

## Hastings Housing Strategy – Sub-Group Summary

<b>Name of Subgroup</b>	Social Rented Sector Standards
<b>Lead Officer</b>	Chris Hancock
<b>Subgroup members (full names &amp; Organisations)</b>	Simon Lee - Hasting Area Southern Housing Tenants Association Vanessa Biddiss – Southern Housing Mike Bushell – Southern Housing Brian Nearney – Orbit Housing Christopher Maynard – CAB Michael Courts – East Sussex County Council

Thinking about the Strategy Vision for Everyone in Hastings to have a decent home to live in...

<b>Challenges</b>	
<i>What are the challenges in meeting the Vision? What isn't working? How do we know? Add bullet points</i>	
<ul style="list-style-type: none"> <li>• Critically the lack of housing stock means tenants have little choice as they have limited opportunity to move</li> <li>• Greatest need is for Family housing with situations of overcrowding greatly exacerbating poor housing conditions, including damp and mould.</li> <li>• Tenants cannot afford to heat their homes properly.</li> <li>• Hastings has an aging social housing stock with (currently) a significant lack of funding to deliver regeneration / redevelopment.</li> <li>• Community Safety is a joint responsibility and often just left to Social Landlords, there is an opportunity to strengthen links to established community partnerships.</li> <li>• The reduction in support services has left increasing numbers of tenants without adequate support, especially those facing the most barriers to keeping and thriving in their home.</li> <li>• The Four Courts redevelopment presents a long-term opportunity to increase the supply of good quality homes, however in the short and intermediate term there may well be an impact on allocations while homes are decanted.</li> </ul>	
<b>What are the opportunities for us to meet the Vision? Add bullet point</b>	
<ul style="list-style-type: none"> <li>• We (landlords, HBC and tenants) can work together to create new housing supply and opportunities.</li> <li>• Social Landlords can directly support HBC on bringing empty homes back into use, including properties which were previously privately owned and could provide affordable housing.</li> <li>• Collectively we could be identifying rapid redevelopment opportunities rather than large scale regeneration. Given the lack of land in the Borough we should be identifying sites, and existing buildings, which could be redeveloped to add density or improve existing property conditions.</li> <li>• Collectively (statutory and voluntary services) we could be better at sharing information so Social Landlords can best support their tenants.</li> <li>• We could be maximising our use of Aids and Adaptations, still a lack of awareness from tenants on what is available. We should be enabling moves as alternatives to adaptations if more practical, or moves to properties adapted in anticipation of the new tenant.</li> <li>• Open discussion and challenge is essential – we need more joint Action Days and Estate Visits</li> <li>• There needs to be collective engagement with tenants' associations – a wider Hastings social housing tenancy group which includes tenants within temporary accommodation.</li> <li>• The Four Courts redevelopment gives an opportunity for us to put our commitment to collaboration to the test.</li> </ul>	
<b>What questions does the strategy need to answer? Add bullet points</b>	
<ul style="list-style-type: none"> <li>• Is there a better way for us to allocate homes than the Choice Based Lettings system? Could we make more use of direct and chain lettings?</li> <li>• What are the principles that we should expect from any Landlord regardless of tenure?</li> <li>• Can we agree a shared vision on developing and providing homes between HBC, social landlords and tenants? What are the minimum standards we would expect to see signed up to and put in place? How we will check this is happening?</li> </ul>	
<b>What are the non-negotiables? (What must be in the Strategy) Add bullet points</b>	
<ul style="list-style-type: none"> <li>• We want to see more use of direct allocations, we, collectively, know who is in the greatest need. Choice Based Lettings does not always enable this so a greater use of chain lettings should be proposed. (A chain letting is where a series of</li> </ul>	

moves is planned and arranged to maximise their ability to meet housing need, e.g. a tenant under-occupying a 4 bedroom home moves into an adapted 2 bedroom bungalow, the 4 bedroom is allocated to a household overcrowded in a 2 bedroom home, which is then freed up for someone overcrowded in a 1 bedroom, which is subsequently allocated to someone moving out of temporary accommodation.

- The Strategy must make the collective case for investment in homes, we need to have a consistent and clear message and rationale for why Hastings requires additional funding to overcome specific challenges of geography, lack of land, aging stock etc.
- The Strategy must make a powerful and collective ask of Government and set out how we will elevate and promote what we need Government to do to help meet the Strategy's aims (especially on affordable housing supply).
- There must be a focus on social rent - as the priority form of tenure / rent level.
- The Strategy must create and endorse opportunities for tenants to come together and be heard (including tenants in Temporary Accommodation)

**What are the priorities? Add bullet points**

- We must have true collaboration between Social Landlords and HBC, with shared aims and ambitions.
- The aims of the strategy should apply to all tenants regardless of tenure, neither social tenants or private tenants should expect to be in a non-decent home

**Are there any Cross Cutting Themes which apply right across the Strategy? – e.g., Climate Change / Inequalities / Community**

- Making sure lived experience is an integral part of the strategy development and implementation. Tenant's from all tenures, social rented, private rented and Temporary Accommodation, need to be meaningfully involved.
- Working in partnership to improve the energy performance of social housing, including the new East Sussex Domestic Retrofit Strategy.

**Good Practice**

*Add any examples of good practice – links/ evidence/ data etc*

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