with a charter that must be adhered to - these are just some methods by which we can really protect PRS tenants in our town.</p>	<p>The Council will use the duties and powers it has under the legislation it is responsible for in order to ensure landlords are compliant with the legislation they are responsible for complying with. We are looking at introducing new licensing schemes to increase regulator controls in areas where there is an evidence base for this. Our enforcement policy sets out approach to taking formal action.</p>	
<p>The challenges and difficulties of controlling the rents and the condition of property rented out by private landlord is explained very well in this document. While its clear that the council is trying to improve a system (like the promise to impliment a more rigourous licensing scheme), it's also very clear that the system, if not broken, is crumbling. Tackling Holiday Lets or trying to restrict companies like AirB&B has been an enormous problem for towns all over the UK. Isn't it time to look at differnt models of home ownership? Investing and supporting Housing co- operatives and housing associations will not solve the problem of Holiday lets, but it would start to alleviate the problem of the shortage of property and, by investing in these 'alternative' the council would have a much stronger and effective voice in setting standards, requirments and rents for tenants.</p>	<p>We agree that the private rented sector faces significant pressures and that national policy constraints make it challenging for councils to influence rents and improve standards as effectively as we would like. The Strategy sets out our intention to strengthen local licensing schemes and use every available tool to raise standards, but we recognise this alone will not address the wider issues you describe.</p> <p>We also acknowledge the impact that short-term holiday lets can have on housing availability, and we are gathering evidence to support stronger local controls where possible. Your point about exploring alternative models of ownership is well</p>	

	made. Community-led housing, cooperatives and not-for-profit providers all have an important role to play in diversifying supply and delivering homes that remain affordable in the long term.	
No	We ar sorry that is your view we would have welcomed more detail to help us better understand your point.	

We will utilise housing licensing schemes in areas where there is an evidence base that this approach is needed and will improve property conditions and/or management standards of the property.' Why not the whole town so landlords understand what they can and can't do and tenants feel empowered and secure?
Create a landlord licensing scheme with a tenants steering group to make sure it will actually work for renters. This would include a zero tolerance on rogue landlords policy so tenants feel they can report poor quality housing without fear of eviction or trouble from their landlord.

Good to see the Good Standards Charter.

'We will present a business case for the use of a capital fund to help retrofit private rented homes in exchange for nomination rights and below market rents. There is an opportunity to develop this as a County Wide initiative.' This is increasing the value of landlords homes at taxpayers expense. As a renter I would be paying rent and then my tax would be going towards adding value to my landlord's home. This is unacceptable. Start taking homes back into community ownership and use community retrofit programmes as stated above.

'We will listen to and engage with organisations representing the interests of both tenants and landlords to deliver our aims.'
Who?

When introducing licensing schemes The Housing Act sets criteria that needs to be met in order to demonstrate that a licensing scheme is needed in our area. Whilst we understand the comment about why not make it across the whole area, we would need to be able to evidence this and whether this is the right mechanism in all wards. When referencing a rogue trader, how are we defining this? One that is non compliance with the legislation for various reasons, or one that deliberately tries to circumvent the law and puts tenants at risk. Statutory guidance such as the regulators compliance code and the code for crown prosecutors requires evidence to be considered and a proportionate approach to the circumstances to be adopted. Both parties have a role to play in the sector and it is not always as clear cut as bad landlord, good tenant. Landlords should be compliant with the legislation they are required to comply . We have to recognise landlords are running a business and it is not against the law to make a profit. However they should be working in the sector in a compliant way that does not exploit the tenant. We cannot control the rent charged. However the Renters Rights Bill will address rent rises. Landlords are not solely responsible for the housing crisis and they are many factors at play that have created the current circumstances in the housing market. I don't agree with having a landlord charter. I dont know what the details are about this forum but we do need more substance to some of these points if they are to stay in the strategy

You have stated the strategy 'should work for landlords and tenants.' This is impossible as one exploits the other for their basic housing need. The landlord will never be satisfied with the aim of creating a culture of more affordable rents and living because they treat it like a job they must live off. The tenant must be prioritised, since they are the victims of the housing crisis. Not the landlords. The landlords are responsible for the housing crisis.

'We will promote good practice among local letting agents and support the use of ethical lettings charters or accreditation schemes, promoting those who meet high standards.'
How?

'Work as part of a new county-wide forum on shared priorities to improve access and standards in the PRS.'
What forum? What are the details of this? Who chairs it? How will it be democratically run? Where will you find the people to join it?

SOCIAL RENTED SECTOR

Work with groups like HASHTA and offer self governance as a mode of managing properties where housing associations fail X number of times.

'We will ensure Housing Associations are meaningfully engaging with tenants and residents, ensuring they have a strong voice in the way

their homes and
neighbourhoods are managed.'
How?

The council's treatment of the social rented sector as a "critical friend" has been failing Hastings residents for years. HBC is allowing social housing providers to continually take advantage of tenants who are living in damp, mouldy homes, a lack of maintenance or repairs left undone and yet the council still treats these providers with kid gloves. HBC needs to be tougher on this.

Good to see rising rents, fear of eviction, benefits discrimination and other issues facing tenants raised here. But more needs to be said about the responsibilities of landlords and the inequality and power imbalance between landlords and tenants. It needs to be clear that landlords will be held accountable for their actions.

We need a landlord licensing scheme that will be enforced across the borough, in all wards. Tenants deserve to be protected and as it is landlords who profit from rental accommodation, they should be expected to meet their responsibilities and pay for the scheme. The council should proactively inspect the properties of landlords found to be

Additionally, the council should find a way to ensure that only landlords pay fees for licensing schemes and in buildings where there is a mix of owner-occupied and rented flats with a share of the freehold, that the owner-occupiers are not expected to share the cost. In previous schemes, in buildings where owner-occupiers and private sector landlords share the building freehold, all freeholders (ie the freehold residents' company) were expected to contribute to the landlord's license fees. This is unfair to owner-occupiers who do not profit from the rented flats. Although it may not be legally enforceable, it should be clear when licensing is introduced that only the landlords should be expected to contribute.

Thank you for your detailed comments. We recognise the strength of feeling about standards in the social and private rented sectors, and we agree that tenants deserve safe, well-maintained homes and fair treatment from their landlords regardless of whether that is in the private or social sectors. Where issues such as damp, mould or failure to carry out repairs are identified, we expect housing providers to act quickly in line with Awaabs Law for social providers,, and we will continue to challenge poor performance through our existing powers and partnerships. Your comments reinforce the need for us to be clear and firm in our expectations.

We note your concerns about the imbalance of power between landlords and tenants. The Strategy sets out our intention to strengthen enforcement, expand licensing where justified, and increase the visibility of tenant support so that people can report problems safely. We also agree that licensing schemes should be fair and targeted. We will take this into account when shaping any future scheme and ensure this point is made clear during consultation.

The Strategy aims to strike a balance between supporting responsible landlords and taking a tougher approach to poor practice. Your feedback underlines the need to emphasise accountability and consistent standards, and we have reflected this more strongly in the final version.

This section details some of the issues regarding landlords and letting agents and I am glad to see that the council plans to be tougher on these. Please stop talking about hand-holding landlords, they should know the law and understand their responsibilities and if they do not, should face full legal consequences and fines.

Priority 4

Comments Received	Council Response	Proposed Change
Priority 4 – Homes that support health, independence, and longer lives		
No		
please see answer 6.		
<p>Formatting needs to be amended to be consistent throughout the document - headings are in a different font to the content. There is reference to a case study that doesn't appear to be included.</p> <p>I would welcome the Council working with other agencies to address this - perhaps this would be easier running up to and during any local government reorganisation? I feel that housing should be working with other agencies to ensure that people are able to stay in their homes wherever possible.</p>	<p>We have reviewed the formatting of the document to ensure consistency, and the missing case study reference will be corrected in the final version.</p> <p>We agree that effective partnership working is essential, particularly where agencies can help residents remain safely and independently in their homes. We will continue to strengthen joint working with health, care and voluntary sector partners, and we will take account of any opportunities that may arise through wider local government changes</p>	
Definitely		
Similar; quality of housing must address health and safety far better than now, in practical reality, not just hoped for intentions.	We agree, the proof of these ambitions will be in seeing actual positive change, and we will make sure we report back openly on the	

	progress (or not) of the strategy annually	
For this priority there needs to be certified trustworthy companies supplying care visits and in-home care which would be subject to random inspection. There must also be viable downsizing opportunities which should not assume folks from a detached home with garden go into an apartment with no private garden.	<p>We agree and we will be clear on this expectation with our colleagues at the County Council.</p> <p>We also agree that downsizing, or right sizing, only works when the new home is appealing and meets the needs of the tenant looking to move. We will make use of direct offers where we know a property will be popular for someone downsizing to help this happen.</p>	
Provision of decent, safe and people centred housing has been attained in many western European countries by way of cooperatives and council owned property, this will mean all future developments take into account all aspects of wellbeing in home designs. The members of our society with neuro diverse needs, and other disabilities need to be considered in house designs hopefully this will be so.	Through the new Local Plan we will be setting out clear standards on what we expect to see in terms of property standards and their impact on wellbeing.	
I'm already working beyond pension age and I want fairer working conditions it's not fair, an employment pledge for working later in life must be looked at here.	We feel this would be outside of the remit of the Housing Strategy.	
yes	Thank you.	
Warm, dry efficient homes are great. So is community, steady work, good schools and good food. Access to nature is pretty high on my list.	We agree.	
No mention of the DFG and using money to make homes accessible and adapted so people may not need to move and	We have added more information on Disabled Facilities Grants and how they have been used.	Added more information on Disabled Facilities Grants

that this can be used for private rental properties as well as owned properties.		
This needs to be supported	We agree	
Access to transport services is essential work with the developers to make sure this happens, people get so isolated.	We agree, and the new Local Plan will consider this when reviewing all potential development sites.	
More education on healthy food in housing, health well being, therefore community support work must be achieved.	We agree, and we will work with, and support, voluntary and community partners to deliver that wider support and advice.	
None		
Only when you get ALL the ingredients together can you make this cake! Education, fiscal reform, better jobs and some to aspire to.	We agree, and this Strategy needs to sit alongside and support other strategies	
Yes as long as you provide information for people without digital on council newsletters from the progressive party like the greens. More information on paper through doors.	This is outside of the remit of the Housing Strategy but we will share with Communications colleagues	

<p>Homes should be designed and maintained to support both physical and mental wellbeing. This means high standards of insulation and ventilation to prevent damp and mould, energy efficiency measures to reduce bills, and accessibility features so people can remain in their homes as they age or if their needs change. Housing services should work closely with health and social care providers to ensure people have the right adaptations and support in place. Affordability is also key, high housing costs can undermine health, independence, and quality of life, so secure, fairly priced homes are essential. Investment in preventative maintenance will save money long term by reducing hospital admissions and care needs.</p>	<p>Thank you for your comment. We agree that good-quality homes are fundamental to both physical and mental wellbeing. The Strategy highlights the need for improved insulation, ventilation and energy efficiency to reduce damp, mould and high bills, and we recognise the importance of designing and adapting homes so people can remain independent as their needs change.</p> <p>We also agree that housing, health and social care services must work closely together to ensure residents receive timely adaptations and the right support. Affordability is a key part of this, as insecure or high-cost housing can have a direct impact on health and quality of life. Your point about the value of preventative maintenance is well made, and we will work with colleagues in Adult Social Care on their forthcoming prevention strategy.</p>	
<p>All homes need to be considered in terms the environmental issues, light, air heating and cooling and their costs but also for living space, drying and storing of washing, drying of wet weather gear, clothing storage, food storage, bed space, refuse/bin storage and access. These are given poor consideration by developers and local authorities alike! Good</p>	<p>Through the new Local Plan we will be setting out clear standards on what we expect to see in terms of property standards and their impact on wellbeing.</p>	

<p>living conditions reduce dependence, encourages independence, health and longer useful lives.</p>		
<p>There is little recognition of the need for rental units suitable for older people (many of them single) who need to downsize, and the importance of facilitating this to free up larger accommodation especially for families with children. Hastings has almost no social rentals available, and those that come up are often snapped up by people who do not really need them - they may still be in work or self-employment, and with enough income and savings to provide their own accommodation. I have spent over a year bidding for a small flat for a friend who needed to move, even when she was on the approved list for bidding (itself a cumbersome exercise). Sheltered units like Anchor Trust's are so over-subscribed that they have closed even their waiting lists. Marlborough House is also hard to get into, and has some very severe limitations on who is ultimately accepted. HBC and the County Council should provide support for Anchor and other housing associations and charities to provide good sheltered housing based on need, which can be assessed by Social Services.</p>	<p>When we set our ambition to increase the supply of affordable housing, we include homes for older people within that however you are right that we are not clear enough about that. We will work as part of the East Sussex Housing Partnership Strategy to identify the exact need for older persons homes.</p> <p>We can assure you that anyone being allocated social housing will have to meet criteria around their income and savings, and all allocations will be based on their need to move and their waiting time.</p>	
<p>You aim to 'improve the quality of accommodation and the neighbourhoods where people live.' It's important for the future of this town that this intention is not lost sight of at the cost of the health, welfare and safety of the existing settled, stable, financially independent sector of the population.</p>	<p>We can reassure you that the Strategy is intended to support everyone in Hastings.</p>	

<p>Quality of housing for vulnerable people should be mentioned here, including good insulation, ventilation and energy efficiency. The affordability issue arises again ie rent caps.</p>	<p>We feel this is covered extensively under Priority 5.</p>	
<p>Make housing a central government priority and legislate for it and the rest follows.</p>	<p>We will try.</p>	
<p>Yes... you make no mention of green, outdoor spaces alongside accommodation. People need to feel valued and have safe, private,outdoor space included with their homes.</p>	<p>Agreed, and we have included an additional section on the need for green spaces and especially play spaces as part of new and existing housing developments.</p>	<p>Add in commitment around increasing play provision within housing developments</p>
<p>I think you should factor in live in landlords. Allow homes to have 3 lodgers as you used to without having to jump expensive hoops as an HMO...eg wired in fire alarms, fire doors...this I had to do, thankfully already done as a previous shared lives provider....this would encourage people with larger homes to let 3 of their rooms, rather than 2. Also why not offer more shared lives with support provision. All this with help to match up people. The rent can more easily be within housing benefit limits by the time you factor in contribution to shared cleaning, upkeep of shared garden etc.</p> <p>isolation is a big issue for people...this helps address this.</p>	<p>We are keen to support good quality HMOs but the best way to do that is to make sure standards are being met, so we wouldn't be keen to lower those standards.</p>	

<p>Retrofitting energy efficiency, insulation, ventilation all make properties healthier to live in, and reduce the impact on local health services and also educational attainment as children in poor quality unhealthy housing are hobbled by poor health at school.</p> <p>They are also cheaper homes to run.</p> <p>Adaptations such as wet rooms work for any age group and increase flexibility for tenants, whereas things like baths become unusable so are not good planning for a variety of tenants.</p> <p>All tenants need affordable homes to create a sense of longevity and community</p>	<p>We agree.</p>	
<p>This is just jargon we must direct all our resources towards homes for first time buyers this will inevitable lead to more housing stock on the market providing choice and availability for everyone.</p>	<p>Given the severe shortage of affordable homes in Hastings, we have to prioritise affordable homes for rent, however we do recognise the benefit that affordable ownership schemes bring.</p>	
<p>I agree that all new homes built should be for for 21st century living and climate.</p>	<p>We agree</p>	
<p>Does this refer to just rented accommodation or all?</p>	<p>All accommodation, although the levers we have to differ depending on tenure.</p>	
<p>The physical and mental health of the people of Hastings is paramount. Too many elderly or disabled/ vulnerable people that have no chance of getting a home is a danger to the community</p>	<p>We agree</p>	

<p>The strategy is focused on individuals – “every one” – rather than collectives “everyone”. It is as if the public authorities could feasibly solve the problems for each citizen (if properly resourced), whereas in fact it is obvious that friends, family, neighbours, networks and the social infrastructure of the wider community are critical to help people survive and thrive.</p> <p>The strategy should make a commitment to community led and cooperative housing developments (the latter being a subset of the former) because of what they are (forms of empowerment for local residents) as well as what they can achieve (high-quality homes affordable in perpetuity within mutual aid communities with a holistic view and a direct influence over what matters to them). There’s a lot in the strategy about tackling the bad, but very little about taking opportunities to create the good.</p>	<p>We do acknowledge the value of community-led and cooperative housing models in potentially providing long-term, affordable homes and giving residents greater influence over their living environment. Alongside addressing poor housing conditions, we are keen to support positive, community-driven solutions. However given the desperate need for affordable housing to reduce the need for temporary accommodation we will prioritise direct council development on sites we have control over. Should community led organisations have sites identified and in their control we would be very keen to support.</p>	
<p>Community-led housing would also be a great way to improve health, independence and happiness. Interestingly, community-led housing isn't one of your priorities, but expanding the private sector is. How is that going to enable everyone in Hastings "to live in a home which meets their needs and helps them thrive."?</p>	<p>We do acknowledge the value of community-led and cooperative housing models in potentially providing long-term, affordable homes and giving residents greater influence over their living environment. Alongside addressing poor housing conditions, we are keen to support positive, community-driven solutions. However given the desperate need for affordable housing to reduce the need for temporary accommodation we will prioritise direct council</p>	

	development on sites we have control over. Should community led organisations have sites identified and in their control we would be very keen to support.	
Several councils in the UK are installing sensors in homes so they can centrally monitor damp/mould risk and identify residents in fuel poverty, and over-occupation across the portfolio of properties. It provides a consistent set of data and helps demonstrate compliance with recent legislation at much lower cost than current practice. It directly addresses this priority and I would be very happy to help you with this.	N/A	
Resource dependent.	We agree, we need to lobby for funding to achieve everything we want to here.	
Great section. Particularly pleased to see refuge for victims of domestic abuse on the list.	Thank you	
See above on community-led housing. Isolation, loneliness, and lack of community lead to poor mental health and decreased life expectancy. Housing autonomy, working together to create solutions that work, reducing precarity - there has to be a focus on community building through housing. People continue to be placed in unsuitable housing, e.g. access needs not being met - this has to stop. Listen to the people. There are enough local groups to get the ball rolling.	We do acknowledge the value of community-led and cooperative housing models in potentially providing long-term, affordable homes and giving residents greater influence over their living environment. Alongside addressing poor housing conditions, we are keen to support positive, community-driven solutions. However given the desperate need	

	<p>for affordable housing to reduce the need for temporary accommodation we will prioritise direct council development on sites we have control over. Should community led organisations have sites identified and in their control we would be very keen to support.</p>	
<p>Clearly the link between poor housing and poor health are well documented and undisputed; but until the council has the 'teeth' to prosecute landlords for renting substandard spaces) damp, mould etc.) very little will change. Landlords know that if a tennant complains about an unhealthy enviroment, it is cheaper to replace the tennat than to invest and fix the problem.</p>	<p>The Renters Rights Act will strengthen tenants' right and should give more confidence to tenants to challenge poor property conditions. We do prosecute landlords but we also achieve improvements for more frequently through advice and the threat of enforcement.</p>	
<p>Strengthen partnership with children's social care and specifically with the Children's Disability Service to assist in meeting housing needs for this client group.</p>	<p>We agree, and that is a key reason why we developed this Strategy alongside the East Sussex Housing Partnership Strategy.</p>	
<p>Co-operative housing which offers its residents enough personal space and autonomoy as well as close community is known to be of enormous health benefits, and would reduce issues of isolation, help with care and aging and self empowerment.</p>	<p>We do acknowledge the value of community-led and cooperative housing models in potentially providing long-term, affordable homes and giving residents greater influence over their living environment. Alongside addressing poor housing conditions, we are keen to support positive, community-driven solutions.</p>	

	<p>However given the desperate need for affordable housing to reduce the need for temporary accommodation we will prioritise direct council development on sites we have control over. Should community led organisations have sites identified and in their control we would be very keen to support.</p>	
<p>Good to see recognition of the needs of diverse groups but there is no mention of racism, sexism or any other protected characteristic discrimination in housing provision.</p> <p>I have been aware of access requirements being ignored by the council when housing residents in temporary accommodation, this should be addressed here.</p>		<p>Make clearer reference to need for accessible homes and actions to increase provision of accessible temporary and permanent homes.</p>

Priority 5

Comments Received	Council Response	Proposed Change
Priority 5 - Reduce carbon emissions from housing and future-proof homes for a changing climate		
As long as economically viable?	Already acknowledged in draft. Could be emphasised more in 'challenges' and 'affordability' framing.	
Create housing on brownfield sites before greenfield		
Could you also ensure all measures to support other aspects of the environment/ecology are implemented. Support wildlife everywhere and how possible whilst building and refurbishing.	Could be referenced under co-benefits (biodiversity alongside climate).	
<p>Formatting needs to be amended to be consistent throughout the document - headings are in a different font to the content.</p> <p>I agree it is vital for homes to be brought up to EPC C or higher wherever possible, and all residents are supported to ensure that all homes in the borough are energy-efficient. However I acknowledge that a lot of changes or funding for this sizeable piece of work is dependent on funding from central government. It would be great for the Council to lobby government for more funding to address this matter to meet climate objectives.</p>	Helpful feedback – could strengthen 'influence others' section by explicitly including lobbying government.	

Agreed		
Important but secondary to essential living requirements for families and (especially) children	Could acknowledge balance between climate measures and wider wellbeing needs.	
No		
Agree, high insulation, make housing providers action this better.	Reinforces need for enforcement/influence on landlords & providers.	
Yes my energy bills are high in winter . I go to the library and used to go to hastings commons when it was there in winter a good big space. I sometimes go to His Place for warmth .	Lived experience – supports Warm Homes/ fuel poverty focus.	
I whole heartedly agree that all social housing should be of the same EPC standard as private rentals. Why should social housing have lower standards? They should be setting an example. As above comments...concerned about ability to reach C standard on Victorian end of terrace single skin properties. Retro fitting insulation can cause damp in older properties...solve one problem to potentially create another. Heat pumps are also less efficient in older properties.	Important. Suggests equity across tenures and practical retrofit challenges. Could add note under 'what we will do with partners' re: heritage/older stock, accepting in some instances reaching the required standard may not be possible.	amended the strategy to reflect the challenge in retrofitting older buildings
Yes and help those people living in or owning drafty, old homes to get their Epc up. Don't build on flood plains unless you actually have to	Supports retrofit focus and resilience actions. Could integrate flood-risk reference more clearly.	

<p>EPCs are completely unfit for purpose. I have two properties with the same EPC category, but one is five times as expensive to heat than the other. The difference is which side of the hill they are on. One is exposed and the other is sheltered. The surveys don't take these sort of factors into account. So as things continue, a massively efficient house will become illegal to let because the EPC bears no relation to fact.</p>	<p>Highlights EPC limitation as sole metric. Could note need for complementary measures or recognition of EPC flaws.</p>	
<p>Nonsense and unaffordable. Net Zero laws need ripping up and this is supported by the silent majority. Hence Donald Trump's move and the policy of Reform UK.</p>	<p>Oppositional, not constructive. No action.</p>	
<p>Previous council commitment was to Healthy Homes Scheme etc at budget a few years back by Green amendments (22 or 23?)</p>	<p>Suggests linking with/acknowledging continuity of past commitments.</p>	

<p>Warm homes seems impossible to access. I have contacted them about several properties which house tenants, working but also on benefits, no response for any.</p> <p>Energy companies seperately contacted have assessed for attic insulation but deemed attic too small to warrant free insulation. This was over a 1960s cold bathroom extension on a Victorian 2up 2down in Ore.</p> <p>Just mentioning these companies and policies in the strategy isn't enough, they need to know what works for local residents and landlords. EPC C requirement is going to be impossible for many landlords to achieve and so I wonder if the hope is they will hand over their property for social housing which can get away without an EPC?</p> <p>Pledging to help the bottom 10% of homes means any property on a D rating might be be stuck for a long time without help given the amount of poor stock in Hastings.</p>	<p>Very important. Suggests need for clearer local advice, transparency, and comms about grants. Highlights landlord concerns.</p>	
<p>A fair energy efficient town for everyone is a key ingredient.</p>	<p>General principle – reinforces fairness & equity. Already implicit.</p>	

<p>More skills in energy efficiency for homes, building local skilled workers. Education.</p>	<p>Supports 'Skills and Workforce' section. Could add more detail on local training promotion offered by Sussex College. DESNZ approved installer scheme a previous barrier given sign-up costs.</p>	
<p>We support the council's aim of training up a local workforce. We often here reports of loft insulation installers travelling down from up North! There are big opportunities to create decent, well paid jobs in retrofit.</p> <p>We ran an open eco homes event last year where local residents who have retrofitted their home opened their doors to their neighbours. we intend to run it this year as well and hopefully next year (our funding runs out but we will try and get more). It would be great if the council could support this with publicity.</p>	<p>Very helpful. Suggests adding council support/promotion of community retrofit showcase events.</p>	
<p>None</p>		
<p>Put solar panels on all homes not on fields.</p>	<p>To meet renewable energy needs we will likely need both.</p>	
<p>As regards to improving EPC rating, we have improved our property from an E rating to EPC C rating at great cost, without being offered any Grants or support from Hasting Council. You need to inform Landlords of what Grants and help is available from the Council.</p>	<p>Suggests stronger council comms on available grants. Highlights resident concerns.</p>	

<p>Yes yes keeping bills down for residents . How will you help those already in fuel poverty. You need a fuel stop shop or stall in town . With all the advisors there over the winter time. Start in September.</p>	<p>Very constructive. Could be integrated into 'advice/outreach' actions (Energise Sussex Coast for example).</p>	
<p>Reducing carbon emissions from housing is vital, both for tackling the climate crisis and cutting residents' energy bills. The strategy should prioritise retrofitting existing homes with insulation, efficient heating systems, and renewable energy, alongside ensuring all new homes meet the highest environmental standards. Financial support should be targeted to low-income households so they can benefit from lower bills and healthier homes. Planning for climate resilience is also important, homes must be built and adapted to withstand more extreme weather, flooding, and overheating. This work should go hand in hand with affordability, ensuring that the transition to low-carbon housing does not push up rents or make homes less accessible to local people.</p>	<p>Comprehensive support for existing aims, reinforces proposed strategy approach.</p>	
<p>Agreed but It needs government to roll it out.</p>	<p>Reinforces dependency on national support for delivery.</p>	
<p>This obviously isn't happening at all - there are hundreds of houses and flats being built and hardly a single solar cell or solar water heater in sight.</p>	<p>Supports adding stronger ask of developers (under 'work with Developers East Sussex').</p>	

<p>Well planned service installations, air/water/gas/electricity/energy capture/light capture/insulation and their access and maintenance requires careful planning and so reduces consumption of the utilities. Record keeping of the buildings construction and the planning of utilities needs to be held, like a passport of the building so aiding maintenance and improvement of the building and providing an historical record for future owners/tenants.</p>	<p>Useful idea – could explore 'building passport' approach.</p>	
<p>You aim for a better 'environment with a reduced carbon footprint and resilient to extreme weather. To achieve this within Hastings it's vital to consider the current and predicted impact of over development on the existing community and the natural attributes within the town, taking into consideration the particular characteristics of the area and the likely impact of global warming.</p>	<p>Relevant to wider strategy, less specific to Priority 5. Could cross-reference.</p>	

<p>It's good to hear there will be a Retrofit Strategy and that local workforce will be upskilled. The Fabric First approach is very good as is the idea of producing examples of good retrofitting. Lobbying government for resources for landlords to retrofit without raising rents is also an excellent approach. Ensuring that homes are resilient to flooding, heat and extreme weather should also be mentioned. Another missing issue, very important, is increased flexibility in Council's guidelines for energy efficiency adaptations to homes in heritage areas (eg Kensington & Chelsea now allow solar panels in conservation areas without full planning permission being needed).</p>	<p>Suggests allowing retrofits in heritage zones - one for planning to consider.</p>	
<p>Encouragement needed while recognising the cost of insulation and investment in certain types of environmentally friendly boilers is out of the reach of many.</p>	<p>Reinforces need for grant support.</p>	
<p>Great principles</p>	<p>Supportive but adds nothing.</p>	
<p>As we move into a climate of greater unpredictability homes need to be protected against flood/heat/cold (possibly AMOC collapse) Homes built to passivhaus standards are cheaper and healthier, and materials should be sustainable and lowest environmental impact. Retrofitting should benefit tenants and not impact on their rents.</p>	<p>Supports resilience, high build standard and affordability protections.</p>	
<p>Whilst this is a worthy aim the jury is still out on the effect on climate. This should not override the need to provide affordable housing.</p>	<p>Reinforces affordability point. Already addressed.</p>	

<p>Yes to more opportunities for support with costs for warmer homes in rented sector. Significant investment and cost in various strategies such as insulation, new windows, etc has to be paid for. There has to be some kind of ROI. Retrofitting is expensive on old Victorian housing stock. Work with b corps and social enterprises to offer affordable options for tenants and landlords.</p>	<p>Suggests partnerships with B Corps/social enterprises for retrofit finance. Could add.</p>	
<p>Agreed.</p>		
<p>While this is an extremely important topic my concern is the cost willing to be put in place to make this accessible</p>	<p>Similar to other affordability concerns – reinforces.</p>	
<p>A superb goal, but realistically unachievable with Hastings old properties and HBC and landlords budgets. This UK legislation is wishful and will cause HBC to have an unsolvable problem. I expect most landlords will have to get quotes which prove they are excessive to a degree that you grant exceptions to them.</p>	<p>Realistic barrier comment – could acknowledge in 'challenges' section.</p>	

“Retrofitting is the process of upgrading homes to improve their energy performance.”

We would argue that retrofit is much more than this. It is about ‘darning the fabric’ of our places, prioritising renovation over demolition, and preparing neighbourhoods for the potential for 3 degree rise in average global temperature.

The description talks about making homes more energy efficient and easier to heat and building new homes to high environmental standards. There is hardly a mention of retro-fitting new homes into old (non-housing) buildings (Clause 17 includes it along with other stuff).

Suggests reframing retrofit narrative – place/neighbourhood regeneration. Could enrich wording.

<p>Again, your wording is misleading. This is a priority about making it cheaper to heat homes, it's not about the environment.</p> <p>For this to be about future-proofing and reducing emissions, you'd need to be supporting renewable energy-creation schemes like Energise Sussex Coast's solar panels. You'd need to be outfitting homes with heat pumps and trying to drastically reduce dependency on gas across town.</p> <p>It's good that people might have help warming their homes, but you're not anywhere near addressing the cause of the problem here.</p> <p>Energy bills are soaring - people don't need to be saving pennies, they need their own environmentally-conscious local energy provider that doesn't overcharge them.</p>	<p>Strong critique. Suggests clarifying link between retrofit and wider decarbonisation (renewables, energy supply).</p>	
<p>I don't really see how you can influence this beyond enforcing current legislation.</p>	<p>Reinforces limits of council's direct influence.</p>	
<p>Resource dependent.</p>	<p>Generic – already covered.</p>	
<p>Great</p>	<p>Agreement only.</p>	

There are massive carbon emissions created as a result of demolition and new builds. While new housing stock may be required in some cases, retrofitting existing (and avoiding demolitions where possible) sites to bring them up to standard would be preferable. For example, the Four Courts in Holligton and various (empty!) Orbit sites across town. The key point - refurbish, not demolish.

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Important. Suggests adding commitment to 'retrofit first' before demolition.

Good insulation is the very minimum; the council need to be more proactive about EPC ratings and encouraging home owners and property developers to ensure much better energy efficiency. Time researching 'best practice' and other ways for encouraging communities to feel like it's worthwhile to spend time improving their homes, would be money well spent!	Helpful	
No		
Community retrofit training is done well with the organisations Global Generation and Civic Square. You're creating homes together, work that creates much pride and self actualisation and purpose and then you are creating skilled people who can work through the town helping others future proof their homes.	Useful – Could inspire partnerships.	
This needs quantified targets to mean anything.	Asking for a set measurable targets beyond those listed.	

Why do you agree / disagree with each priority?

Comments Received
Why do you agree / disagree with each priority?
Unsure of how the needs were calculated and does it include a large number of economic migrants who arrived illegally?
All of priorities mentioned in this article are very important matters, that affect every one in different ways and varying degrees and must be addressed. to
Very low aspiration, provides more of the same.

we all know governments are divesting from local councils. this is the centralised strategy feeding the private sector, every council faces. it is crucial you cooperate with local and national housing charities and campaign groups, to call out government on this. to increase economic security, there is NOTHING MORE CRUCIAL than creating socially responsible affordable homes. I am an author that has observed property trends. real estate recently usurped financialization in the level of returns it achieves for major capitalists. the trickle-down process is a lie. coastal real estate commands the highest prices, hence places like Hastings are prime targets for 'gentrification,' meaning social cleansing strategies.

The priorities are important - but as highlighted above I think this strategy needs a bit of work / clarification on some points.

Having a home is a human right but we need to create an environment that encourages people to look after their homes and respect their neighbours

Sound bases of ambition and action

They will make Hastings a better to live for all residents.

You have covered it all but timeline not been mentioned I've been waiting 2 plus years

include us better ageing community , near a medical centre in town , close to shops to live,

Something needs to be done to make housing accessible and meet the needs of local people.

<p>I think the priorities are broadly good. I'm worried that the focus on tenants is detracting from us looking at the bigger picture for example why homeowners prefer to rent to tourists even though for myself I'd much rather house a family in need and get a steady rent in. Personally I'm too scared to rent anything out again. I'm considering the rent a room scheme again because I can limit the damage by being there.</p>
<p>I do not trust any public body not to waste money on an epic scale and make a mess of it. Hence why we now live in Broken Britain.</p>
<p>They seem like reasonable broad goals</p>
<p>There seems to be a lot of talk. It's a big policy change to undertake. Especially on zero budget.</p>
<p>see comments</p>
<p>Focus on priorities and make sure they are achieved well.</p>
<p>Priorities are good</p>
<p>See earlier comments.</p>
<p>Focus needs to be on developing existing available land</p>
<p>Because important elements have been ignored</p>
<p>It makes sense but there is not data on how many houses will be built or how many we need? The housing acquisitions data is 200 homes 26/27 but that will not cover needs of housing list.</p>
<p>The priorities are broadly right, but they do not go far enough on affordability and rent security. Without specific action on rent caps and giving councils the power to enforce them, the strategy will not fully meet local housing needs.</p>
<p>Some appeal, some don't.</p>
<p>Overall the aims are good but time will show if anything is really improved. It hasn't happened in the past.</p>
<p>I think these five priorities provide a balanced approach to housing needs.</p>

1) We need a variety of housing for all ages as this aspect has been neglected.2)There will always be some homelessness for a variety of reasons and all needs to be reduced.3)We need to reduce the stigma of renting and improve the conditions of renting for both tenant and landlord and the community.4) Homes need to be also considered with access to appropriately paid employment and health.5) Consideration needs to be given to the environment as a whole, air, water,land,life as well as carbon. as much as possible

The funding and the aims simply do not balance. - Realistically not all needs can be met. Look to protect and enhance the attributes of this town or its future will be unsustainable.

The need for rent cap powers to maintain affordability needs to be included in each priority.

I think I have explained above. I am deeply cynical at these strategies which rarely deliver anything worthwhile. I am also irritated that no mention is made of elderly people as if the baby boomer generation are all wealthy. That is far from the case and a study into that might actually help shake mythologies about the elderly being home owners.

1. Build and provide more affordable homes.....do use empty homes first...and do make sure there is an infra structure, and public services to serve increased number of people. 2. Stop homelessness and help people off the streets....definitely...thats why I wonder about shared lives and live in landlords 3. Make renting better and fairer....not sure how you will do this, market forces being as they are....I am glad you have increased the rent, but still not high enough for the average bedsit. 4. Help people live safely and independently in their homes....this will need social supports...maybe more telecare...may need the offer of free fire alarms etcand a return of the grot buster scheme 5. Make homes more energy efficient and ready for climate change....there are loads of grants around for this...the council can make sure , as they already try to do, draw on these.

We need to make sure rents are affordable and protected by the council, and also ensure that local nature is protected too

Dont demonise landlords. We are part of your solution as your strategies state but you don't seem to have any creative ideas.

Regarding Priorities 1 and 3, too many green spaces/sports fields have been taken already e.g Harrow Lane

I don't see anything about housing for single tenants. It's simply not affordable to live alone

The priorities are good at headline level and community led housing can help deliver on all of them but is hardly mentioned. Most housing strategies include a 'box' specifically about support for CLH.

I've stated above.

There have been a large number of Reviews/Strategies produced in Hastings with little or no change resulting from them. There needs to be a culture change where the residents of Hastings/St Leonards come before party politics. Until that happens it doesn't matter how many reports are published nothing of any real consequence will happen. The Council does not have the number of staff it needs to monitor/enforce anything, which must be very stressful for the staff that are employed.

There are 6! Social Rented Sector wasn't numbered.

Agree with all five but feel priority three should give more support to renters while implementing a strict code of conduct and monitoring of responsibility for landlords. Affordability and rental/tenancy security are essential. A safe secure home is a human right - an income based on rental properties is a lifestyle choice!

See answers above. Not enough detail in the sections which mention community-led housing. The acquisition targets to get housing back under council control must be higher.

See previous answers

See above

Its great to have a goal and a strategy but I'd like to see how to move a hope and good intention, to a reality. In my opinion this means demstarting that when standards and regulations are flouted, the council will take action; whether taht is withdrwing license or using th courts, if the council is going to achieve anything it will need the community behind them; the community will have no confidence in the council if they are not willing to standby and impliment what they have promised.

A private rental sector that works for tenants and landlords is an oxymoron, since the landlord wishes to exploit the tenant for profit. The PRS needs to work for tenants period, landlords are not a priority since they are the cause of the housing crisis.

I have detailed this in my answers above

Thinking about Hastings’ housing need over the next five years, are there any current or emerging issues we need to focus on in addition to what is in the draft strategy?

Comments Received
Build in areas appropriate not any space anywhere you can shoehorn a house into.
Actually do something
Yes housing should first go to those who have paid into the system
Please see above
I do not know what housing need in Hastings will be in the next five years, but I think that demand for houses of different types will be increasing, as the population increases. However, as the Local Government will be reorganised by the Government in the next couple of years, I do not know who will deal with these matters. HBC and ESCC do not have much time to deal with these important issues and priorities, before being abolished and replaced by another type of local or regional Government.

be fair when deciding on if someone "deserves" temporary accommodation. YOU decide if someone sleeps rough or sofa surfs - some front line staff are just rude and it feels like a negative response based on their unprofessional mood!

Help landlords take tenants on benefits at market rent. Help them to reach EPC C, or recognise that D is more realistic for the local elderly housing stock.

well we are definitely short of good standard accommodation at the moment for residents of Hastings so anything moving along to support that is a good thing. Sometimes I can understand residents complaining about new housing next to where they are living, but we must compromise somewhere along the line as we cannot have people not being able to afford to buy their own houses being pushed out of the rental section as well. This is not acceptable. Am glad that at last we have gained a council who are working towards a solution to our housing crisis and would happily support them in this regard!

Look at how other councils seem to expand their property offering faster, attract better paying employers to their towns so their residents can 'purchase' not rent and seem able to build on huge green field sites easily. Case in point, Ashford.

prioritise PERMANENT not temporary residencies. temporary residences are a sticking plaster approach that merely sustain the current situation and DO NOT affect the real-estate market

The long term residents of Hastings should be given priority over illegal immigrants or people who have moved into the area recently. The residents who need this housing have been struggling for years with city folk who have bought up properties and increased the rental and housing market. This needs addressing as the wages in the town are pushing our people further into poverty

I think everyone is already aware of the problems in the town - it would be good to make it clear how these proposals are different & will make a meaningful impact on the issues raised that many residents have been facing for years.

yes concentrate on the homeless etc., but not for the sake of us residents. why are we squeezing so many houses in small spaces, build decent size houses and then people would not have to move so often due to family growth etc.

Wildlife.

Preservation of the character of iconic or heritage architecture. More effort needs to be made to ensure the rich architectural legacy of this town is preserved, maintained and enhanced for current and future generations.

I think you are near the point of cutting everything except those that you are legally obliged to fund. I think many, if not most, councils are in a similar situation.

Holding private owners to actually convert the old properties they own E.g. West Hill Road old hospital. Where there is considerable ground work to do, private companies can't make the return they want without crazy density and just leave the properties to get beyond repair- this needs to be tackled.

Limit air bnb

Public transport access and adequate parking for multiple drivers in the same home

It's not just housing - we need enough capacity for support services such as doctors, dentists and schools.

Revitalising existing stock and bringing empty properties back in to use.

Yes, you have omitted planning enforcement as a means of getting residential properties improved. The Grotbusters approach led to many examples of bringing properties back into use.

<p>The residents engagement from housing associations has reduced significantly due to restructuring. The impact of this is that more vulnerable people will have issues that are overlooked and ignored. I see alot of this already through my work</p>
<p>High cost for private rented</p>
<p>All areas mentioned covers these with no exceptions.</p>
<p>Many vulnerable people in ageing community. They need more answers getting stressed need assurances.</p>
<p>Ageing community there are more of 60 plus year olds here now.</p>
<p>yes all above as young people want to stay here but youth being driven out. By housing agencies not supporting young people . We need to be given a chance and the council must support our needs and do a consultation for us.</p>
<p>Skills, jobs, housing fit for our future</p>
<p>Getting the council and housing association stock in good order and preventing housing associations from selling stock rather than refurbishing.</p>
<p>There is a great need for rental housing for older people, especially single people. I once searched Hastings and beyond for someone and found absolutely nothing.</p>
<p>Prioritising local people's housing.</p>
<p>Stop allowing private companies to get funding for housing provision when the council needs it. There should be limits on lottery and heritage funding bids in this area. What if the housing being proposed is not suitable or even useful?</p>
<p>Best use of existing properties to account for impossibility of efficient insulation of Victorian and Georgian houses without prohibitive costs. Acknowledge these properties have additional value in different areas that offsets the simple/theoretical energy efficiency.</p>
<p>Allow Hastings a DOGE audit.</p>

With housing costs rising (maintenance and compliance costs) the local rental allowances need to be reviewed to enable more people to access better housing stock offered by responsible landlords.

If renting through HBC sub-contracted maintenance must not simply be papering over cracks. There must be proper transparency with landlord regarding the state of property. Repairs often not up to standard and major issues not reported back because of need to house people. Raising EPC either too expensive or difficult in conservation areas.

Getting people in the right housing that they need. Like myself I need a 3 bedroom not a 2

There isn't enough accessible housing or property that is easily adapted, especially if you are also a large family. Larger homes are also an issue as so many have been split into HMOs for higher rent yields. Many landlords are leaving the private rental sector before the rental rights bill comes in as they see it as losing control and having to do more.

WE, the RESIDENTS NEED A NEW MODEL HOUSING ASSOCIATION where WE, the RESIDENTS, are ORGANISED and LEAD as TEAMS of 12 contributing £100 IMMEDIATELY, then £50 per month for the next 12 months

Better quality tenants . I put a new kitchen and bathroom into my flat and they've just not been looked after . They are old now and I was thinking of replacing them but the state of them makes me not waste my money . Filthy , don't think they've ever been cleaned .

The difficulty of tenants with animals.

As above. Put British people first on the list. Look at everyone's situation. Maybe a multidisciplinary team meeting to discuss cases. And if you are going to home long term homeless then please give them at least six months specialist support with budgeting, going into the community, opening post, getting furniture.

There are many houses with sole occupiers. Why not encourage these people to take in lodgers with the council organising the procedure

rehome us in bevin court
Safety & well being of all tenants !!
People on universal credit who are carers so not working sre being stopped from privately renting because they don't work. They can only get a private rented house if they get a dodgy landlord or a guarantor.
The ageing communities acess needs as I cannot get out of my housing its difficult my daughter has to help me. But cannot always be there.
Single people under 25 need that stability therefore when can we see more action on housing benefit as we need stability in our home. I am worried about this winter not being able to afford extra rent, energy bills and cost of living.
There are still many empty commercial shops and spaces lying empty have you audited all of these? Are you looking at holiday let's abd air b n bs there are so many empty properties scattered around old town. Will you take more action on these owners.
Rent increases are every 12 months but a landlord can still raise the rent once a tenant has left to a new tenant. Will you help stop or encourage residents to take the landlord to court?
Yes keep the properties for local people do they don't have to rent out of the area for affordable housing
For the first time politics with reform on the horizon it's made me feel very vulnerable. I am worried
Keep reminding people Hastings is a place of sanctuary, a safe place, safe community
Flooding will become more and more of a problem. As will issues caused by increased rainfall and more stormy conditions (flooding but also more damp issues). We will increasingly see problems because of over heating in homes.
More homes for the single who are over 60.
Yes planning law reform and scrapping net zero energy policy.

Valid land that has approved development being fully completed within a set time scale
Focus on new starter homes on available land
be pragmatic and use land already earmarked for housing
Need to act faster on land either privately owned under compulsory purchase or green land
Enforcement outstanding building approvals. Use lane such at the Oval or develop land on Harold Road
Just Compulsory purchase existing undeveloped land and build on green spaces to fix the housing shortage
there should be affordable housing built for working people who were born here and live here
Yes, improving the town's economy, attracting high worth jobs, improving the secondary education sector, creating an atmosphere of aspiration for all residents instead of perpetual doom and gloom
Provision for youth and community to include funding for revenue costs (staffing of qualified people). No misuse as in appears to have been in recent past.
Water supply and waste water. Hastings is increasingly susceptible to draught and loss of water supply. And also flooding and sewage discharge into the sea. Both of which affect individuals and businesses. Any of the much needed housing needs to consider future water needs and the associated waste water aswell as increased rain run off from developing green field sites.
Landlords charging above normal rents for very poor quality social and emergency housing.
As above we need to cover more on housing acquisitions. This needs to be acted on quicker on building homes and even LGR will will still be seeing many going into Temp accomodation.

the need for safer accommodation at an affordable price for vulnerable people on benefits

I know it's not a part of the housing problem or anything on the draft, but there are a lot of empty places that use to be businesses. Some places in the new town and some if not a lot more withing the old town that sit empty for years. Whether it's because it's to expensive to open these places up because of rent. It sad to see these places empty and most times they get turned into flats. It'll be nice if more small business could open up. The town needs more hardware, kitchen, and electric appliances shops along with many other things here and there.

Yes. In addition to the points in the draft strategy, there needs to be a clear plan to address rent inflation in the private sector. This should include lobbying for national legislation to introduce rent caps and giving councils the power to enforce them locally. More attention is also needed on the conversion of short-term holiday lets back into long-term homes, bringing empty properties back into use quickly, and ensuring all housing growth is matched by the infrastructure, public transport, and services needed to support communities.

Affordable housing and a separate area for single housing for people made homeless because of addiction. An assessment needs to be done on people suspected of any drug addiction and they should be made to attend re hab. Once clean, housing can be offered with strict additional support.

Help for the elderly.

The main problem with housing is the college and I think the college has to provide temporary accomodations for e students to ease the pressure

Being able to afford housing when we're a very deprived area

There are a lot of landlords who will not accept pets and some people do not wish to be parted with them, so end up sleeping rough instead. The East Sussex Floating Support Service provides a really good service to prevent people becoming homeless and it is extremely worrying that their funding is being cut.

no

Over 55's warden assisted affordable rental accommodation. Make it easier for people with pets to rent properties.

Enter use of empty properties - so many empty flats over shops

Bringing vacant properties into social housing

Care and consideration must be given in designing and building houses, where they should or can be built safely and special consideration for the climate change.

Although there is a great need for affordable housing (so you say..!!), the strategy today is to build houses too close, with "tight" designs, and with very small outdoor/garden spaces... This is obviously because of vested interests, and, usually, not the slightest concern for environmental matters... or for the present and future. impact on psychological welfare of young families.. Money, and very little else, is the driving factor..

There are a lot of empty properties in Hastings - rather than building yet more use these - hello Priory Square

Community needs as a whole need further consideration, young to old. Out of school activities are neglected, lack of facilities and encouragement for participation/activity in the community and their rewards is disappointing. Similarly with old people who are lonely and inactive within the community and don't pass on their experience.

<p>We need to encourage responsible landlords, while penalising the unethical ones. Good private rentals can be supplemented by build to let companies, as opposed to build to sell. Integrated building and professional management should be a priority for the planning process and housing policy.</p>
<p>The poor maintenance of some privately rented property, especially basement flats</p>
<p>Letting people build homes</p>
<p>Stop building in green space affecting drainage and land movement.</p>
<p>Stop thinking that making it harder for landlords will improve anything. The politics of envy might win votes in elections, but it's economically destructive.</p>
<p>As above</p>
<p>The vital need to protect the natural environment.</p>
<p>I think Hastings needs to focus on having a bit more denser housing to help with the housing crisis. Less detached suburban houses which take up a lot of space, and focus on having more Mid-rise buildings.</p>
<p>Stop allowing builders projects to cancel social housing allocations, it always get reduced before the project is finished. Do not build on flood plains, more consultation with local residents.</p>
<p>As I own my home, I do not have any knowledge of authority property or private rented property, but I suspect I will be expected to to pay for your plans!</p>
<p>Priorities include: rent caps that Council can enforce locally; converting short term lets back into long term homes; bringing empty properties back into use.</p>
<p>People who have lived in Hastings most of their life not out of towners because as it stands doesn't look like you care about locals</p>
<p>Build more first homes</p>
<p>As above - aged population needs.</p>

Plan for longer than just 5 years. Housing is surely built to stand for many more decades, even centuries. Housing needs to be adaptable to meet multigenerational use throughout
Need to try to maintain and improve if possible the town environment as a whole.
Bigger families, families with those who have conditions being able to have permanent homes
After reading the draft Im genuinley impressed by its aims. It seems focused on providing good outcomes for renters.
I would recommend strong enforcement of standards with the letting agents.
Make transport swift and efficient without a car. Then people can live further out without being isolated.
see previous answers.
Infrastructure i.e. schools, health facilities, hospitals & surgerys
There is the on going problem fir private tenants of poor quality housing & lack of security of tenure
Utilities especially water, how will these cope with increased demand?
More disabled accommodation is needed. Make sure that newbuilds have solar panels installed
Help for musicians who bring so much to this town .. rent capping - asylum seekers etc not put in prime seaside accommodation - hotels and bed n breakfasts which come up for sale could be used for older people to live semi Independently but with communal areas
What if anything can be done about private properties left derelict example large complex next to white rock gardens ex school
homelessness

<p>Bring empty property back into use in a timely manner, give people security by getting rid of short term lets and make them secure long term lets. This helps to prevent private landlords profiteering via the emergency accommodation schemes. Homes should have infrastructure to match and not increase car dependency, homes for people need to be nested within the homes for nature. We rely on green spaces as much as the wild species who live there.</p>
<p>Companies should not be calling the shots the council has it in its powers to be steadfast and ensure that agreed plans are adhered to.</p>
<p>As housing is booming there needs to be thoughts for the school service and local GP s.</p>
<p>More social rent properties not affordable or private.</p>
<p>See above answers</p>
<p>Ensure money is not the reason for building. i.e lining developers' pockets or building just because you get money from the government.</p>
<p>saving green spaces</p>
<p>Stating the obvious but selling housing to people that are not from here or allowing them to have free reign to turn it into a sub let / air BnB there has to be a solution for approaching home owners / developers and keeping it within our community</p>
<p>Partnership Our experience of seeking to partner with HBC on real projects has been difficult and slow, despite strong support from the Head of Housing and the Deputy Leader of the Council. The council seems ignorant of models of public-community partnership which are making progress elsewhere – whether in terms of rescuing specific assets or in supporting CLH initiatives more generally. We have been promised a ‘framework’ for CLH groups to join but, despite being signed off by the Procurement Hub, this is apparently ‘stuck’ awaiting approval from HBC Legal. This needs to be mentioned specifically in the strategy and progressed forthwith.</p>

Managing la Flores, reducing homelessness, provision of social housing, limiting corporate expansion / Roost / Airbnb etc

You are building on every green space when these should be the last, short sighted view as normal

Community-led housing, improvements to local infrastructure to enable cheaper and more effective travel, effective and community-minded job creation schemes, including new green industries, community-led utilities companies to bring down utility costs. You should also be creating a hostile environment for private landlords and abusive housing associations.

You **need** to reduce Airbnb and return landlords to renting long term for residents.

The issues are very plain, most of which cannot/will not be resolved.: Housing Construction firms build fewer very large and expensive housing projects to maximise their profits; reduction in second/holiday homes; reduction in Airbnbs; more monitoring/enforcement of social housing properties.

The property market appears to be stagnating somewhat. I'm not sure what the impact of this will be, particularly as individual landlords are getting out (perhaps this is part of the cause) but I worry about the shift towards private equity ownership. I think we must beware of this and use our Local Plan to help us prioritise and incentivise not-for-profit, community ownership models and aim to increase our social housing stock as much as we possibly can.

Climate emergency and extreme weather conditions. An aging population with insufficient care workers and a declining birth rate meaning less family-led care for older people. A method to identify and utilise empty property. This must be led by local need - once agreed at HBC level, this should not be torn up or changed by County or Central Government.

There are several developments planned for green-field sites, e.g. Sandrock bends. Building on such sites would be an ecological disaster and these must be de-scoped from future developments while existing brown-field sites are explored and developed where appropriate.

Feedback such as this simply isn't accessible and prevents a large proportion of people from being able to share their thoughts. Clearer community consultation must be prioritised to increase community engagement.

There are several developments planned for green-field sites, e.g. Sandrock bends. Building on such sites would be an ecological disaster and these must be de-scoped from future developments while existing brown-field sites are explored and developed where appropriate. Additionally, feedback such as this simply isn't accessible and prevents a large proportion of people from being able to share their thoughts. Clearer community consultation must be prioritised to increase community engagement.

Homelessness is a problem and many people does not understand that being homeless is not just living in the streets. There is a need for social housing as well improved conditions for temporary accommodation. Specially for families that have little to support their children. Rogue landlords need to be stopped and houses need to have proper safe living conditions. We all live in extreme anxiety from eviction and getting ill from damp, mold, leaks, etc. Meeting with old and new housing coops will be helpful and investing in supporting new housing coops will bring more security

Secure sincere plans and investment for new developments into local infrastructure.

The draft strategy covers almost everything, but as someone who lives on the seafront, a strategy for the inevitable land slides and erosion issues needs to be a priority. It will not need very much of an increase to sea levels for most of our coastal towns to be in serious jeopardy

The strategy talks about supporting private developers to build more housing. But why not just STOP selling off council land and property, and make it available for co-ops and community-led social housing developments that are truly sustainable, affordable housing? It also talks about lobbying for the Local Housing Allowance to be increased to cover rising private rents – an insatiable housing ransom. Lobby the government to cap those rents instead. There are many examples to take from more pragmatic councils around the country. Will the proposed Landlords Charter have a “Clear and fair rent review or setting process” as Greater Manchester’s Landlords Charter has? Why not use capital funds to support Community Land Trusts, as seen in Cornwall’s community-led housing strategy and development of affordable housing? Gwynedd council increased council tax premium on second homes from 100% to 150% in 2022. The council can’t solve everything on their own, but they’re failing to recognise that private landlords, developers, and unaccountable social housing companies are not going to solve the crisis they have created.

Dont force homeless families into private tenancies. Private sector is cause not solution to housing crisis. Invoke reversal clauses in original transfer deal with Southern housing to reclaim social housing back under council cos SH demolishing and selling off most of it. We need to expand social housing stock by buying up private rental stock and retrofitting it for future.

Early prevention to reduce likelihood of becoming homeless, implementation of new duties as part of the Children’s Wellbeing and Schools Bill

More houses equals more cars- roads not up to it. You're going to need better public transport- plenty of people are trapped where they live/exist. Kids need places to play we all need space to be and think and not crowded by bricks . We need to see where all the new doctors and dentist surgeries and schools and hospital will be before you start building

There is mention of community-led housing and housing co-ops but no mention of how these will be sustained. The strategy needs to detail how it will work more closely with existing co-ops with regular consultations.

The cost of living will likely increase, as will joblessness and a lack of industry, as well as climate issues. So how does Hastings buildin a resilient framework? By talking to community leaders and working together to action that framework. Housing people cheaply so they can develop industry that will create that resilience. Create a co-operative housing target eg like Sweden where we have 30% co-operatively owned housing by 2035

Cracking down on holiday lets, making the damage they are doing to the community and residents clear. Full landlord licencing. Stronger enforcement eg licencing conditions for landlords. Confront the structural imbalance of power in housing. Zero tolerance for bad landlords, using full powers early on. Crack down on holiday lets, making the damage

Appendix 2 Hastings Housing Survey Report – April 2025

Overview

In March 2025, we launched our initial engagement survey to find out more about residents lived experience of Housing in Hastings. This initial survey helped to shape our strategy vision, and priorities and gave an insight into people's experience.

Over 500 residents completed the survey from March- April 2025.

Summary

1. Housing Affordability and Availability

Rising Costs: Many respondents highlighted the increasing costs of rent and house prices, making it difficult for locals to afford housing.

Shortage of Social Housing: There is a significant shortage of social housing and affordable rental properties.

Influx from Other Areas: The influx of people from other areas, particularly London, has driven up housing prices and reduced availability for local residents.

Barriers to Renting: High deposits and the need for guarantors are barriers to securing rental properties.

2. Quality of Housing

Poor Conditions: Numerous complaints about the poor quality of housing, including issues with damp, mould, and disrepair.

Landlord Neglect: Landlords often fail to carry out necessary repairs, and some properties are described as uninhabitable.

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Temporary Accommodation: Temporary accommodation is often substandard and not suitable for long-term living.

3. Landlord and Tenant Issues

Negative Experiences: Many respondents have had negative experiences with private landlords, including rent increases, evictions, and poor maintenance.

Regulation and Accountability: There is a call for better regulation and accountability for landlords to ensure properties are maintained to a decent standard.

Insecurity: Some respondents feel insecure in their homes due to the threat of eviction and the lack of long-term rental agreements.

4. Suggestions for Improvement

Increase Social Housing: Increase the supply of social housing and ensure it is of good quality.

Implement Rent Controls: Implement rent controls to keep housing affordable for local residents.

Repurpose Empty Buildings: Repurpose empty and derelict buildings for housing.

Limit Second Homes and Airbnbs: Limit the number of second homes and Airbnbs to free up housing for locals.

Support Vulnerable Residents: Provide more support for people with complex needs to help them maintain tenancies.

Improve Infrastructure: Improve infrastructure and community facilities to support new housing developments

Personal Experience

Overall, the survey highlighted the urgent need for more affordable and quality housing in Hastings, better regulation of landlords, and support for vulnerable residents. It also underscores the impact of external factors, such as people moving from more expensive areas, on the local housing market.

1. Affordability

“Landlord increases rent. It is already difficult to afford especially as a disabled person when the property is not even suitable.”

“I’m currently in temporary housing—it’s impossible to feel settled or secure.”

“Always the fear of being evicted. I have rented for the last 23 years and I’ve never had to worry until the last 3 years.”

“Private landlord who puts the rent up annually. Now paying over a thousand pound a month in rent in a house that’s a former council house.”

“Stop landlords from overcharging and getting away with not completing the work on properties that need to be done. I live 2 years with no heating but had to stay because I couldn’t afford to move.”

2. Housing Quality

Concerns about damp, mould, and poor maintenance dominate responses, especially in older housing stock.

“Not at all my home physically and emotionally makes me ill and my mother who I live with who has COPD who has been left to deal with damp and mould for 6 years.”

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“I am lucky as I own my house but it is in bad state of repair and very damp.”

“Have had to take out an additional loan on top of our mortgage to pay for massive leasehold repair costs, while waiting for over three years for work to be done.”

“Repairs to property can take a long time to be done.”

3. Landlord Issues

Frequent mentions of insecurity due to Section 21 evictions, rent hikes, and lack of accountability.

Representative Quotes:

“The landlord will be selling up shortly. I have no idea what we will do if we can’t find anywhere.”

“Landlord increases rent. It is already difficult to afford especially as a disabled person when the property is not even suitable.”

“Because our landlord wants to sell the property, but we can’t find anything of a similar size with paying 40% more.”

“Private landlord who puts the rent up annually. Now paying over a thousand pound a month in rent in a house that’s a former council house.”

4. Social Housing Availability

Long waiting lists and reliance on temporary accommodation are major stressors.

“I am in temporary accommodation with a 10-year-old in the middle of the town centre. We have had strangers come into the garden of the property.”

“Even though I now have social housing, because it is a housing association not council property there is never full security.”

“More money needs to go into building social housing that is decent i.e., not damp, secure and big enough to have storage.”

“Because it is temporary accommodation. I cannot build, re-build, work on myself, have therapy to get over my various traumas.”

5. Planning and Development

Residents want better planning, use of empty buildings, and infrastructure improvements.

Representative Quotes:

“Issues with anti-social behaviour from people not connected with the building, damage and vandalism a regular occurrence.”

“Although I do feel secure and settled, I can see people worry about how safe it is (both in terms of the physical safety of a building and also linked to crime levels).”

“Focus on refurbishing old / empty buildings to bring them up to habitable standard.”

“Create more housing for single people and more sheltered housing for the elderly and for disabled people.”

“Ensure developments include affordable housing and discourage second homes and holiday lets.”

Summary

Based on the responses from the Hastings Housing Survey, the three most frequently mentioned reasons why people don't have a decent place to live in Hastings are:

1. High Rents and Housing Costs

Many respondents highlighted the issue of high rents and housing costs as a major barrier to securing decent housing. The Local Housing Allowance (LHA) rates do not match the high rental prices, making it difficult for low-income individuals and families to afford housing. This problem is exacerbated by the influx of people from more expensive areas, driving up prices further.

2. Lack of Social Housing

There is a significant shortage of social housing in Hastings. Respondents emphasized the need for more council-owned properties and criticized the sale of existing social housing stock. The lack of affordable social housing options forces many people into the private rental market, where they face high costs and poor conditions.

3. Poor Housing Conditions and Landlord Practices

Issues such as damp, mould, and disrepair in rented properties were common complaints. Many respondents mentioned that landlords often do not maintain their properties adequately, leading to substandard living conditions. Additionally, the prevalence of Section 21 evictions contributes to the insecurity and instability of renting, making it difficult for tenants to feel settled and secure in their homes.

Summary: Top 10 Reasons People Don't Have a Decent Place to Live

1. High rents and unaffordable housing
2. Lack of social housing
3. Poor housing conditions
4. Too many Airbnbs and second homes
5. Low wages and insecure employment
6. Discrimination against benefit claimants
7. Lack of support for vulnerable people
8. Empty homes not being used
9. Short-term tenancies and evictions
10. Overcrowding and under-occupancy

How do we ensure everyone has a decent place to live? As a town, what needs to happen?

Key suggestions:

build more social and affordable housing

regulate private landlords

and enforce housing standards,

cap rents or align them with local wages

repurpose empty buildings and commercial spaces

limit Airbnbs and second homes

- provide support for vulnerable groups (disabled, elderly, single parents).

Appendix 3 HVA Housing Strategy Workshop

1st August 2025

Steve Manwaring opened the event, speaking about the functions of the HCN Executive (HCNE) Group:

To represent

To engage

To highlight and respond

To celebrate and promote

Steve then introduced Alan Sheppard, the Housing Strategy and Operations Manager at Hastings Borough Council (HBC) who gave a presentation about the draft Housing Strategy:

The Five Priorities

- **Deliver the homes we need**
- **Prevent homelessness and end rough sleeping**
- **Create a rented sector which works for tenants and landlords**
- **Homes that support health, independence, and longer lives**
- **Reduce carbon emissions from housing and future-proof homes for a changing climate.**

Mary Carter (HCNE) explained the interactive table activity with all attendees which asked them to use flip charts to record their views about the draft Housing Strategy

Following the Table Activity, Michael Courts, Vice-Chair of Housing Strategy Steering Group (ESCC) took a feedback and Q&A session

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ATTENDEES		
First Name	Last Name	Organisation
Grace	Lal	Hastings Housing Alliance and HASHTA Rebellion Housing
Lesley	Adaur	Mediation Plus
Teresa	Andrews	HARC
Penny	Beale	HHSS Group
Tricia	Burman	
Jane	Caley	HVA
Mary	Carter	HVA/HCN
Michael	Courts	ESCC
Jane	Dye	FSN
Jodie	Goffee	Freedom Living Housing Co-operative
Mark	Goffee	Freedom Living Housing Co-operative
Graham	Hodgson	Care For the Carers (CFTC)
Kim	Kelly	HVA
Elise	Liversedge	Hastings Older Women Co Housing HOWCH
Steve	Manwaring	HVA
Gill	Reynolds	Sussex Community Development Association
Alan	Sheppard	HBC

Deliver the Homes We Need

Homes with services and infrastructures

Don't need luxury, over-priced, badly built private flats

Shared ownership is not affordable

Planning permission should insist on genuinely affordable

The Air B&B's percentage of housing stock must be limited to a fair percentage

Local government needs to be given the power to limit the number of planning applications

Kit homes

Prevent Homelessness and End Rough Sleeping

- Homelessness prevention – learn from the Eastbourne Hub
- How will it be funded – will co-production and multi-agency partnerships be sufficiently funded? Include backfill etc for attendance, governance & leadership structures
- Neighbourhood level awareness workshops and dialogue to support refugees and migrants
- Prevent revolving door
- Funding – strategic leverage. Can't rely on Trusts/Foundation to operate on a strategic level this longer term work requires
- Special support needs aligned with housing provision
- Pay heed to community tensions (especially new/refurbished accommodation, if better standard than settled social housing)
- Address longer term impacts of long stays in temporary accommodation (TA) on physical/mental health, educational attainment, work prospects (when settled and when in TA)

- Prevention focus – financial to prevent eviction and address needs before home is lost.
- Local procurement
- Protecting the strategy through Devolution
- Where conflict is a factor in homelessness risk – provide access to mediation services, early intervention

Create a Rented Sector Which Works for Tenants and Landlords

- Affordability not keeping pace with income and now a two tier system
- Rent capping should be explored
- Short supply increasing rents
- Air B&B's models elsewhere should be examined
- Homes not hotels
- Housing needs to be locally affordable
- Deposits and guarantees an issue (Bond Board)
- Anti-social behaviour or conflict – need for mediation
- Reform AST as the default tenure
- More support to co-ops, Hastings Commons; what can be learnt from this?
- Carers need to stop working. They face particular challenges
- How can people with long term health conditions keep their homes
- Kit homes and self builds
- More pressure to use vacant land to build on
- Make affordability linked to local wages and incomes
- Second homes taxed and money ring fenced for housing delivery
- Planning system needs to genuinely enable affordable housing and not let this be diluted

- Poor conditions; damp, guttering, condensation, difficult to heat
- Seaview developing HMO: look at this as a wider model
- Absence of 'move on' accommodation
- Temporary accommodation leading to isolation and limited opportunity to lead a normal life
- Proper approach to fuel poverty and energy

Homes that Support Health, Independence and Longer Lives

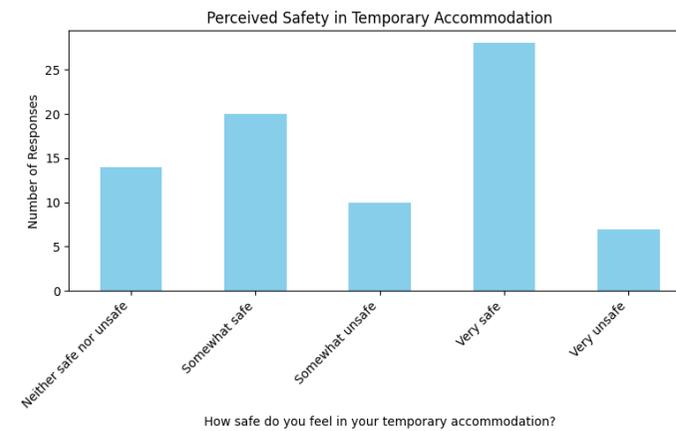
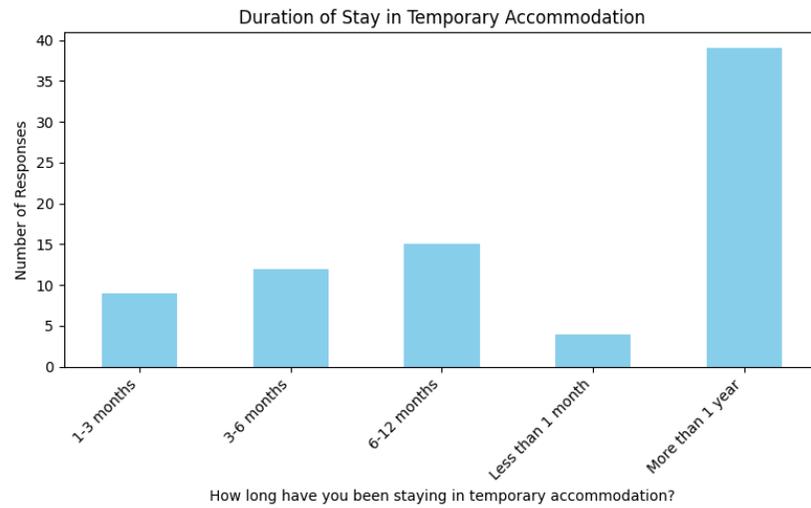
- Housing Associations (HA's) – responsibility to promote social health
- HA residents to get more support to: meet and connect with each other, link in with local community activities and groups e.g. warm welcome space
- HA's have spaces that are under used
- Support people to live independently in their own homes as long as possible to prevent them going into care homes
- Environment around homes is important, links to community safety & substance dependency, cleanliness
- Need long term security for tenants
- Improved understanding of loneliness and how it impacts health; Housing Strategy to link with ASC prevention work
- Create more community/living spaces
- Houses need to be in good repair e.g. insulated and with no mould/damp
- Street safety
- What assets are already out there? Housing/landscape
- Occupational Health to help people stay in their homes longer – should be a default
- Mediation support for neighbourhood conflict/ASB and in retirement schemes etc

Reduce Carbon Emissions from Housing and Futureproof Homes for a Changing Climate

- Car sharing schemes as part of housing development
- Housing based community transport (electric) for hospital visits etc
- Green roofs
- Solar/heat pumps need to be more affordable
- Incentivise the use of public transport away from car ownership
- More grants; profit over climate
- Stringent requirements on developers; climate over profit
- How does this fit with Conservation Zones
- Examples of quick wins you can easily implement
- Sharing financial incentives/realities/impacts of changes
- Water butts
- Budget and staff to maintain communal green spaces
- Heat loss drone surveys to highlight homes that have inadequate insulation
- Incentivise using car free electric/hybrid. Cycling
- Laws and strategy need to be enforced. Developers can't move goalposts after getting contracts
- Best practice elsewhere (Europe)
- Need to be pollinator friendly
- Opportunity to bring together communities to share vision for climate concerns
- Climate change bus tour

Appendix 4 Temporary Accommodation Survey Report

This report presents the findings from a survey of 81 residents currently in temporary accommodation in Hastings surveyed online in July 2025.



Key Themes from Qualitative Feedback

Positive Aspects

- Feeling safe and secure
- Supportive housing officers
- Proximity to schools, shops, and transport
- Privacy and independence

Areas for Improvement

- Poor property conditions (damp, pests, broken appliances)
- Mental health impacts of isolation and instability
- Lack of visitor allowance
- Difficulty accessing private rentals due to affordability and eligibility
- Inconsistent communication with housing officers

Ease of Contacting the Council for Housing Needs Appointment

Respondents were asked:

"Did you find it easy to make contact with the Council to arrange a housing needs appointment?"

Response Breakdown:

Yes: 57 respondents

No: 22 respondents

No response: 2

Insights:

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A majority (70%) of respondents found it easy to contact the council.

However, over a quarter (27%) reported difficulty, which aligns with qualitative feedback about long wait times, unreturned calls, and unclear appointment processes.

Respondents were then asked:

"If no, please tell us what we can do to improve your experience?"

- Key Themes Identified:
- Communication Issues: Many respondents mentioned difficulty getting through to the council or housing officers, with long wait times and unreturned calls.
- Appointment Accessibility: Suggestions included making it easier to book appointments and ensuring they are followed up.
- Mental Health Awareness: Several responses highlighted the need for more empathetic and trained staff, especially regarding mental health.
- Property Conditions: Complaints about damp, pests, and poor maintenance were common.
- Support Services: Respondents asked for clearer guidance on available support and help navigating systems like Homemove.
- Visitor Policies: Restrictions on visitors were frequently mentioned as a source of isolation and stress.

Appendix 5 Temporary Accommodation Housed Survey Report

Overview

This report presents the findings from a survey of 23 residents currently housed who were previously in temporary accommodation in Hastings, who were surveyed online in July 2025 on their experience of temporary accommodation.



Appendix 6 Landlord Survey Summary

Based on 96 responses from landlords and managing agent

1. Introduction

In June 2025, we launched a survey for Landlords and Managing Agents. We received 96 responses (4 Managing agents / 92 Landlord). The responses reflect a wide range of experiences and concerns about the current state of the private rented sector in Hastings. The findings highlight the pressures landlords face, the impact of national policy changes, and suggestions for improving the local housing landscape.

2. Key Challenges Faced by Landlords

Respondents identified several recurring challenges in the current housing market:

High Maintenance Costs

Many landlords cited the rising cost of repairs and property upkeep as a major concern, especially in older housing stock.

Regulatory Compliance

New and evolving regulations, including energy efficiency standards (EPC requirements), were seen as burdensome and costly.

Tenancy-Related Issues

Landlords reported difficulties with rent arrears, tenant behaviour, and the legal process for evictions.

Mortgage and Tax Pressures

Increased mortgage interest rates and changes to tax relief on mortgage interest have reduced profitability for many landlords.

Uncertainty and Policy Fatigue

Several landlords expressed frustration with what they perceive as anti-landlord sentiment in national and local policy, leading some to consider exiting the market.

Low Local Housing Allowance (LHA) Rates

LHA rates were described as uncompetitive, making it harder to rent to tenants on benefits.

Planning and Licensing Concerns

Respondents raised concerns about slow planning processes and the cost and effectiveness of licensing schemes.

3. Suggestions for Hastings Borough Council

Landlords offered a wide range of suggestions aimed at improving the private rented sector in Hastings. These suggestions reflect a desire for more balanced regulation, better communication, and practical support.

Key Recommendations:

Improve Communication and Collaboration

Establish regular forums or updates for landlords.

Respond promptly to landlord enquiries and offers to work with the council.

Create a more supportive and less adversarial relationship between the council and landlords.

Reform Licensing and Regulation

Avoid reintroducing selective or additional licensing schemes that are seen as ineffective and costly.

Focus enforcement on rogue landlords rather than penalizing compliant ones.

Introduce simple, fair licensing that protects both tenants and landlords.

Support Energy Efficiency Upgrades

Provide clear guidance and financial support for meeting EPC requirements.

Work with energy suppliers to offer affordable solutions for landlords and tenants.

Address Tax and Financial Pressures

Lobby for changes to tax policies affecting landlords, including mortgage interest relief and council tax on vacant properties.

Offer incentives for good landlords, such as reduced council tax during refurbishment periods.

Regulate Short-Term Lets

Introduce licensing or caps on Airbnb and short-term rentals to protect the long-term rental market.

Ensure short-term lets meet the same safety and quality standards as long-term rentals.

Balance Tenant and Landlord Rights

Ensure tenants are held accountable for rent arrears and property damage.

Avoid advising tenants to remain in properties without paying rent, which landlords say leads to financial loss and legal complications.

Encourage Investment in the Local Market

Reduce red tape in planning and property improvements.

Provide support for landlords offering affordable, well-maintained homes.

4. Additional Comments and Insights

In addition to structured survey responses, landlords shared a wide range of open-ended comments. These provide deeper insight into their experiences, frustrations, and ideas for improving the private rented sector in Hastings.

Common Themes

Frustration with Council Policies

Many landlords feel the council is unsupportive or adversarial.

Concerns were raised about slow responses, lack of follow-up, and perceived bias toward tenants.

Financial Pressures and Taxation

Landlords cited rising costs, reduced tax relief, and council tax on vacant properties as major burdens.

Some expressed concern that these pressures are driving landlords out of the market.

Desire for Fairness and Recognition

Respondents emphasized that most landlords are responsible and want to provide good homes.

There is a call for recognition of good practice and a more balanced narrative around landlord-tenant relationships.

Support for Regulation – If Fair

While many oppose blanket licensing, there is support for targeted enforcement against rogue landlords.

Suggestions included better regulation of short-term lets and incentives for energy efficiency.

Concerns About the Future

Several landlords are considering selling their properties due to increasing regulation and financial strain.

There is concern that this could reduce the availability of affordable rental housing in Hastings.

Illustrative Quotes

“Please stop making landlords the bad guys. Many of us care deeply about our tenants and provide good homes.”

“The council needs to work with landlords, not against them. We’re part of the solution.”

“If you want to keep landlords in the market, stop taxing us out of existence.”

5. Summary and Recommendations

The landlord survey reveals a sector under pressure. While many landlords remain committed to providing quality housing, they face growing challenges from regulation, rising costs, and strained relationships with local authorities.

Key Recommendations:

Improve communication and collaboration between the council and landlords.

Focus enforcement on poor-quality housing and rogue landlords.

Provide clear, accessible guidance on regulatory compliance.

Offer financial incentives or support for energy efficiency upgrades.

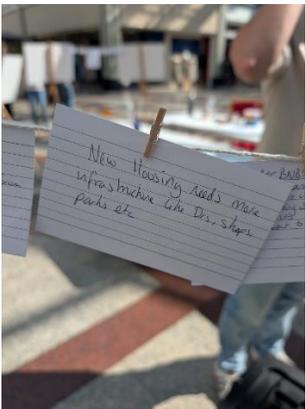
Regulate short-term lets to protect the long-term rental market.

Recognise and support responsible landlords to retain them in the sector.

Appendix 7 Priory Meadow Event – 25th July 10-4pm

To launch the draft Housing Strategy, we hosted an in-person event at Priory Meadow. Residents were invited to share their experiences of housing in Hastings, learn more about the proposed strategy, provide feedback on the draft, and complete the survey.

The event was well attended and generated meaningful engagement, with many constructive conversations between residents, council officers, and members of the strategy steering group.



Appendix 8 Initial Engagement Event

In October 2024, we held 2 engagement sessions and invited key stakeholders from the housing sector, community organisations, statutory organisations and businesses to discuss the vision and development of the Housing Strategy.

- Initial Scoping workshop day – 17
- Initial Scoping workshop evening – 20

We asked one main question, which was ‘what would attendees want to see answered by a Hastings Housing Strategy?’

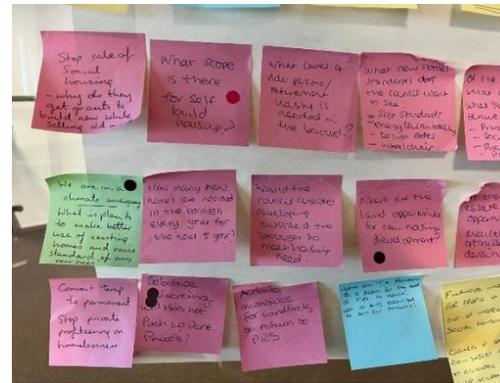


Summary of key discussions

Private Rented Sector (PRS)

- Improve housing standards; zero tolerance for rogue landlords.
- Landlord licensing and enforcement.
- Stop revenge evictions; protect tenants.
- Keep rents affordable; council intervention suggested.
- Crack down on bad landlords.
- Education for landlords on responsibilities.
- Education for PRS tenants re: damp & mould prevention.
- Incentives for landlords to return to PRS.
- Landlords wanting to leave the sector.
- Licensing seen as a tax by landlords.
- Shrinking of PRS.
- Forums, workshops for landlords and tenants.
- Hundreds of energy efficiency improvements.
- Eco improvements: energy efficiency grants.
- AirBnB concerns; discourage conversions to holiday lets.

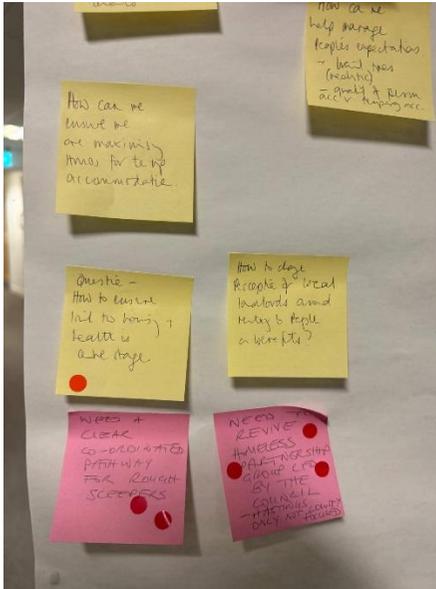
- Teaching landlord banking.
- Make clear role of licensing in driving up PRS standards.
- Inspections of selective licensing properties.
- Reasons landlords leave PRS.
- Taxes on landlords' income.
- Empty homes officer – enforce space to lease.
- Article 4 directive – stop converting housing into holiday lets.
- Re-instate active enforcement team.
- Why should landlords invest money in Hastings?
- What are the risks of the market and how can they be managed?
- Landlords need to understand housing running costs.
- Positive assistance for tenants issued with notices.
- Make landlords feel welcome by council.
- Encourage ethical landlord practices.
- Expand PRS department to include specialists.
- Change culture of landlords raising rents to match market rates.



Homelessness & Temporary Accommodation

- Homelessness encompasses mental health & substance misuse – not just about homes.
- Need to provide dry accommodation for those trying to detox.
- Keep/protect funding for homeless support groups.
- How can HBC manage rent arrears & avoid homelessness?
- How can we ensure we are maximising homes for temporary accommodation?
- How to ensure link to housing & health is one stage.
- Need a clear coordinated pathway for rough sleepers.
- Need to revive homeless partnership group with council.
- How can we turn temporary accommodation into something settled?
- How can we ensure people with an LD can access support?

- How can strategy improve quality of social housing?
- Review of HVA – need to protect Hastings voluntary groups.
- How can we make it more attractive for private landlords to rent guaranteed schemes for interim tenancies?



- Increase council-owned housing stock.
- Support community-led housing and co-ops.
- Encourage self-build schemes.
- Address under-occupation.
- Improve education on community-led housing.
- Reduce short-term lets; discourage holiday lets.
- Build on car parks; improve walking/cycling infrastructure.
- Car-free housing developments.
- Affordable housing targets in Local Plan.
- Retrofit empty properties for housing.
- Address climate emergency with sustainable housing.
- Land banking – need to improve CPO to enable stalled sites.
- Site allocations in planning + constraints on sites.
- Challenges around sites – viability.
- Supporting smaller builders – how to attract them to the town.
- Considering use of grant money – identifying unused grants.
- Right-sizing services to keep people in the right accommodation.
- Consider partners for delivering older people’s accommodation.
- Supporting communications with housing associations.
- Increasing housing supply – mix of housing solutions.

Housing Development & Supply

- Build more homes; ban second homes or restrict to primary residence.
- Use empty buildings for housing.
- Stop sale of social housing; consider buy-backs.

- Re-open Housing Revenue Account.
- Empty homes – enforce use.
- Energy performance – reducing carbon emissions.
- Facilitating engagement with other council services.
- Supporting government lobbying for funding.
- Local assembly engaging with housing strategy.
- Education for planners about green tech.

Planning & Sustainability

- Stricter planning enforcement.
- Incentives for landlords to improve standards.
- Reverse-engineer planning permission (example: Bristol City Council).
- Easing planning restrictions for conversions.
- Educate planners about green tech.
- Ensure new homes meet accessibility standards (wheelchair, energy efficiency).
- Section 106 enforcement for affordable housing contributions.

Tenant Support & Community

- Support tenants to buy properties through housing co-ops.

- Reduce stigma against PRS clients.
- Provide financial assistance for deposits.
- Improve communication between council and landlords.
- Create a hostile environment for rogue landlords and AirBnBs.
- Education for tenants on rights and responsibilities.
- Encourage ethical practices and community-driven housing solutions.

Summary of Key Themes

1. Landlord Regulation & Standards

- Strong demand for licensing, enforcement, and education.
- Calls for zero tolerance on rogue landlords and better accountability.
- Suggestions to incentivize good landlords and penalize bad practices.

2. Affordability & Rent Control

- Widespread concern about rising rents and revenge evictions.
- Proposals for rent caps, council intervention, and cultural change in PRS.

3. Housing Supply & Development

- Push for more homes, especially affordable and social housing.
- Ideas include banning second homes, using empty buildings, and buy-back schemes.
- Support for community-led housing, co-ops, and self-build initiatives.

4. Planning & Sustainability

- Calls for stricter planning enforcement and green tech education.
- Suggestions for car-free developments and retrofitting empty properties.
- Emphasis on accessibility and climate-conscious housing design.

5. Homelessness & Temporary Accommodation

- Address complex needs (mental health, substance misuse).
- Provide stable, dry accommodation and revive partnerships.
- Protect funding for voluntary groups and improve pathways for rough sleepers.

6. Tenant Support & Community Engagement

- Support for tenants through co-ops, deposit assistance, and advocacy.
- Reduce stigma and improve council-landlord relationships.
- Encourage ethical practices and community-driven housing solutions.

Appendix 9. Social Media and Comms

Landlords' newsletter

Sent on 24 July to 3,166 addresses

52% open rate

116 unique clicks on the link to the housing strategy weblink

Residents' newsletter

25/7 – to 30,568

104 unique clicks to the housing strategy weblink

15/8 – to 30,500

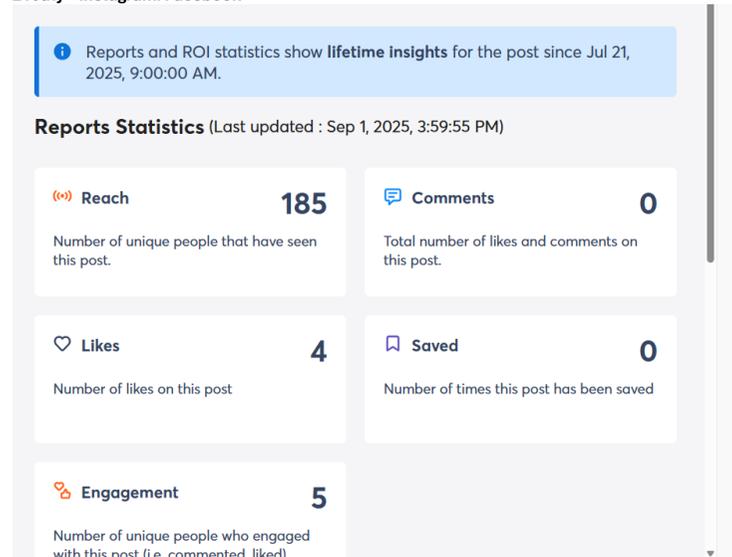
89 unique clicks

29/8 – to 30,400

327 unique clicks

Social media

21 July – Instagram/Facebook



Appendix 10 Organisations

Organisations who took part in the consultation as either steering group members, attending workshops, subgroups, or completing surveys:

ACORN the Union
Any other stakeholders for Homelessness review???
Any other stakeholders from Micheal Strategy cross over
Black Butterfly - Civil society
Care For the Carers (CFTC)
CGL Change Grow Live
Citizens Advice 1066
DES/SE HDG- Developer
Department for Work and Pensions (DWP)
East Sussex County Council
Eastbourne and Lewes Council
Energise Sussex Coast
ESCC Gypsy and Traveller Team
Excess Property & Financial Services Ltd
Foundation
Freedom Living Housing Co-operative

Fellowship of St Nicolas FSN
Generator group
HARC Hastings Advise and Representation Centre
Southern Housing Tenants Association
Hastings Housing Alliance
Hastings Older Women Co Housing HOWCH
Hastings Commons Community Land Trust
Hastings Rental Health Housing Co-op
Homes England
HVA Hastings Voluntary Association
HVA -ageing network
Hastings Community Network
HWPI
Hyde Homes
INCE MNG
Kinzett & Bowler Letting Agents
Lillybank homes
Mediation Plus
Meridian Surveyors

MP Helena Dollimore
NHS Sussex
NHS, Rough Sleeper Initiative
The National Residential Landlords Association
Orbit
Police
Powell and Co Property
Private landlord(s)
Rebellion Housing
Rother District Council
Safer Hastings Partnership
Seaview
Southdown
Southern
Stace and Co
Standing up for Nature
Sussex Community Development Association
The Ministry of Housing, Communities and Local Government
Warming Up the Homeless

The Refugee Buddy Project

Steering Group Membership

Members actively part of the Steering group, this does not include past members to the group or subgroup members

Hastings Rental Health Housing Co-op
NHS Sussex
Resident / current housing professional
DES/SE HDG- Developer
Full-time residential landlord
Resident / current housing professional
Hastings Urban Design Group
Resident/ volunteer with homeless
Resident / current housing professional
Citizens Advice 1066
ACORN the Union
Private landlord
East Sussex County Council / Local Housing Authorities

Southern
Foundation
Hastings Housing Alliance
HASHTA Southern Housing Tenants Association (HASHTA)
Orbit
The National Residential Landlords Association
Warming up the Homeless
CGL Change Grow Live