

**Homelessness Act 2002, Section 1**

# **Hastings Homelessness Review**

May 2025

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# 0. Executive Summary

# Review context

Hastings is an entirely urban coastal town in East Sussex, with a population of just over 90,000. This homelessness review was completed between February – April 2025, **a time of significant change for the town, Borough Council and homelessness-related policy areas**. This review and development of the housing strategy should account for this where possible:

- **Local Government Reorganisation:** East Sussex County Council confirmed in January its clear commitment to devolution and local government reorganisation as part of the Devolution Priority Programme; proposing a new mayoral strategic authority for Sussex. Decisions and their implications will be announced during Spring/ Summer 2025.
- **Renters' Rights Bill:** The Renters' Rights Bill is scheduled to become law in late 2025. It is expected to implement a significant overhaul of the private rented sector in England. Key changes include banning "no-fault" evictions, introducing periodic tenancies, and establishing a Private Rented Sector Ombudsman. The bill aims to provide greater security and fairness for renters, whilst increasing transparency and accountability for landlords.
- **Supported Housing (Regulatory Oversight) Act 2023:** The Act aims to enhance the regulation of supported housing, particularly supported exempt accommodation, by introducing national standards, requiring local authorities to create licensing schemes; and establishing a national advisory panel. The regulations/ provisions within the Act are expected to be implemented over the next 2 years.
- **Housing related support funding:** From October 2025, East Sussex County Council is significantly reducing the funding for the HR Floating Support Service from £4.3m pa to £0.5m pa, and reducing other supported accommodation projects. The floating support service supports people aged 16+ years with housing related needs to prevent escalation and increased risks of homelessness. It is provided by BHT Sussex and Hastings made 276 referrals into the service in 2023/24.
- **East Sussex Housing Partnership Strategy 2025 – 2032:** The East Sussex Housing Partnership is a network of multi-agency groups which include the 5 local housing authorities. The new strategy includes clear commitments around homelessness prevention, private rented sector housing; and integration across housing, health and social care.
- **National funding uncertainty:** Current central government funding settlements are known to March 2026. They represent a significant portion of local provision. A new national homelessness strategy is expected in Summer 2025, alongside the funding settlement for 2026/27 onwards; following June's spending review.
- **Integrated community teams:** National health and social care policy is currently focussed on the three 'strategic shifts', which includes moving care from 'hospital to community', 'analogue to digital' and from 'treatment to prevention'. Work is underway across Sussex to mobilise community-based models, including Integrated Community Teams and Mental Health Neighbourhood Teams. The footprints of the new teams mirror the district and borough boundaries, which will support integration with housing.

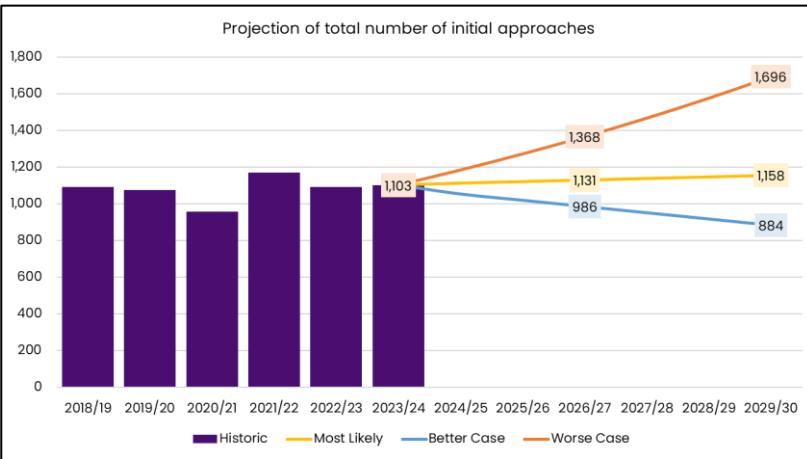
# Current and previous levels of homelessness in Hastings

- **Initial homelessness approaches to the Council:** Initial approaches peaked in 2021/22, and have since returned to pre-pandemic levels, with an increasing proportion of households approaching with assessed support needs. Approaches from the PRS dipped in 2020/21 (the peak of the pandemic and stay on evictions), but are now ~35% higher than pre-pandemic levels, demonstrating a 'new normal'. This is largely due to an increase in landlords wishing to sell or re-let their properties. Approaches from those living in PRS accommodation at the time of application overtook those living with family or friends in 2023/24.
- **Temporary Accommodation placements:** The stable initial assessment numbers, and increase in TA placements, suggests more households are meeting the "reason to believe priority need" threshold. The number of TA placements from those accommodated in the private rented sector has doubled since 2020/21. TA placements have also increased more dramatically for single households.
- **Prevention and relief duties:** Households presenting at the relief stage peaked in 2021/22, but have since been overtaken by earlier presentations at the prevention stage. There has been a substantial increase in prevention duties successful ending by securing existing or alternative accommodation. The number of relief duties ending with accommodation successfully secured still remains relatively low at 1 in 5.
- **Households in Temporary Accommodation:** The average length of stay in TA was 16 months for those that left during 2023/24. Average lengths of stay continue to increase year on year. Households with a higher bedroom entitlement tend to stay longer, and the gap has been growing. This suggests increasing challenges finding settled accommodation for larger property sizes. Only a handful of households require 5+ bedrooms, but they have been in TA for almost twice as long as the average household awaiting 1-bed accommodation.
- **Supported housing:** Referrals, starts and exits from supported housing are all closely balanced for 2024/25. This is because referrals are now only made when there is a vacancy. The much higher number of referrals in 2023/24 shows a significant level of unmet need, around 3x the level of demand compared to supply. Around half of those in supported housing have been there for an average of 2 years, have met their target outcomes; and are awaiting move on. The other half have not met their identified outcomes, and have been living in supported housing for an average of over 6 years. This suggests the current transitional supported housing system is not working for a significant proportion of individuals.
- **Rough sleeping:** Over 300 people are recorded rough sleeping each year. Rough sleeping figures have increased more rapidly in Hastings than the national average. At the County level, a Target Priority Group identifies individuals who have been seen sleeping rough in two or more years out of the last three, or in two or more months out of the last 12. At the end of Q3 2024/25, the current TPG cases remaining rough sleeping across the county are low. 59 cases were identified in April 2024, with 10 at the end of Q3. The 2024/25 Q3 Performance Report assesses the current performance of County RSI provision. Average project caseloads across Quarter 3 was 317, with 40% cases considered to meet the Multiple Compound Needs definition\*. For Q3, the RSI hit a record number of cases across the county where rough sleeping had been ended (94), and homelessness ended (57).

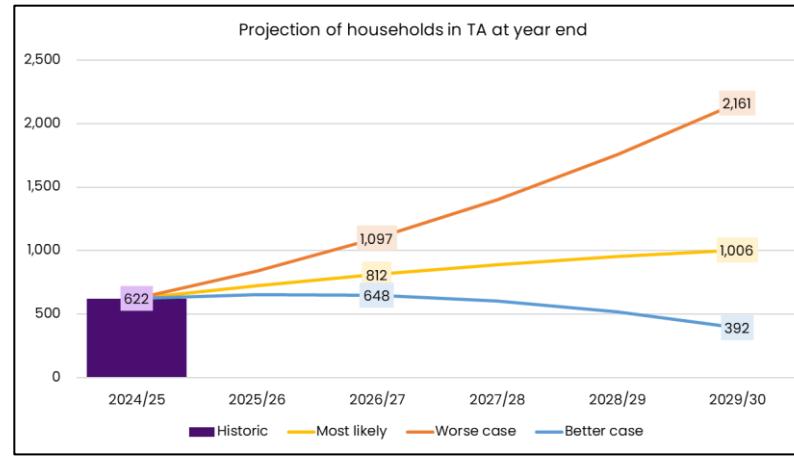
# Future levels of homelessness in Hastings

Key external factors will be the funding settlement for 2026/27 onwards, the impact of the Renters' Rights Bill; and targeted increases in social housing supply`

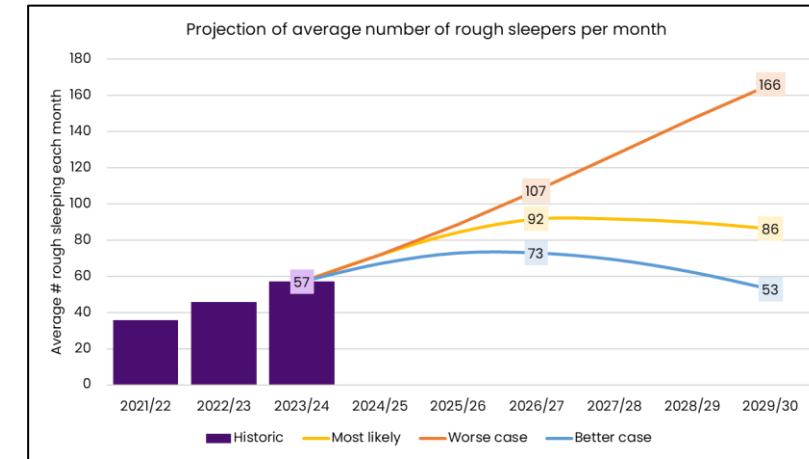
## 1. Initial approaches



## 2. Households in Temporary Accommodation



## 3. Rough Sleeping



### Worse Case Scenario

Follows recent national trend

### Likely Scenario

Follows medium term local trend

### Better Case Scenario

Follows recent local trend

All scenarios take previous assumptions around initial approaches, average conversion rates to TA placements; and exit scenarios outlined below:

### Worse Case Scenario

Exits plateau at the average number since 2021/22

### Likely Scenario

Exits increase at the linear trend since 2021/22

### Better Case Scenario

Exits increase at the linear trend since 2019/20

### Worse Case Scenario

Policy interventions and improvement in external factors are slow, starting at the current rate of growth and slowing by half over the period

### Likely Scenario

Assumes policy interventions slow growth to a plateau in 3 years time, and then trend reverses

### Better Case Scenario

Assumes policy interventions slow growth within 2 years, and rapidly reverse

# Service provision in Hastings

- **Statutory partners:** Housing is integrated in community-based models across health, mental health and care services. Ongoing work has increased integration between housing and Public Health as part of a shared ambition to reduce inequalities. Health partners have identified gaps in accommodation provision with ongoing support as a barrier to hospital discharge. There are a range of joint working/ co-location arrangements including housing and mental health support workers employed by SPFT, a Band 7 Mental Health Nurse within the RSI MDT, housing officers based at Conquest Hospital's Transfer of Care Hub; and Adult Social Care funded roles across the county.
- **Prevention services:** The use of home visiting officers has been a success. Hastings is part of a national test and learn programme, piloting the Citadel Homelessness Prevention Project (Housing Justice). This provides volunteer-led homelessness prevention, community integration and tenancy sustainment support. There is an intention to update Duty to Refer protocols with partners. Hastings receives public health funding for prevention outreach roles, seeking to fill a capacity gap in additional wellbeing support to address some of the upstream causes of homelessness. There is an intention to create a county-wide homelessness prevention service from April 2026.
- **Support services:** East Sussex Wellbeing and Employment Service (ESWE) is a housing and wellbeing initiative aimed at addressing the complex needs of individuals facing homelessness. The service was launched in June 2021, and an NIHR evaluation found that the service had a positive impact on customers' wellbeing, particularly in areas of mental and physical health, social isolation, lifestyle behaviours, and employability. There are a range of targeted projects and support services provided in the Borough (see page 9).
- **People with multiple and compound needs:** The county has clear priorities for people with MCN, and is part of the pan-Sussex Changing Futures programme. Good practice principles are evidenced in local provision: door is always open, assertive outreach, shared care planning, flexibility e.g. CGL, Changing Futures, RSI; and BHT housing related floating support. Challenges have been identified around flexibility and shared responsibility, alongside lived experience involvement. There is an intention to build on existing examples of effective joint roles and multi-agency pathways, to develop an integrated service model for people with MCN.

# Accommodation provision in Hastings

- **Temporary Accommodation:** The majority of TA is sourced from privately owned temporary accommodation providers, paid for on a nightly paid basis. There are in the region of 20 providers that the Council place with on a regular basis. There are intentions for a shared approach to the procurement at the County level. The Council are looking to imminently sign an agreements for additional units. There is a substantial **Acquisitions Programme** underway, which will include TA units to reduce reliance on nightly paid forms. There is currently limited capacity for proactive inspections of temporary accommodation, with intentions to develop a county-wide policy and a quality standards framework for all TA provision within Hastings.
- **Supported housing:** There is unanimous agreement that there is a shortage of supported accommodation options across East Sussex and Hastings, and a shortage of affordable settled accommodation for move on from supported housing settings. These challenges will be exacerbated by the significantly reduced funding for the housing related floating support service from October 2025 (provided by BHT Sussex and funded by ESCC), and the projects at Priory Avenue and Bal Edmund. Hastings made 276 referrals into the floating support service in 2023/24. The forthcoming Single Homelessness Accommodation Programme (SHAP) units will help address some of the unmet need.
- **Social housing:** Move on accommodation is often not recorded when people leave TA, but of those recorded there has been a significant increase in people moving into settled social housing. Last year this was 38% higher than the previous peak in 2020/21, and six times as many households left TA into social housing compared to the private rented sector. Whilst more people have been waiting longer in TA for social housing, the overall number of social lettings has changed very little over the past 6 years. It would take 6+ years for all those currently in TA to receive social housing at the current rate. The change has therefore been the proportion of lettings going to statutory homeless households which, now account for most lettings (75% in 2024/25).
- **Private rented sector:** The private rented sector is comparatively large in Hastings, and accounts for 28.7% of all stock. Local Housing Allowance (LHA) has failed to keep pace with rising rents locally. There is an intention to introduce a PRS selective licensing scheme, and commitments within the East Sussex Housing Partnership Strategy to establish a network of private sector landlords and agents to support cross sector working. This will include a shared incentive package to improve sustainment and access to accommodation for people in housing need. There is currently no formal Private Rented Sector Offer (PRSO) policy for discharging statutory homelessness duties within the private rented sector.

# Hastings system: services and accommodation

## VCSE Support Services

- Seaview Project
- FSN
- East Sussex Veterans Hub
- Southdown
- CGL – STAR Drug & Alcohol Service, Domestic Abuse Service
- The Links Project
- Warming Up the Homeless
- Sussex Community Development Association
- ESTAR Project & Homeless Prevention Employment Support (HPES)
- Xtrax Young People's Centre
- Stonepillow
- Hastings Advice and Representation Centre
- Hope Kitchen
- St John Ambulance Hastings Homeless Service
- Hastings & Rother Furniture Service
- Housing Justice

## Additional accommodation

- c. 20 providers of private temporary accommodation
- c. 3,500 private landlords in Hastings
- Criminal Justice (CAS 1/2/3 accommodation across Kent/ Surrey/ Sussex)



## Statutory services

- Hastings Borough Council
- East Sussex County Council
- NHS Sussex
- East Sussex Healthcare NHS Trust
- Sussex Partnership NHS Foundation Trust (SPFT)
- East Sussex Probation Service
- Sussex Police

## Registered Providers with stock in Hastings (may also provide support services)

- BHT Sussex
- Southern Housing (formerly Optivo)
- Orbit Housing Association Limited
- Places for People Homes Limited
- Stonewater Limited

## Providers of "category 1" specified supported exempt accommodation in Hastings

- Aspens Ltd
- Brighton Housing Trust (BHT)\*
- Emmaus
- Orbit/ Mencap
- Nacro Bass
- Salvation Army\*
- Sanctuary HA\*
- Sussex Central YMCA (YMCA DLG)\*
- Transom Trust
- Chapter 1

\*Some, if not all, provision is local authority commissioned

# Key recommendations for housing strategy

As highlighted throughout this review, there are a number of activities/ actions already planned at both the Borough and County level to help further prevent and tackle homelessness in Hastings. Insights from this review suggest the following should be prioritised in the strategy:

- 1. Relentless focus on the Private Rented Sector** as the growing source, and necessary solution, to homelessness within the Borough. The Council's recent successes include increasing the proportion of social lettings to homeless households, and more people approaching the Council for help at an earlier stage. But there is limited room for further material improvement in these areas (e.g. 75% social lettings went to statutory homeless households last year). With six times as many households leaving TA into social housing compared to the private rented sector, and approaches from those living in PRS accommodation increasing 35% on pre-pandemic levels, the sector is the key to achieving the better case scenarios outlined in the future projections. There are obvious reasons behind these trends, such as levels of Local Housing Allowance and the forthcoming Renters' Rights Bill. This is even more reason to focus on the sector, and this is already a priority within the East Sussex Housing Partnership Strategy.
- 2. Increase the range of accommodation with support options.** This is not unique to Hastings, and to a large extent determined by the national funding settlements from 2026/27, but there should be clear intentions to maximise all levers to develop and grow the housing with support pipeline. There is a notable cohort that require medium/ higher level intensities of support, ideally in their own "general needs" tenancies. There is an additional need to explore ways to mitigate the impact of the floating support reductions.
- 3. Build on existing good practice, and work closely with the East Sussex Housing Partnership to deliver on the range of intentions.** There are a range of good practice examples and service outcomes to build on within the Borough and County, including a robust governance framework. The scarcity of public resources increases the importance and value of working across the County, and with neighbouring authorities. Both the Borough Council's and Housing Partnership's aims are wide ranging and in line with good practice/ evidence to tackle homelessness. Hastings' Housing Strategy should provide clarity on where there is alignment with the Housing Partnership, who owns what; and plans for how the stated aims will be coordinated and delivered.

# 1. Local strategic Context

# Related strategies relevant to homelessness

- The current **homelessness & rough sleeping strategy (2019 – 2023)** for Hastings had three priorities: 1. reduce rough sleeping, 2. minimise use of emergency accommodation by improving access to housing solutions, 3. adapt services to meet local need. There is no existing action or delivery plan
- There are established partnership links to health and a housing through the **Sussex health and care system's strategy** and the **East Sussex Health and Wellbeing Board strategy**
- **East Sussex Housing Partnership Strategy 2025 – 2032:** Aims around homelessness prevention, the private rented sector; and the integration of housing, health and care. The strategy calls for a collaborative, integrated approach to service delivery, including jointly commissioned activities
- **2021-24 Pan-Sussex Strategy for Domestic Abuse Accommodation and Support.** An updated needs assessment and strategy is being presented to the Pan-Sussex DA Board for sign-off in July 2025. The current strategy estimated that in Hastings there were: 2,683 female victims per year, 1,182 male, and 3,437 children
- **Health & Housing Director of Public Health Report 2019/20.** East Sussex are moving forward to integrate teams that contribute to health, housing and care. The 2019/20 report outlines how housing and homelessness impacts health. Hastings has 23 Core20 neighbourhoods (representing the most deprived 20% of neighbourhoods nationally), with a population of approximately 39,500. At 43% of the population, this is double the next highest Integrated Community Team in Sussex

# Local governance: housing and homelessness (1/2)

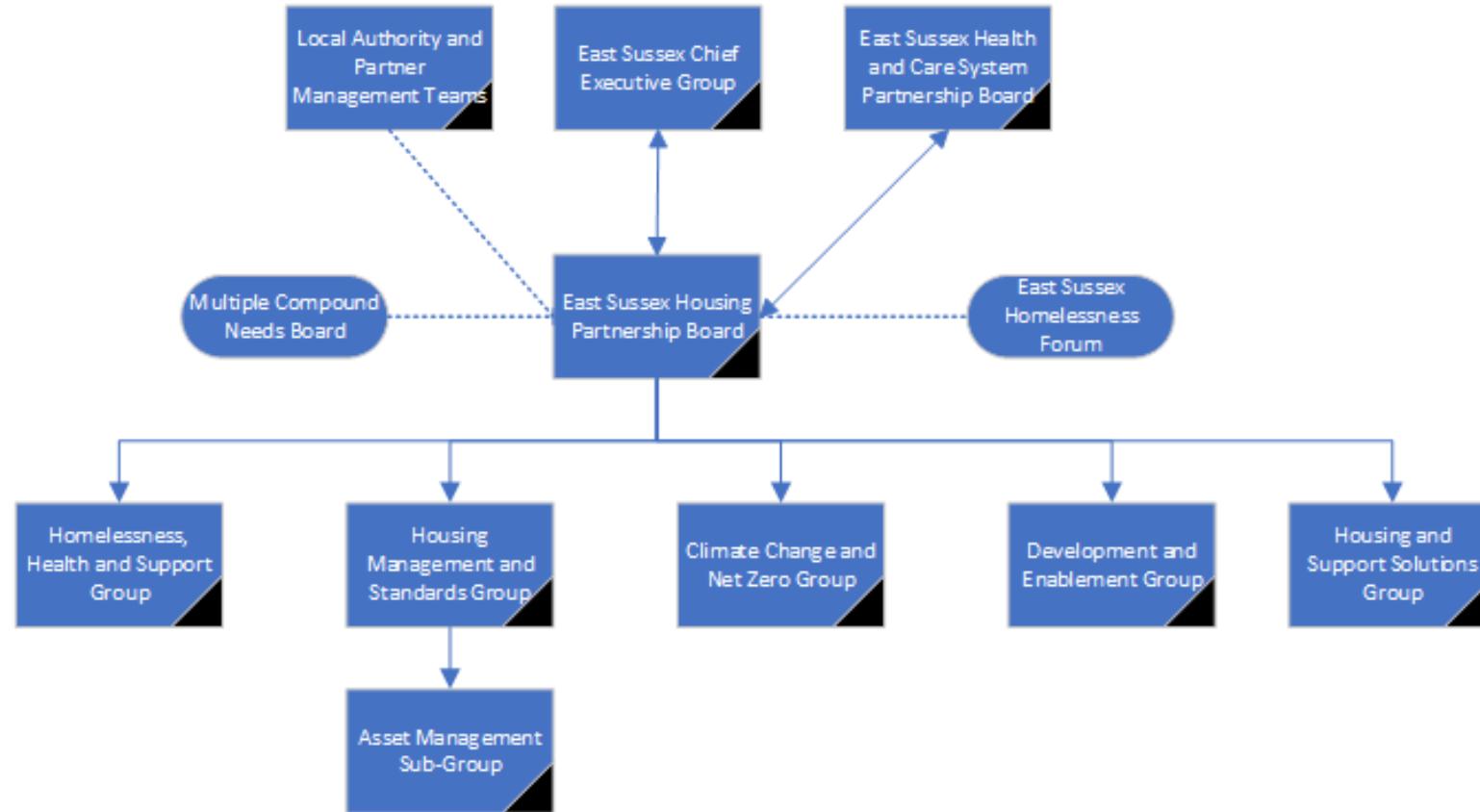
- **East Sussex Housing Partnership Board:** East Sussex Housing Partnership Board is a multi-agency group comprising the five local housing authorities, housing providers, health and social care partners, the VCSE, Probation and representatives of the Ministry for Housing, Communities and Local Government and Homes England. The purpose of the Board is to set and communicate the strategic vision for the housing sector in East Sussex. The Board has formed a series of specialist groups including Development and Enablement, Housing Management and Standards; and **Homelessness, Health and Support** (meets bi-monthly and chaired by public health). The board also has links to the wider partnership network including the Housing Solutions Group, Multiple Compound Needs\* Board and the East Sussex Homelessness Forum. The specialist groups are intended to draw on representatives from the broader sector and support closer management-level integration.
- **East Sussex Homelessness Forum:** Meets quarterly and is chaired by Homeless Link. Representation from across the statutory and VCSE sectors.
- **Multiple Compound Needs Board:** meets quarterly and provides oversight of the Rough Sleeping Initiative (East Sussex) and Changing Futures Programme (pan-Sussex). Formed to lead a whole system approach to supporting people with multiple compound needs, and embed learning from the above programmes. The Board reports to the **East Sussex Safer Communities Partnership, the Health and Wellbeing Board, and the Pan Sussex Changing Futures Strategic Sponsors Group**. The **RSI Operational Management Group & Finance/ Commissioning Board** report into the Multiple Compound Needs Board. Governance and reporting is via the **Health and Care Executive Delivery Group**, as well as the Housing Partnership Board.
- **East Sussex Housing Options Officers Group (ESHOG):** Responsible for reporting to the **East Sussex Chief Executives Group** on the delivery of housing and homelessness services across the county.

## Related governance:

- Developers East Sussex
- East Sussex Voluntary Sector Alliance
- Multi-Agency Financial Inclusion Steering Group
- Health and Social Care Assembly
- Sussex Health and Care Mental Health and Housing Programme
- Mental Health Housing and Supported Living Accommodation Board
- Environmental Health Officers Group
- Domestic Abuse Strategic Board / Harm to Hope Strategic Board
- Lived Experience Advisory Group (Changing Futures)

\*Multiple compound needs refers to people experiencing a combination of at least 3 of the following support needs; homelessness, poor mental health, substance dependency, domestic abuse and contact with the criminal justice system.

# Local governance: housing and homelessness (2/2)

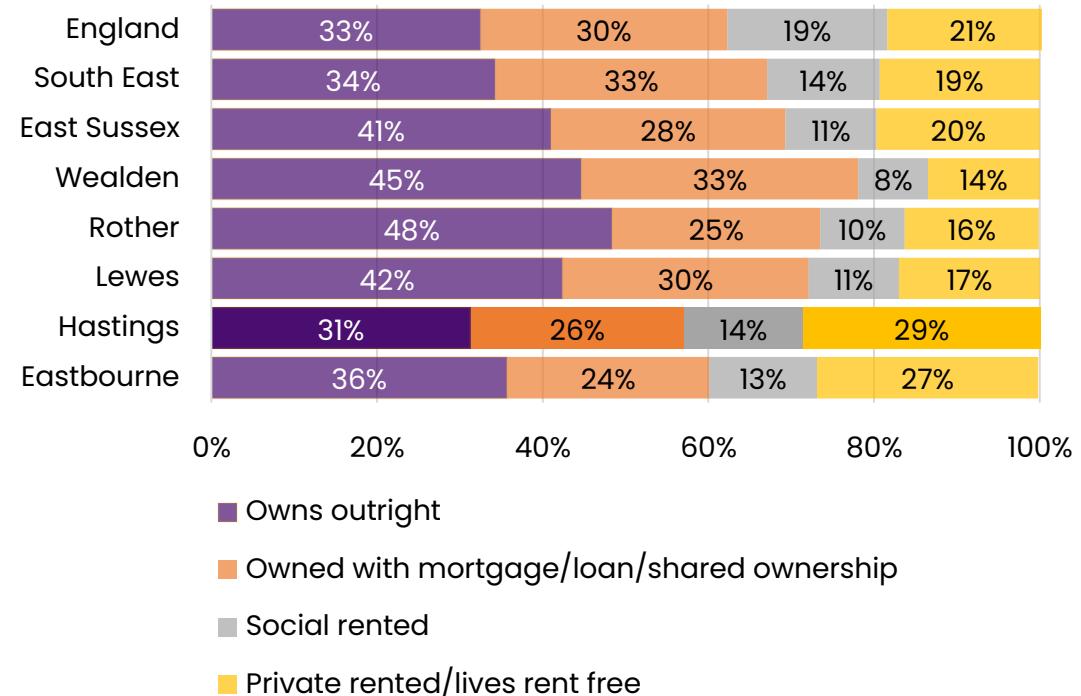


## 2. Current and future levels of homelessness

# 2011 to 2021 Census Insights

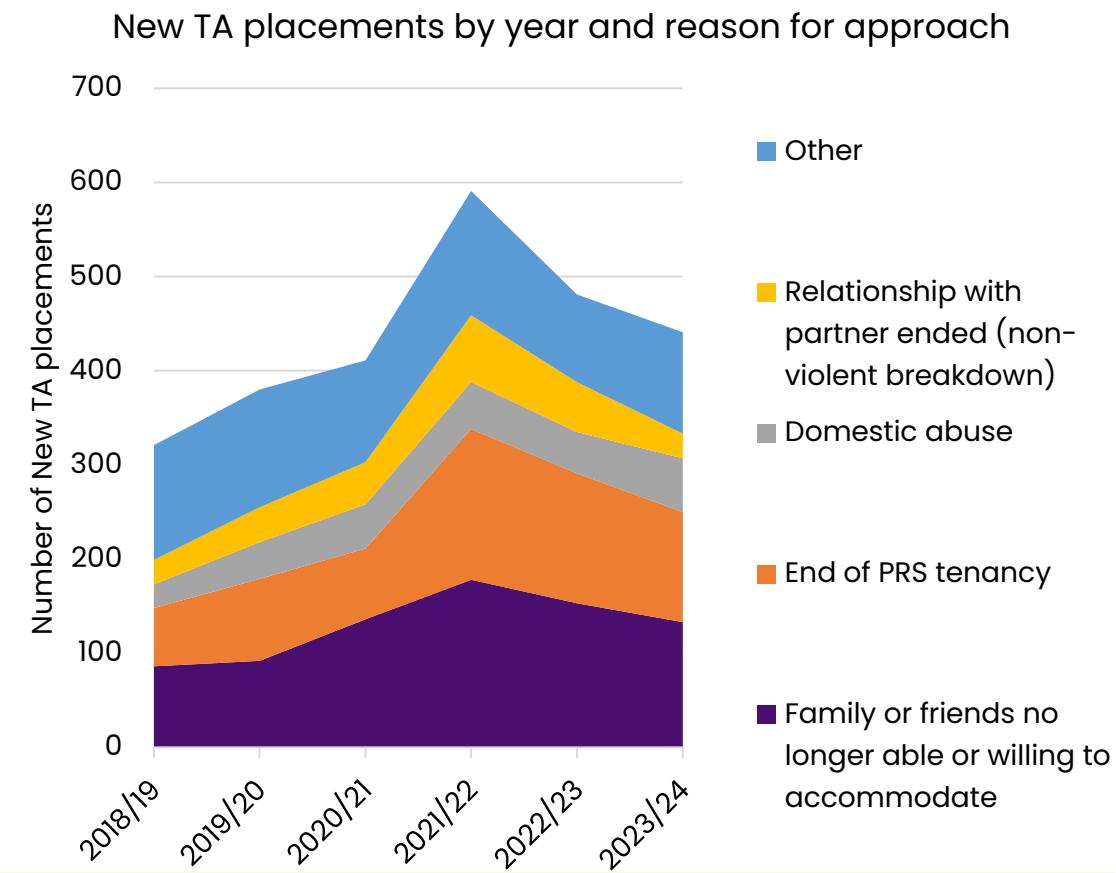
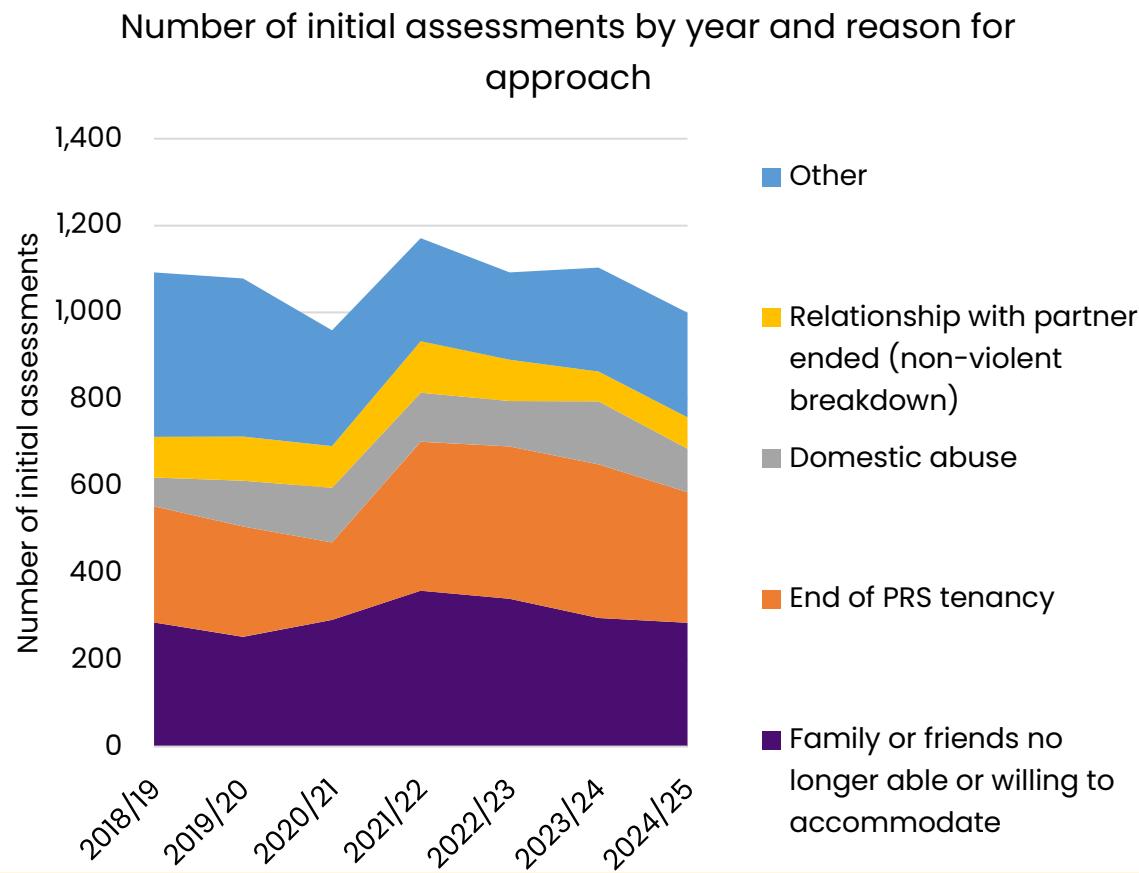
Area	2011-2021 Population Growth rate	2011-2021 Household Growth Rate
<b>East Sussex</b>	<b>3.6%</b>	<b>3.5%</b>
Eastbourne	2.3%	1.3%
Hastings	0.8%	-1.7%
Lewes	2.5%	3.6%
Rother	2.8%	3.0%
Wealden	7.5%	8.9%
<b>South East</b>	<b>7.5%</b>	<b>7.1%</b>
<b>England</b>	<b>6.6%</b>	<b>6.2%</b>

Households by tenure, 2021 census



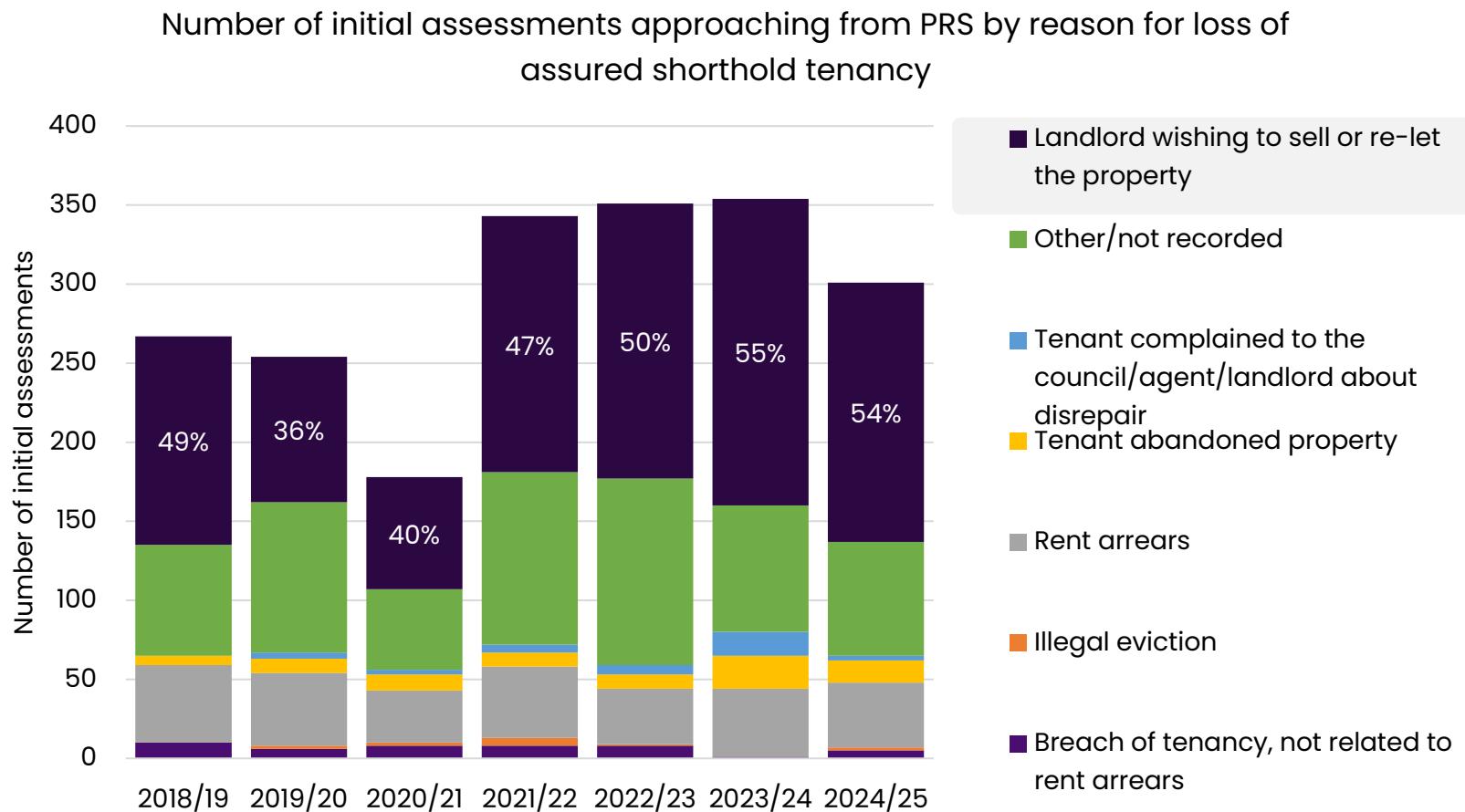
- Hastings saw a very low population growth between 2011 and 2021, and a fall in the number of households. This is significantly different to national and regional trends
- Fewer households in Hastings own their property, with a **large private rented sector**

# Initial approaches have changed little in recent years, whilst TA placements remain high

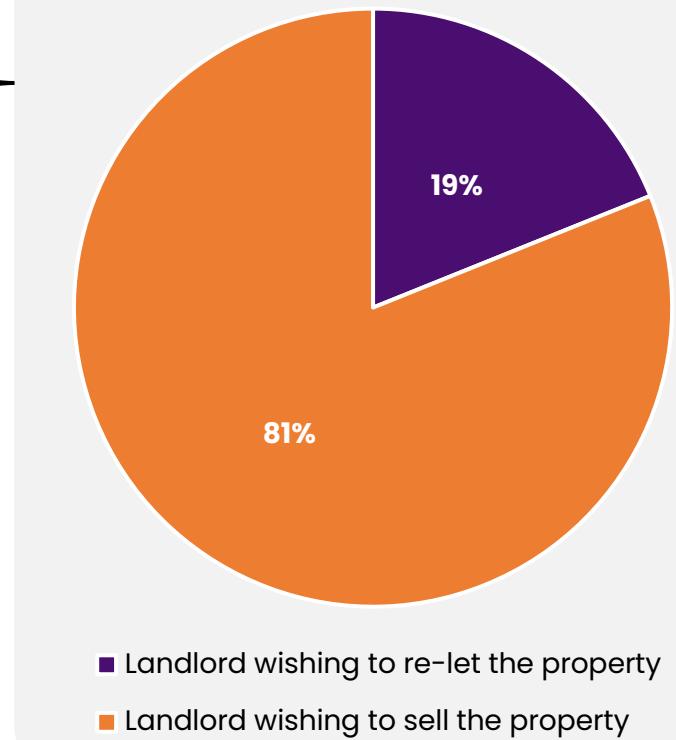


- Initial approaches peaked in 2021/22, and since then have returned to pre-pandemic levels
- End of a PRS tenancy has been a consistently bigger driver of approaches since 2021/22
- Family or friends not being able or willing to accommodate, and the end of PRS tenancies, has driven the increase in TA placements
- The stable initial assessment numbers, and increase in TA placements, suggests more households are meeting the "reason to believe priority need" threshold

# 35% increase in approaches from PRS is largely down to landlords selling

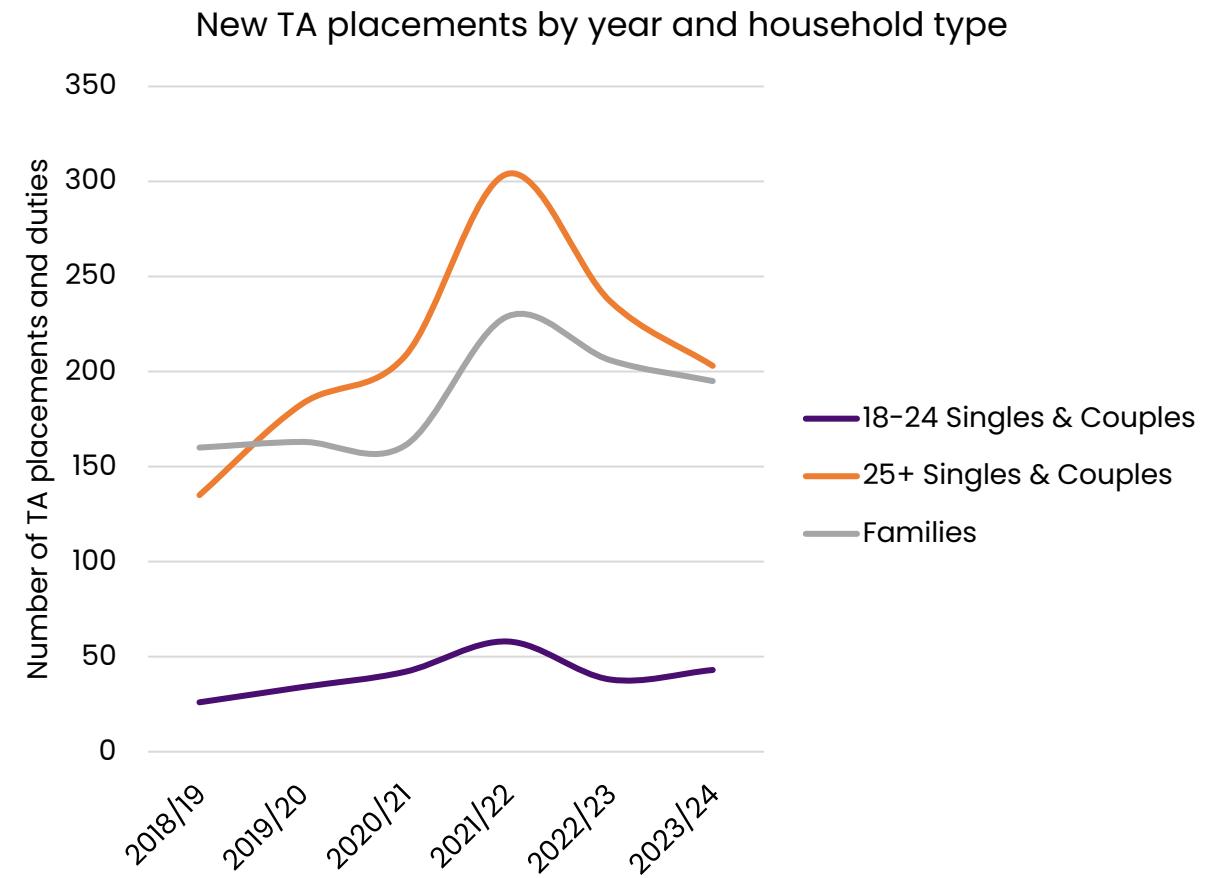
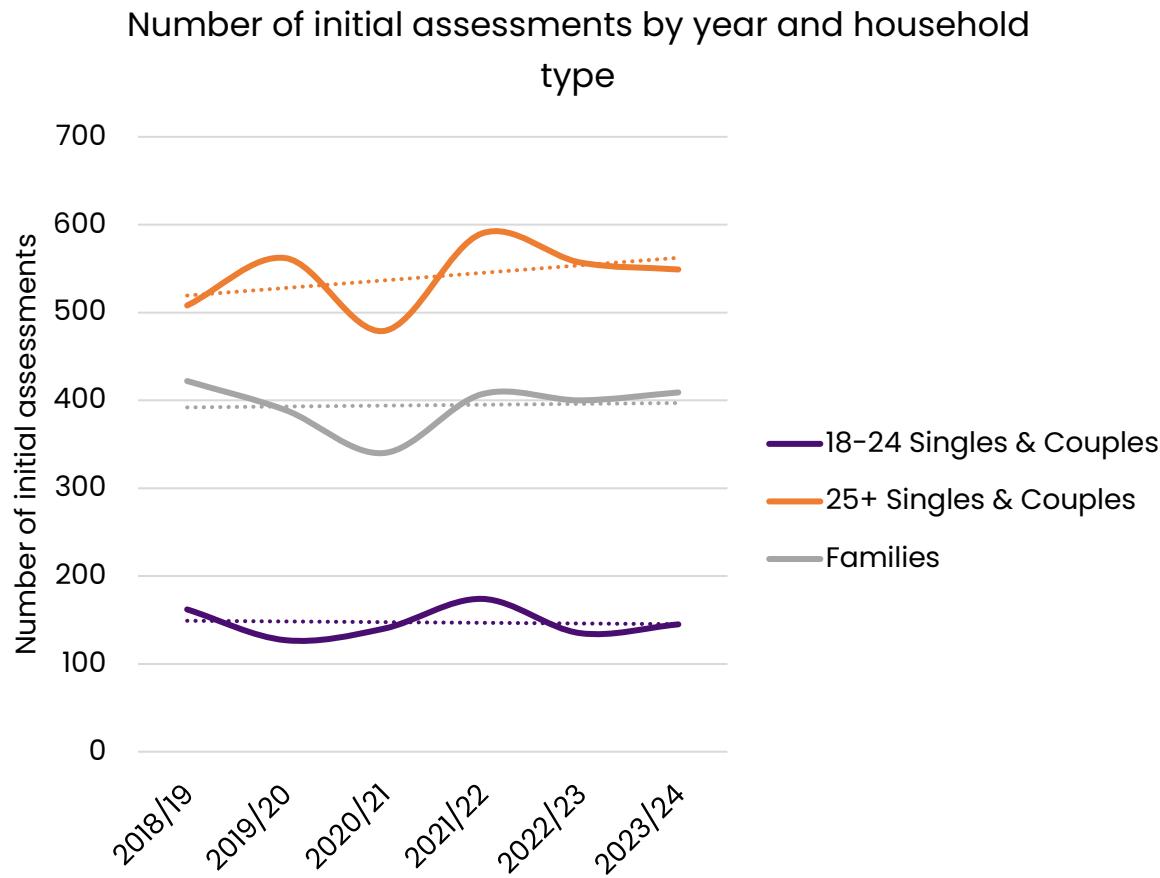


April 2024 – March 2025



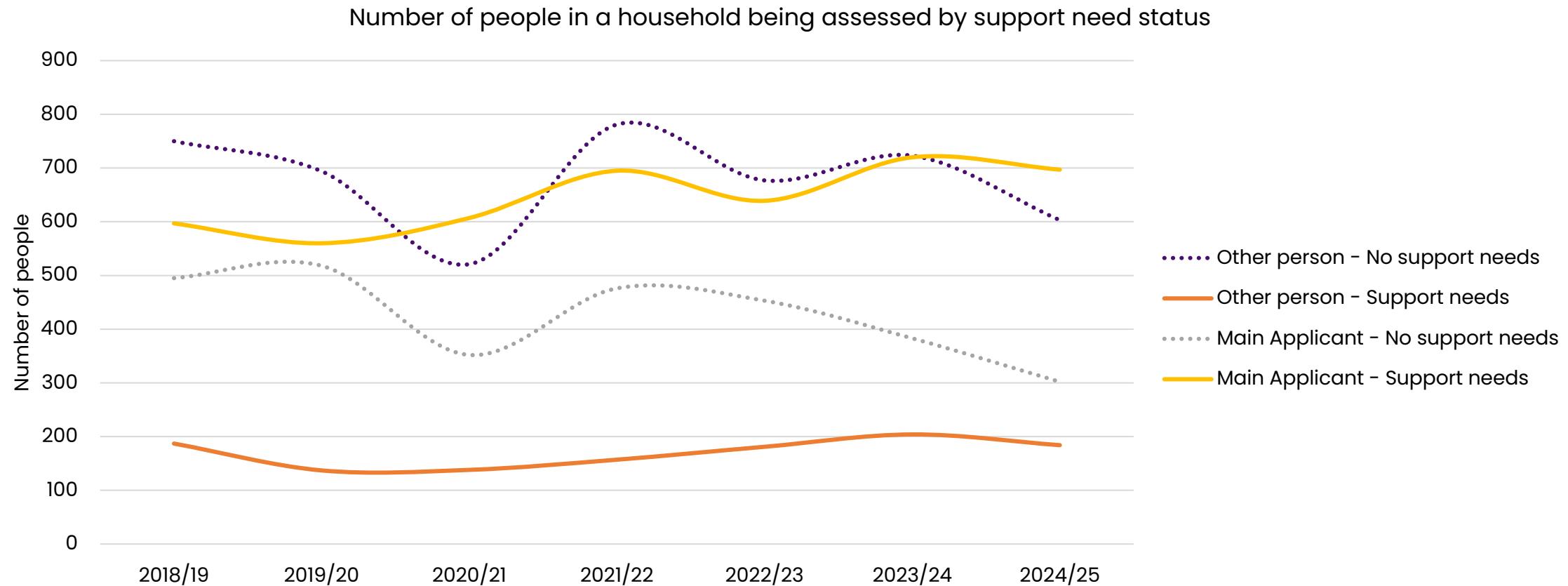
- Approaches from the PRS dipped in 2020/21 (the peak of the pandemic and stay on evictions), but are now ~35% higher than pre-pandemic levels, demonstrating a 'new normal'
- This is largely due to an increase in landlords wishing to sell or re-let their properties, and most of these (81%) represent a plan to sell

# TA placements have increased more dramatically for single households



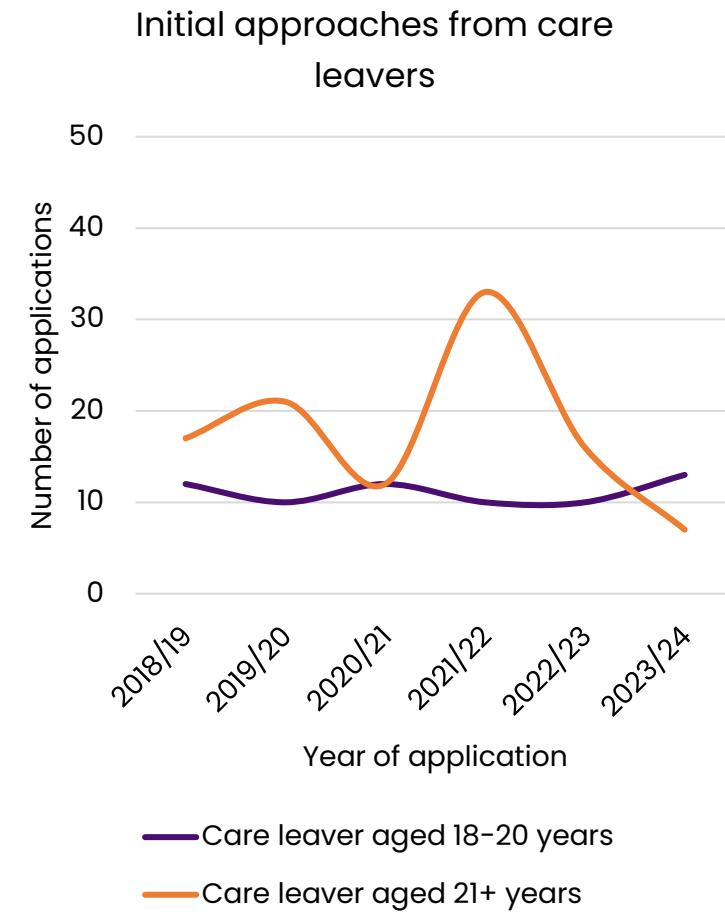
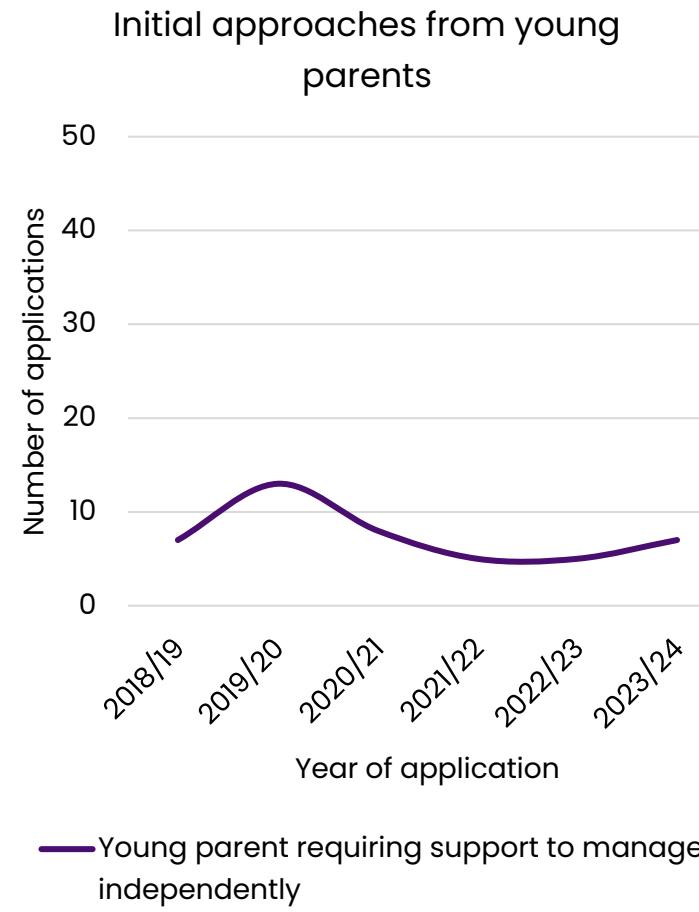
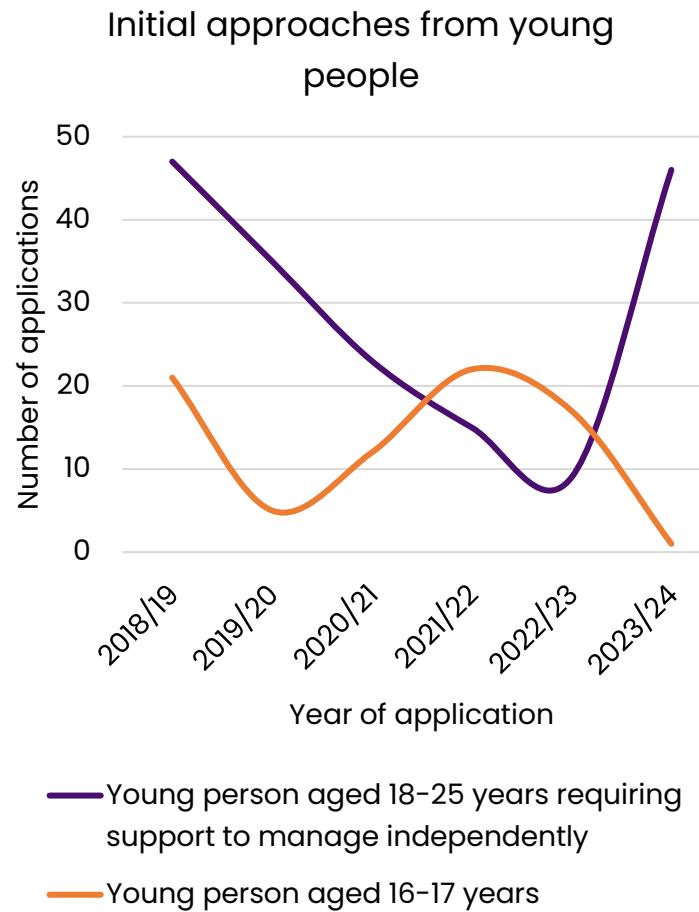
- Approaches from single households have increased 8% since 2018/19, though they have been decreasing slightly year on year since a 2021/22 peak
- Approaches from younger singles and families have fluctuated, but show no clear trend
- Compared to 2018/19, the 'new normal' for TA placements has increased 65% for young people, 50% for 25+ singles; and 22% for families

# The number of households with assessed support needs is increasing

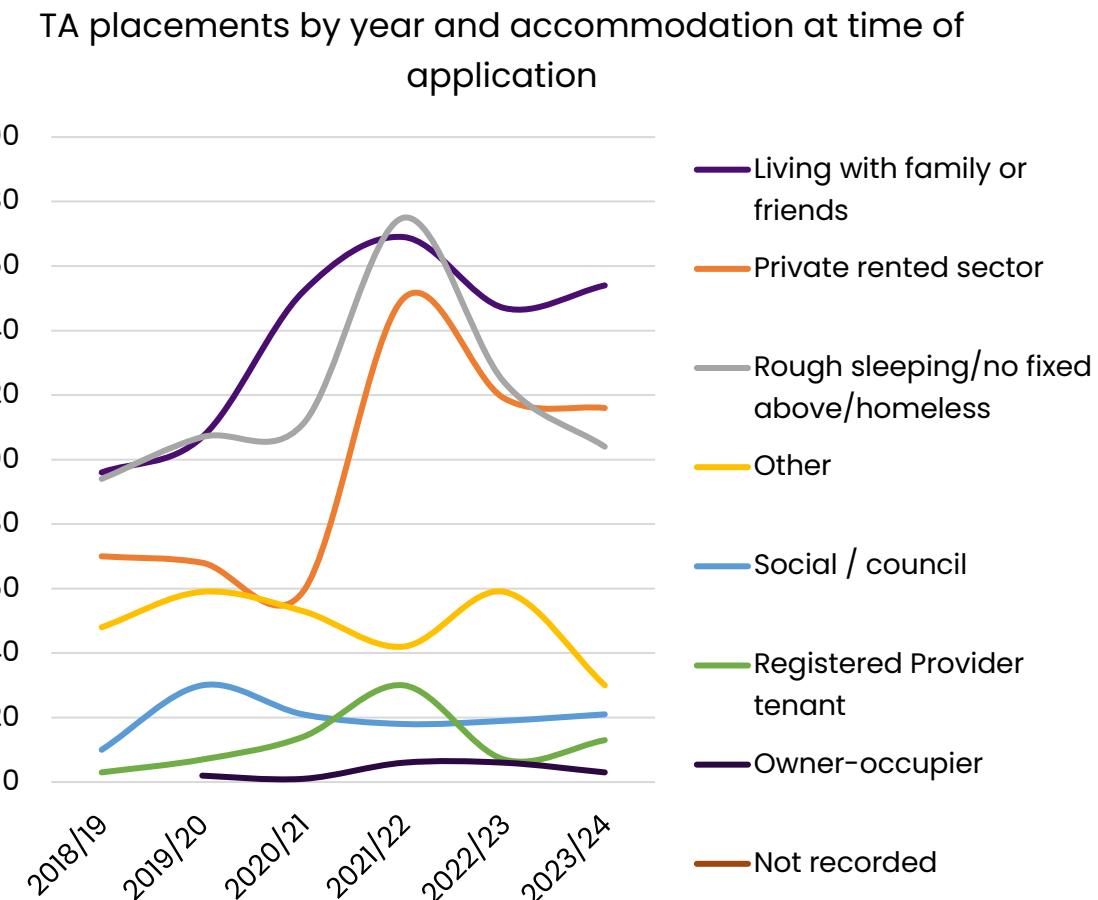
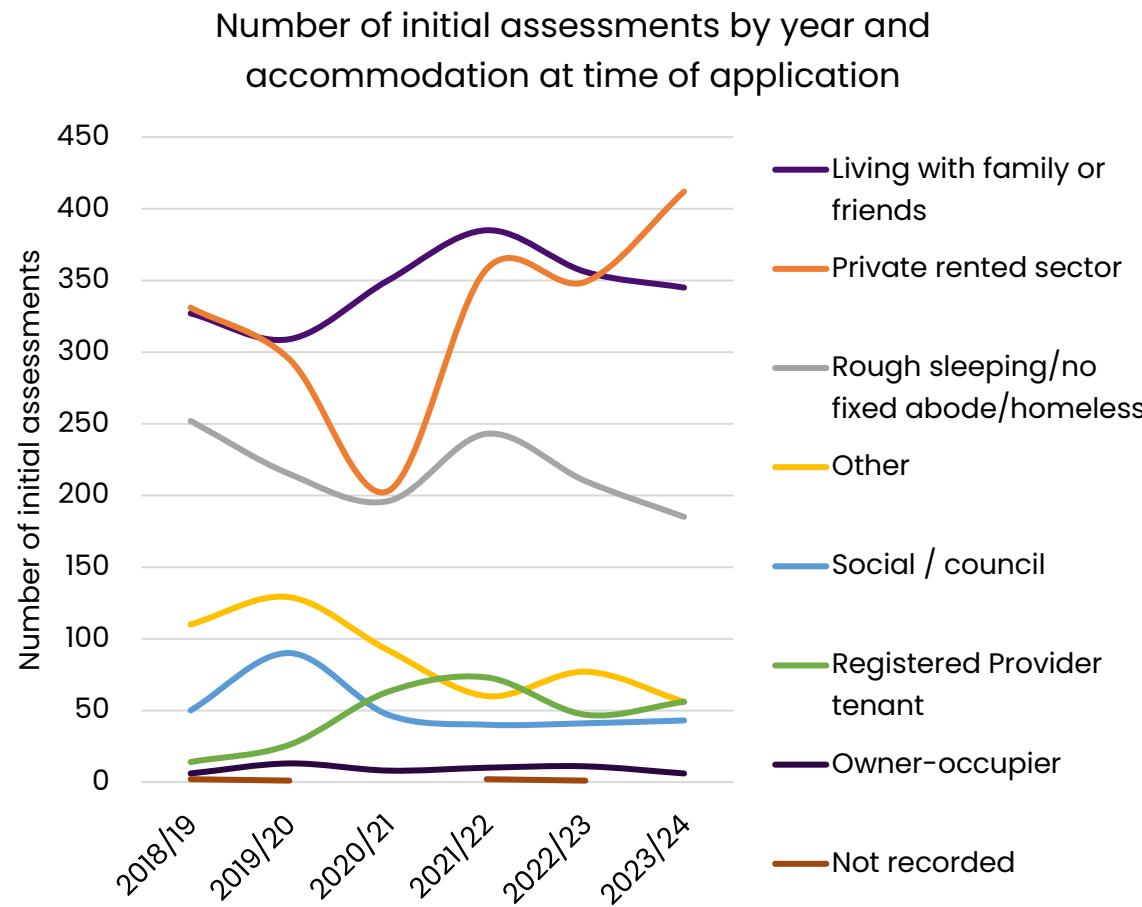


- There has been an increase in the number of households with assessed support needs, predominantly due to an increase in main applicants with support needs
- Further analysis has shown this is driven by both increases in single people, and main applicants within families

# Young people (with assessed support needs) have fluctuated in recent years



# TA placements from those within the PRS have doubled since 2020/21

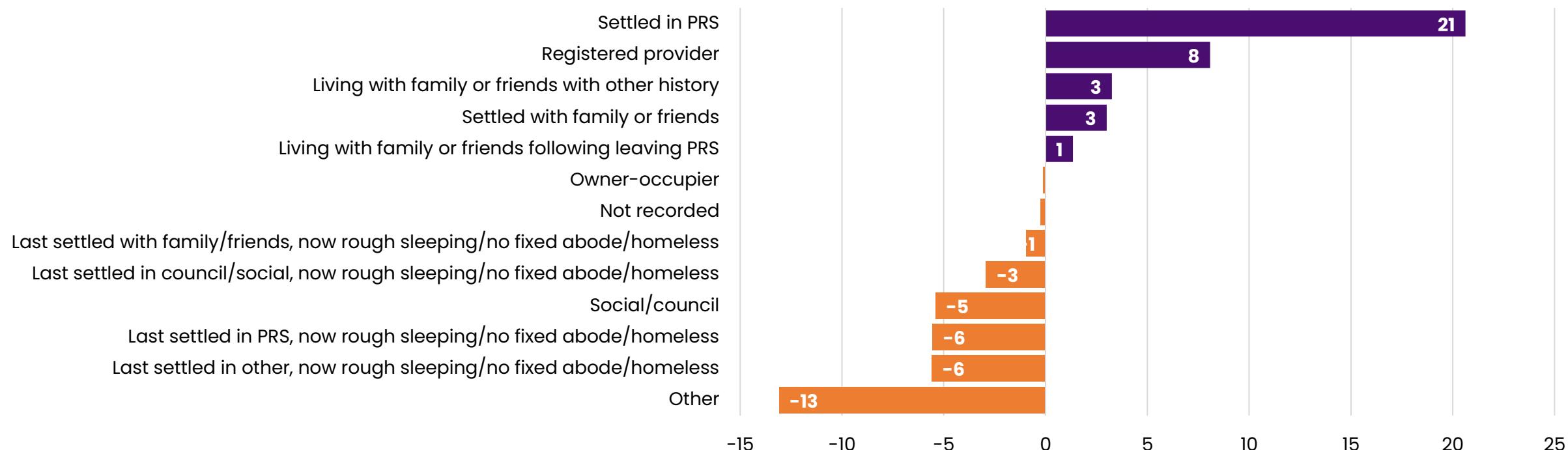


- Approaches from those living in PRS accommodation at the time of application overtook those living with family or friends in 2023/24
- The number TA placements from those accommodated in the private rented sector has doubled since 2020/21

# Approaches are increasingly less likely to come after a period of homelessness

Combining data on “last settled accommodation” and “accommodation at the time of application” gives us a better sense of the housing histories of those presenting.

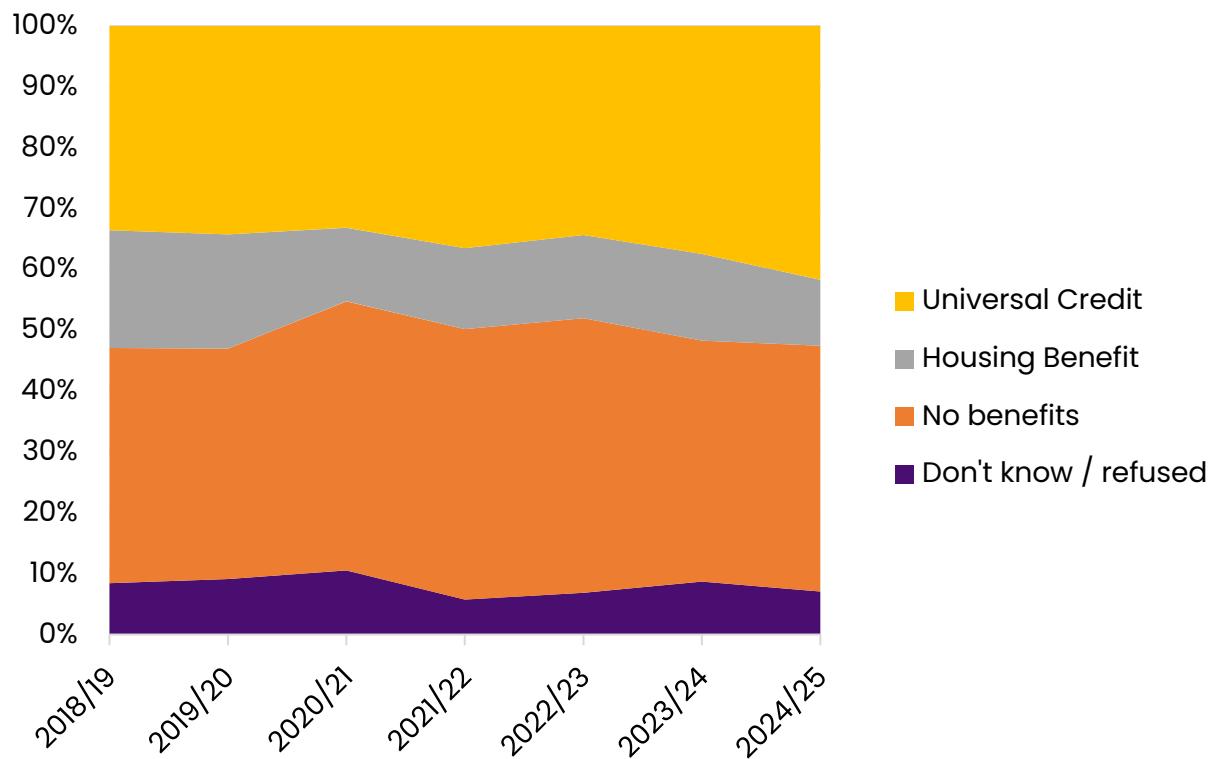
**Typical annual change in number of approaches by current and last settled accommodation at time of application, 2018–2024**



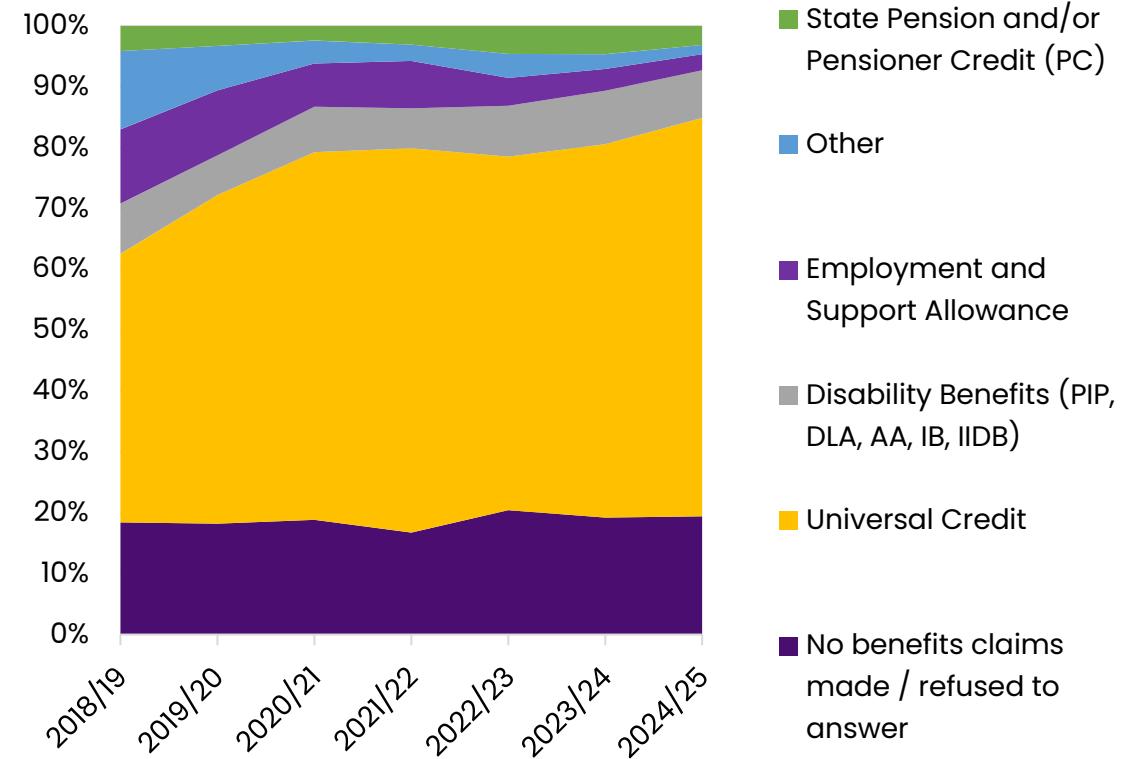
- There has been a marked increase in applications from those settled in the PRS or with Registered Providers of social housing
- Fewer applicants are recorded as rough sleeping/no fixed abode/homeless at time of application, suggesting earlier identification
- Applicants are increasingly likely to be living with family or friends at the time of approach

# 80% of households approaching receive benefits, 50% towards housing

Proportion of initial assessments by year and status of benefits towards housing costs

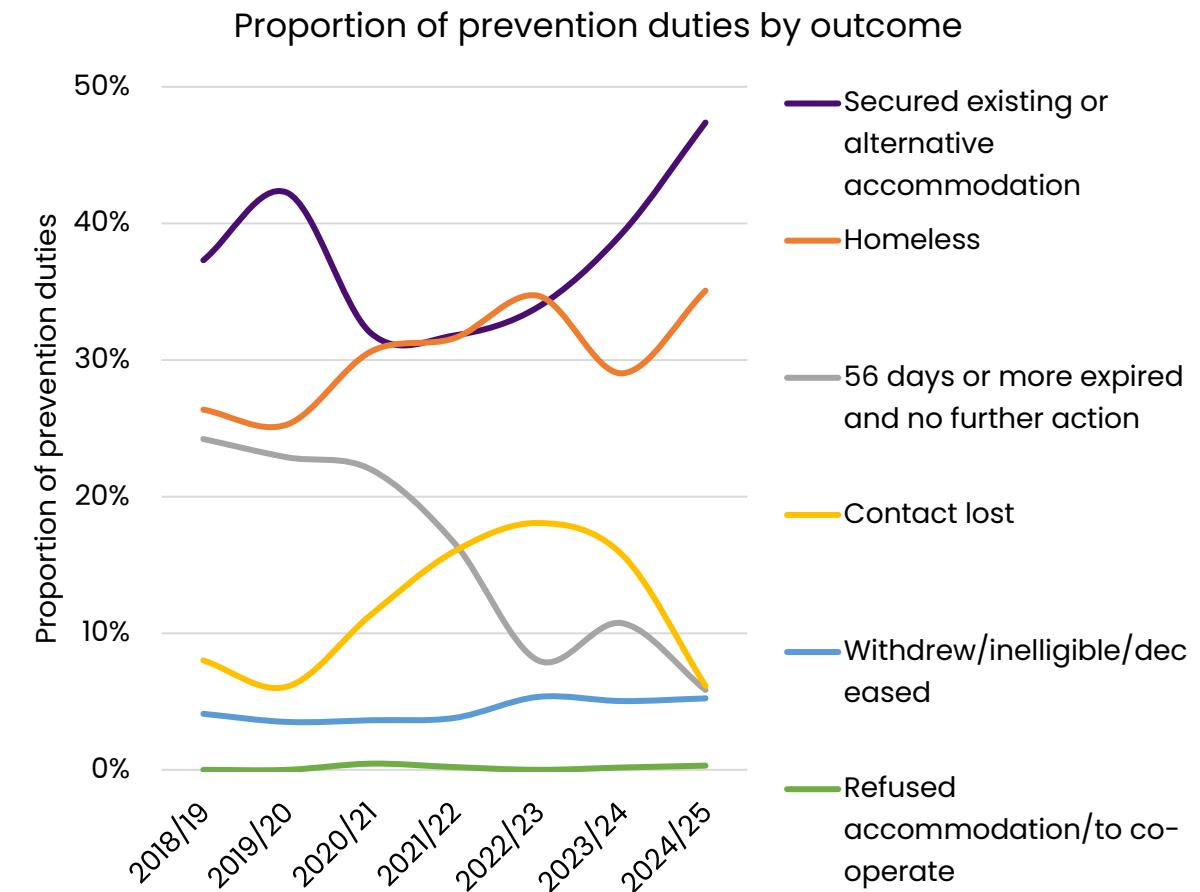
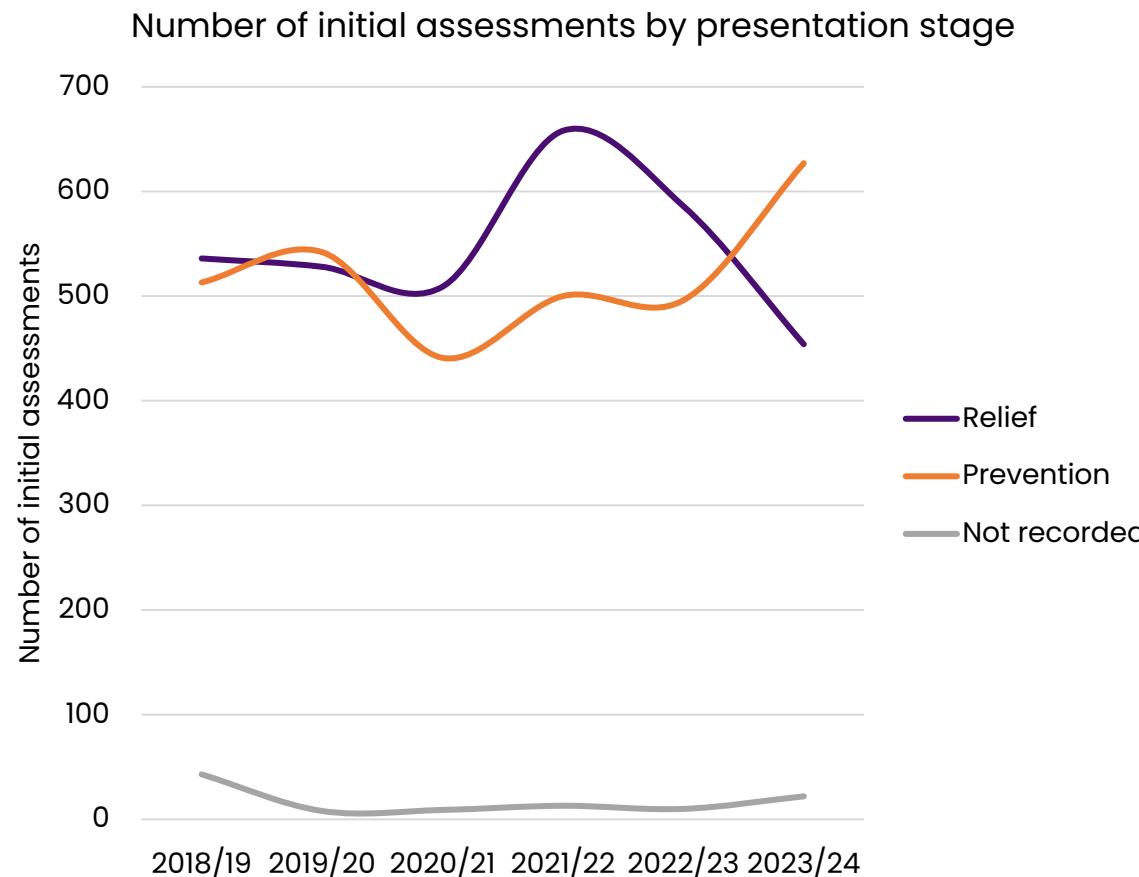


Proportion of initial assessments by year and status of benefits towards other living costs



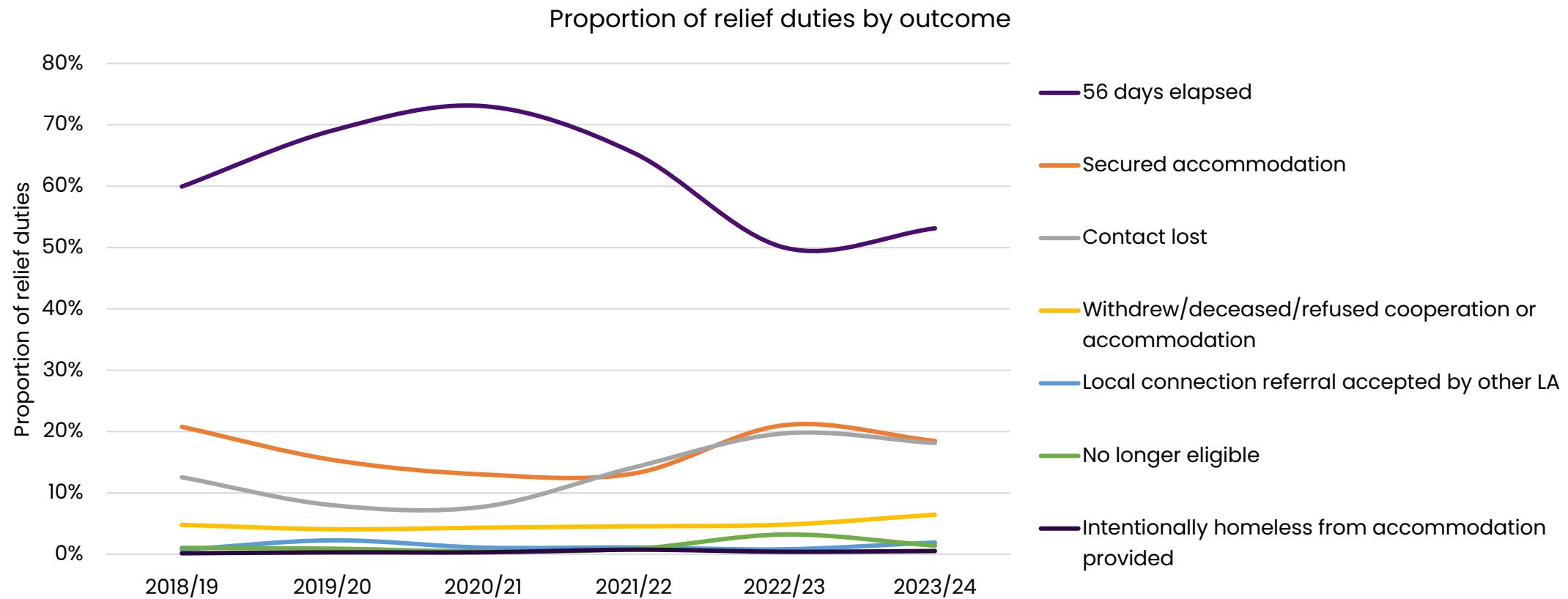
- The proportion of households receiving benefits has remained quite consistent
- Those receiving Universal Credit has gradually made a larger proportion as the service has been rolled out

# Prevention presentations overtook relief as of 2023/24



- Households presenting at the relief stage peaked in 2021/22, but have since been overtaken by earlier presentations at the prevention stage
- With the 22% increase in prevention duties in 2023/24, duties ending as a result of successfully securing accommodation increased 42%. Duties ending as a result of homelessness increased only 2%

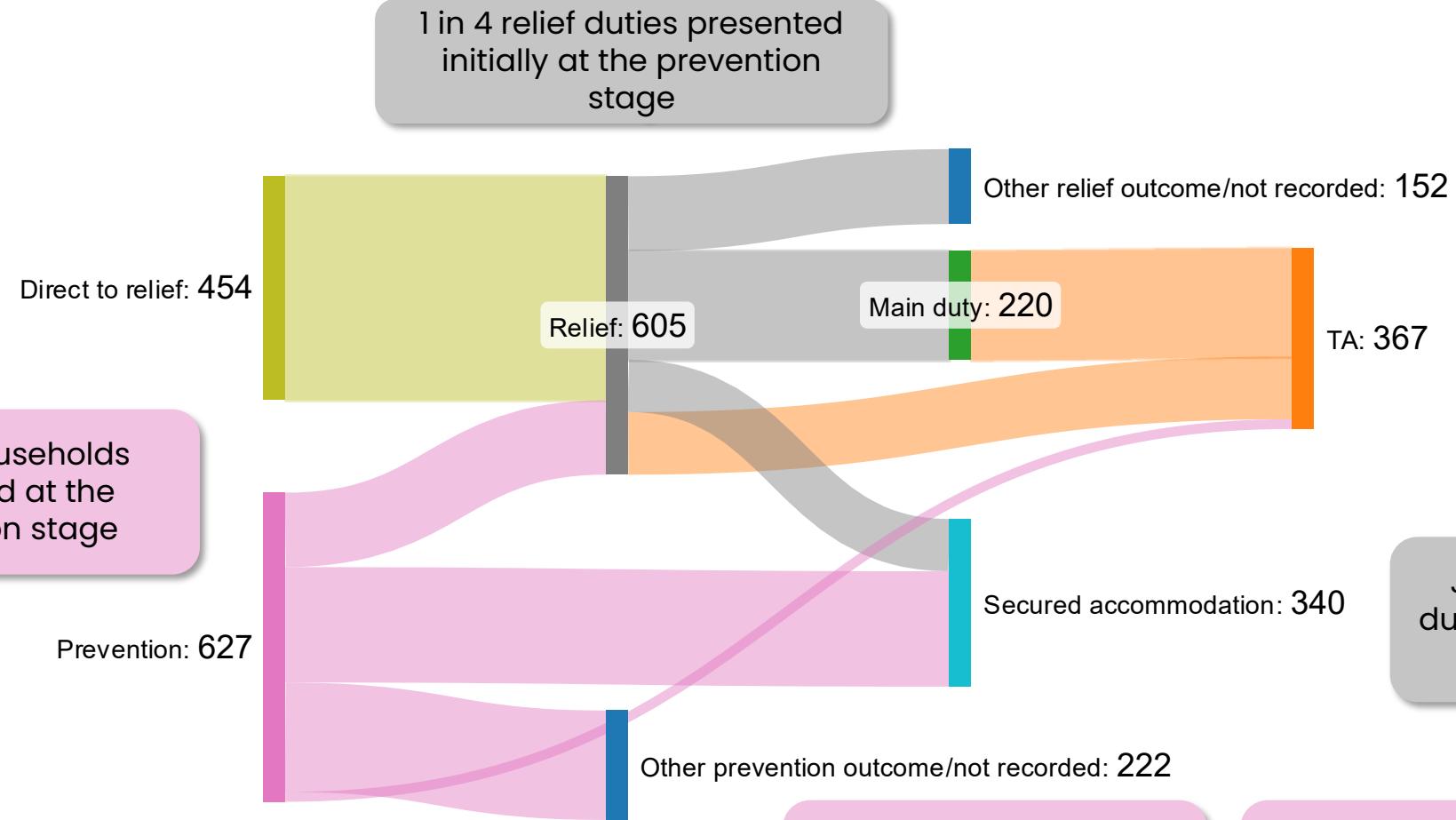
# Securing accommodation at the relief stage dropped during the pandemic, but has since recovered to 1 in 5



- In the last two years the number of relief duties ended with secured accommodation has returned to 2018/19 levels, but is still a relatively low success percentage
- The proportion ending because contact has been lost has doubled since 2018/19

# Customer journeys in 2023/24

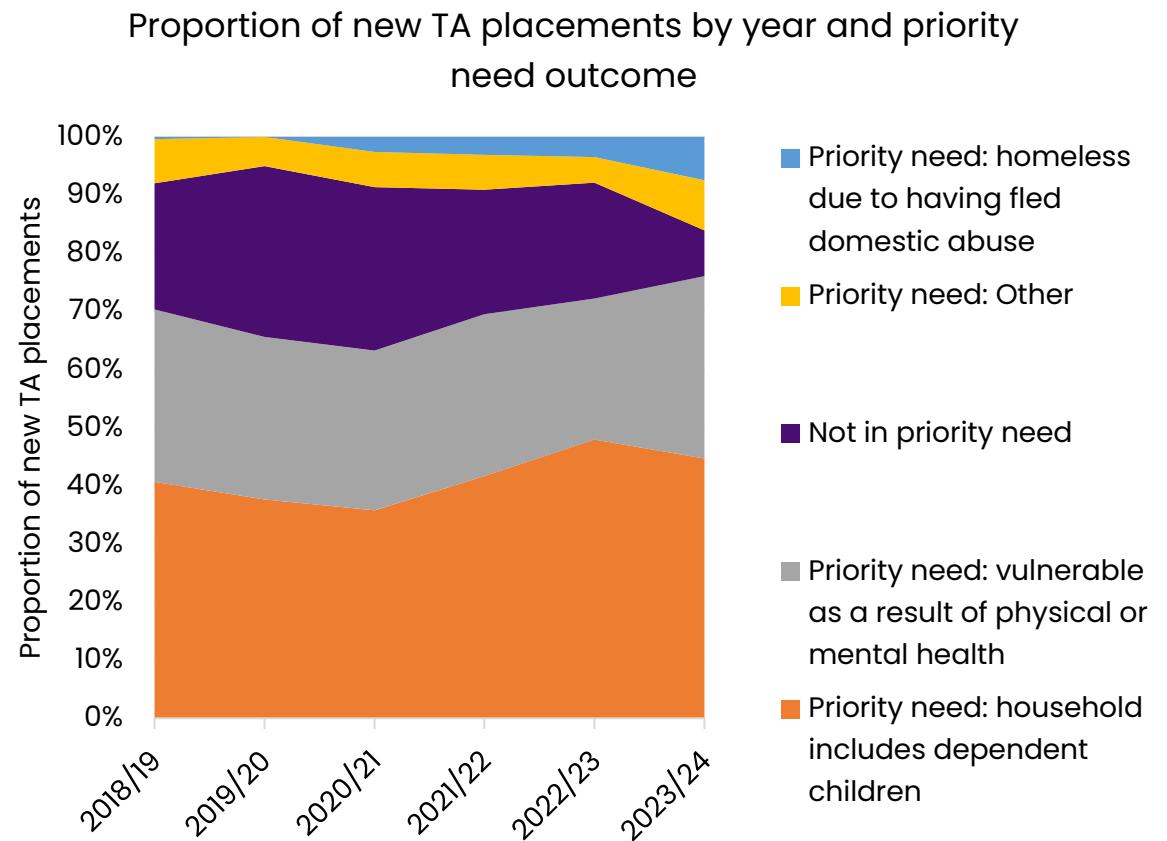
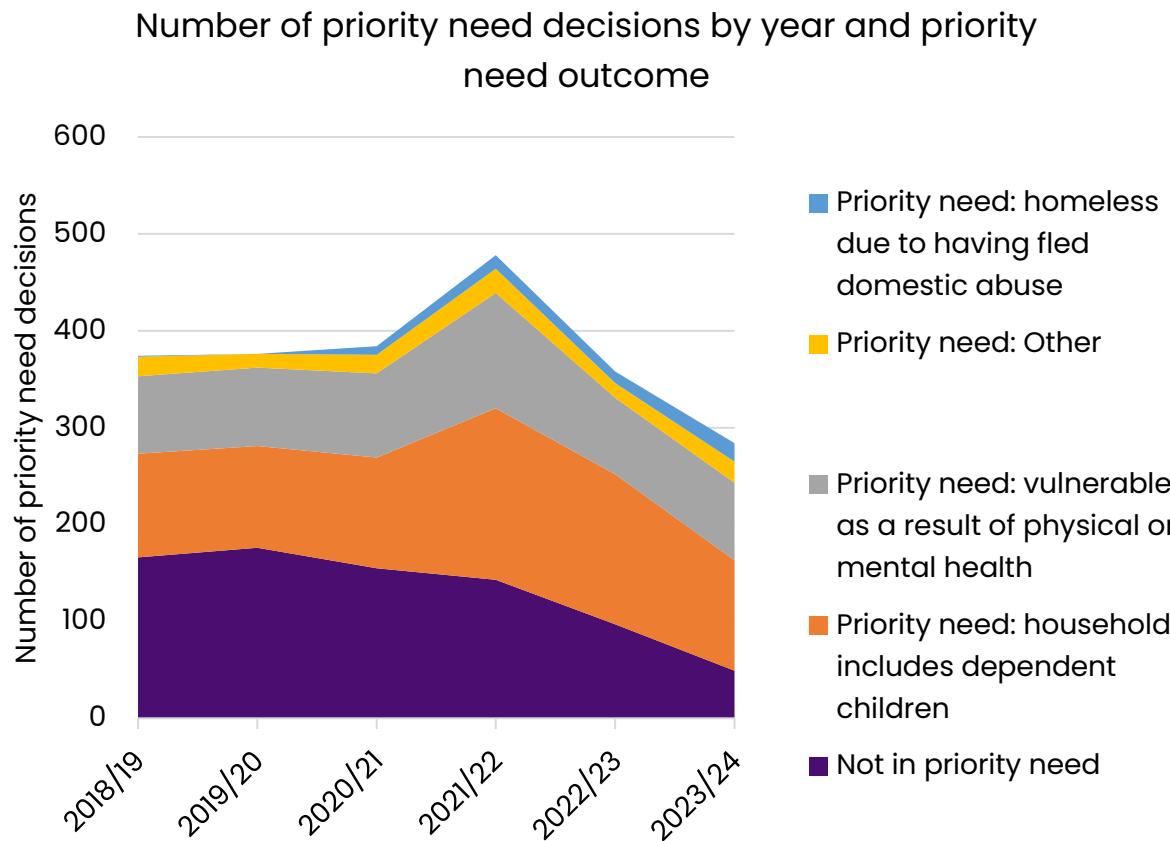
NB: TA is not necessarily sequential, and the numbers represent households placed in TA at any point during their journey



60% of households owed a relief duty receive or are owed TA

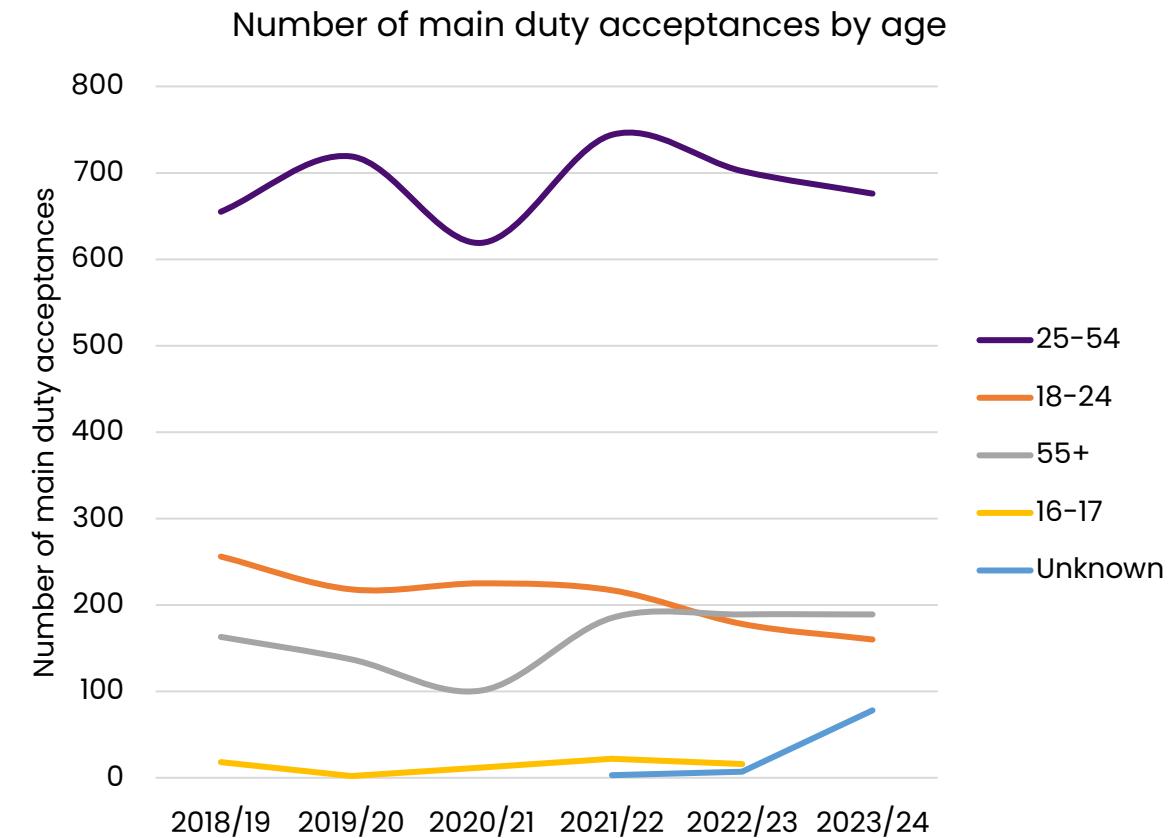
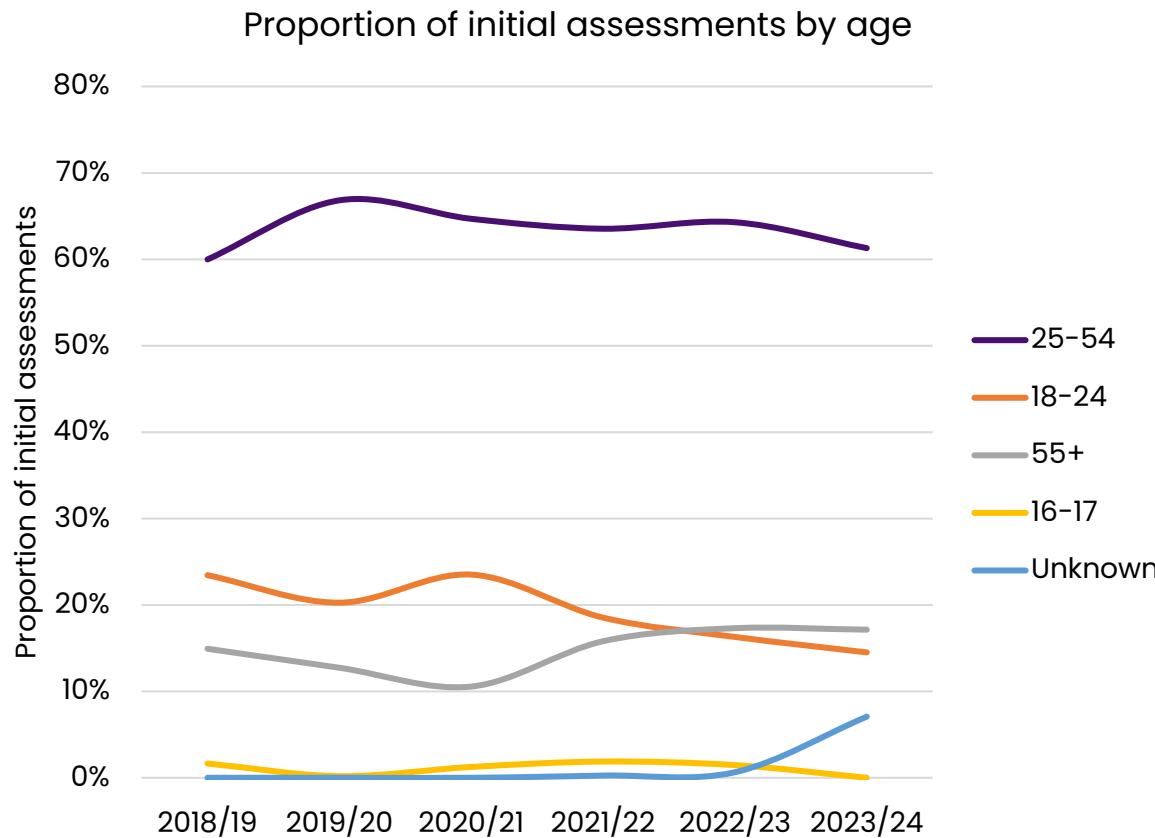
One third of them receive a negative main duty decision

# The make up of successful priority need decisions has remained consistent



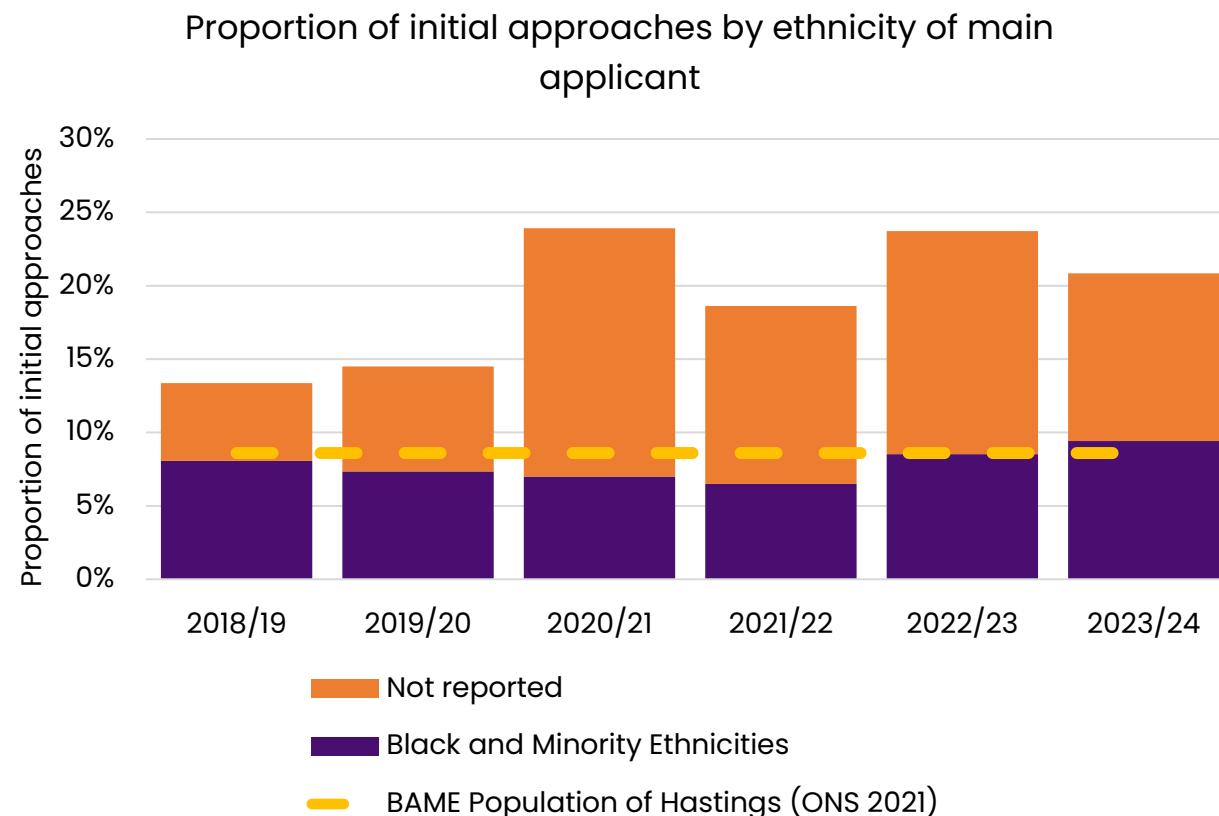
- The number of negative priority need decisions has been falling since 2019/20, 70% lower in 2023/24
- The number of priority need acceptances based on dependent children increased by 50% in 2021/22 and 2022/23, but returned to prior levels in 2023/24. This is still the main reason for priority need acceptances

# Fewer young people, and more older people, have been approaching the Council for support



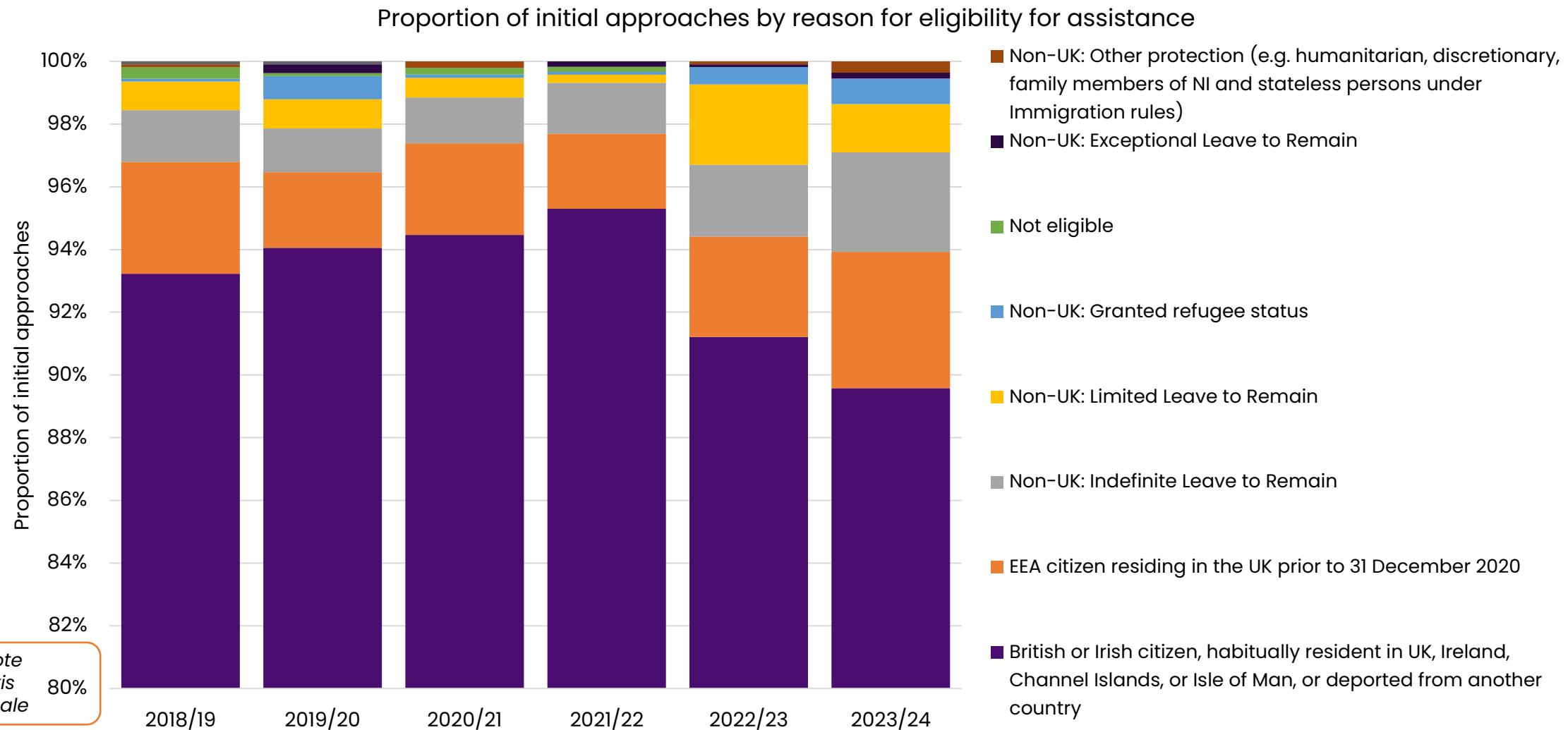
- Under-25 approaches are decreasing while over-55s are rising
- The number of main duty acceptances for over 55s has doubled since 2019/20, and overtook those for 18-24 year olds between 2021 and 2023
- This suggests interventions for young people are working, whilst older people are increasingly likely to need support

# The proportion of approaches from BAME main applicants is increasing



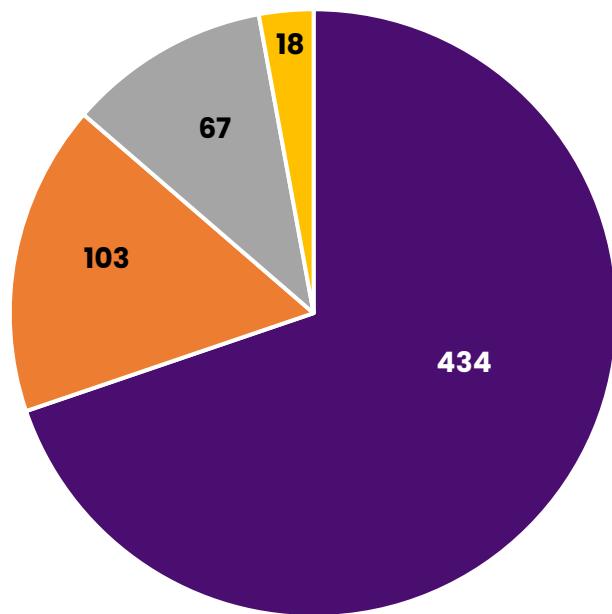
- We cannot draw any conclusions about the rate of initial approaches by different ethnic backgrounds due to the high amount of non-reporting, but the proportion of initial assessments for main applicants identifying as BAME has increased since 2021/22

# A growing proportion of approaches are from non-GB&I citizens



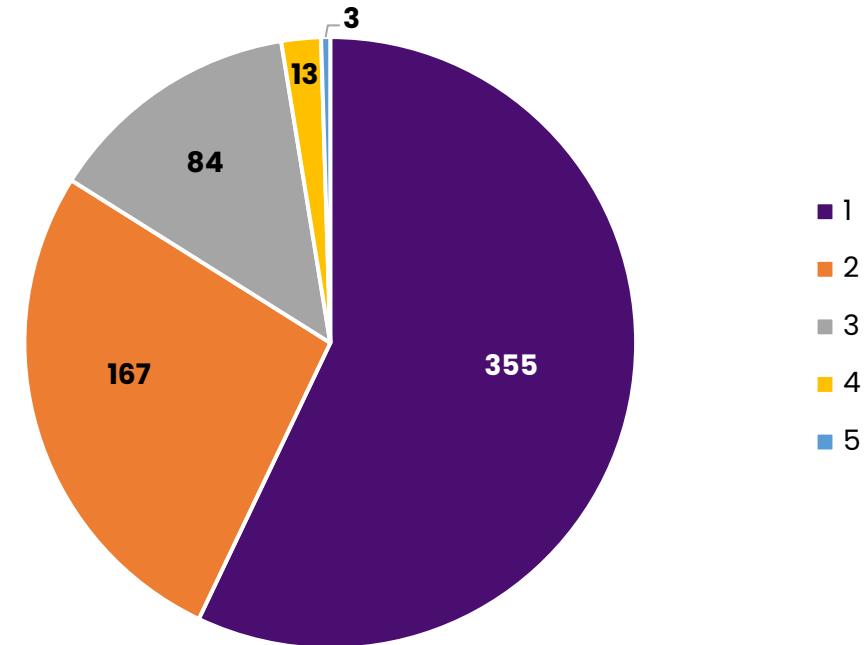
# Progress has been made in recent years to reduce the proportion of households in nightly paid TA, but this is still relatively high

Number of households in TA, March 2025, by TA type



- Other nightly paid, privately managed accommodation (may also be referred to as Annexes)
- Other nightly paid, privately managed accommodation (may also be referred to as Annexes) - Shared Facilities
- Accommodation within your own stock
- Private sector accommodation leased by your authority

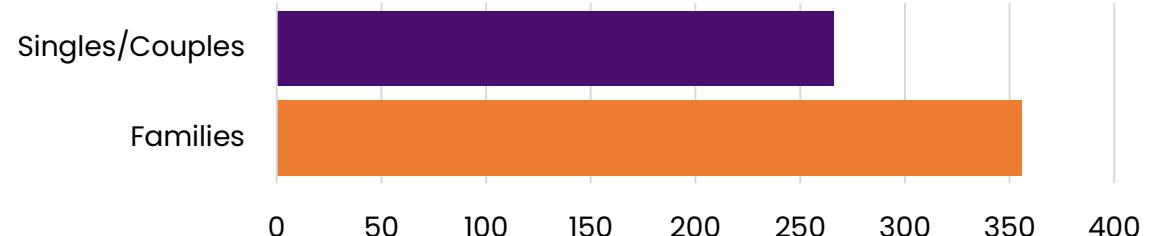
Number of households in TA, March 2025, by number of bedrooms



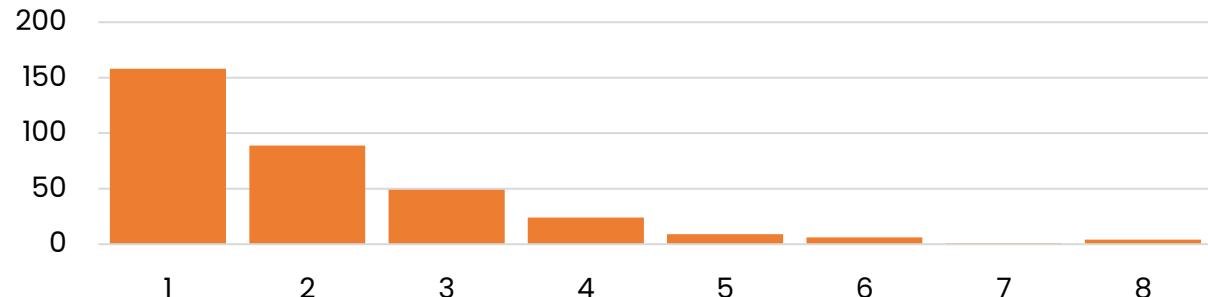
- 86% of households in TA are in nightly paid accommodation, compared to 51% nationally (HCLIC, Sep 24)
- A little over half (57%) are in one bedroom accommodation

# Over 1 in 4 households in TA require 3+ bedrooms to move on

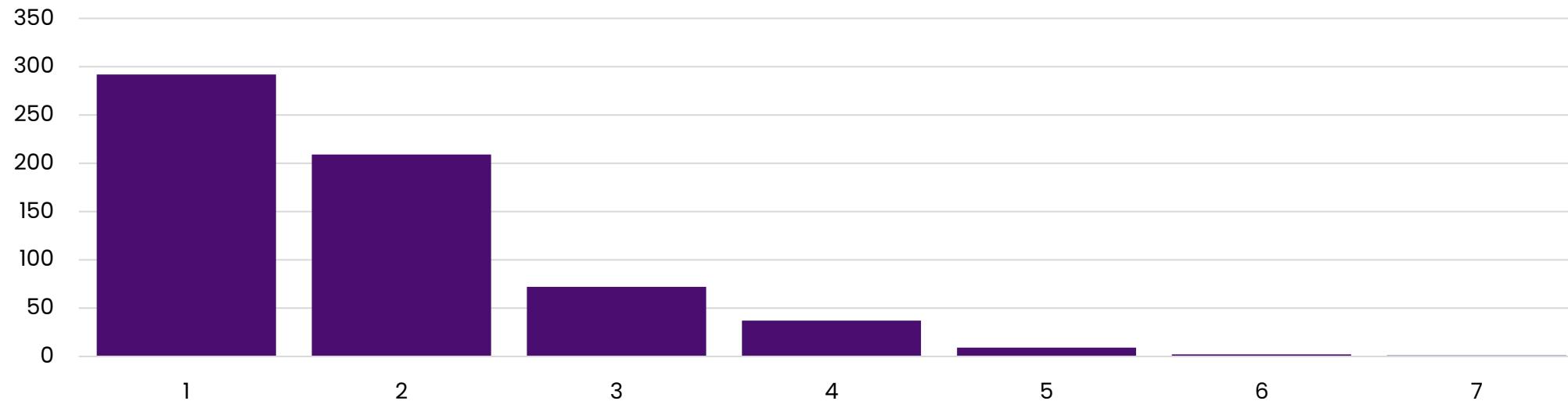
Number of households in TA, March 2025, by household type



Number of families in TA, March 2025, by number of dependent children

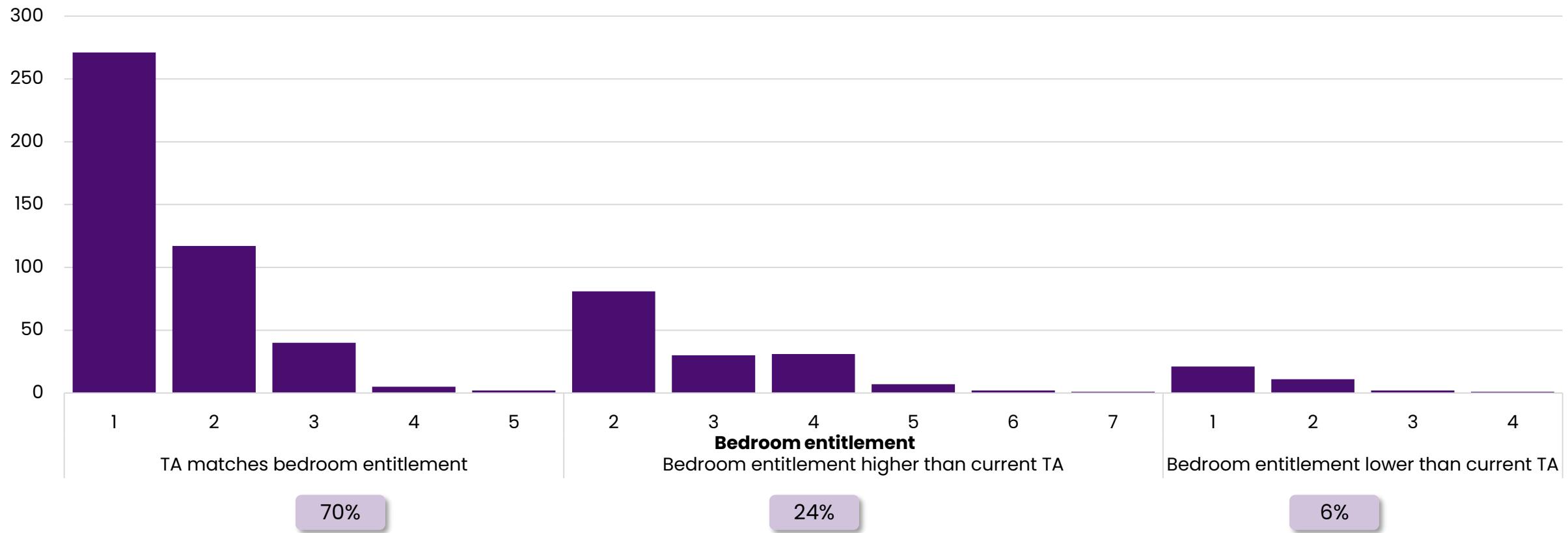


Households in TA, March 2025, by bedroom entitlement



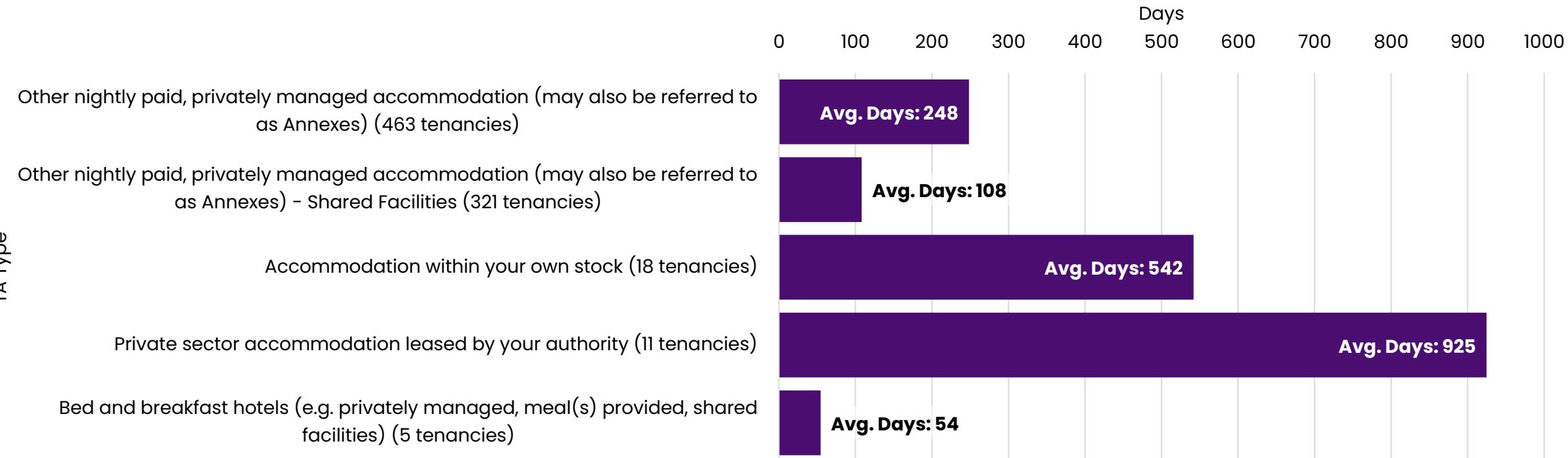
# 30% of households in TA have a different bedroom entitlement to current accommodation

Bedroom entitlement compared to TA property size, March 2025



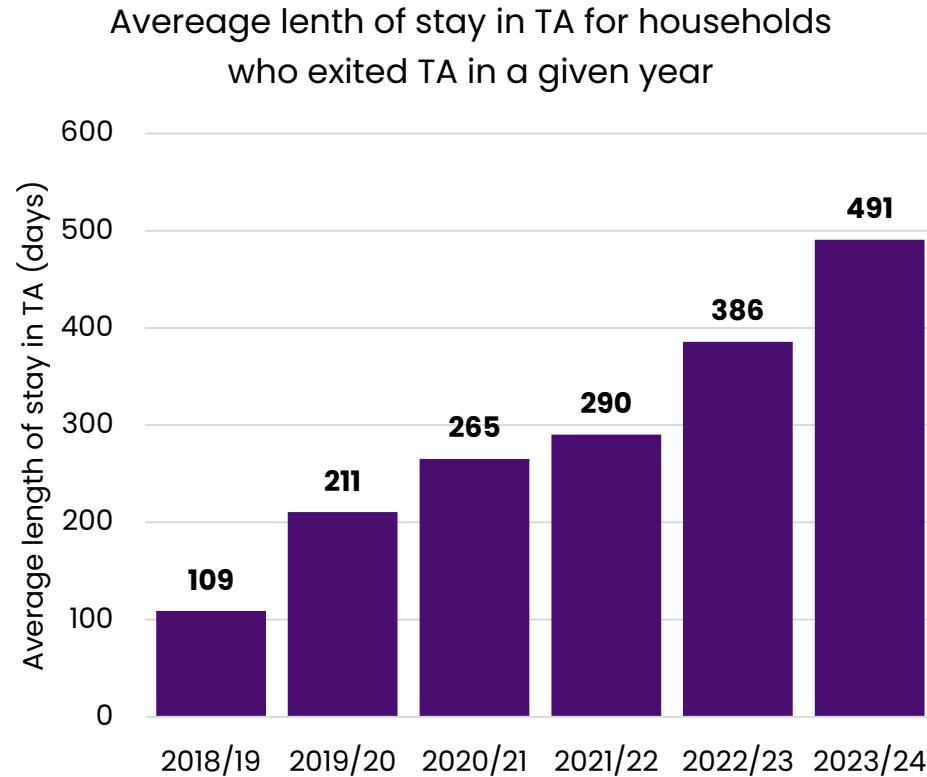
# The average household remains in TA for 16 months

Avg. duration per tenancy (days) for households exiting TA in 2023/24



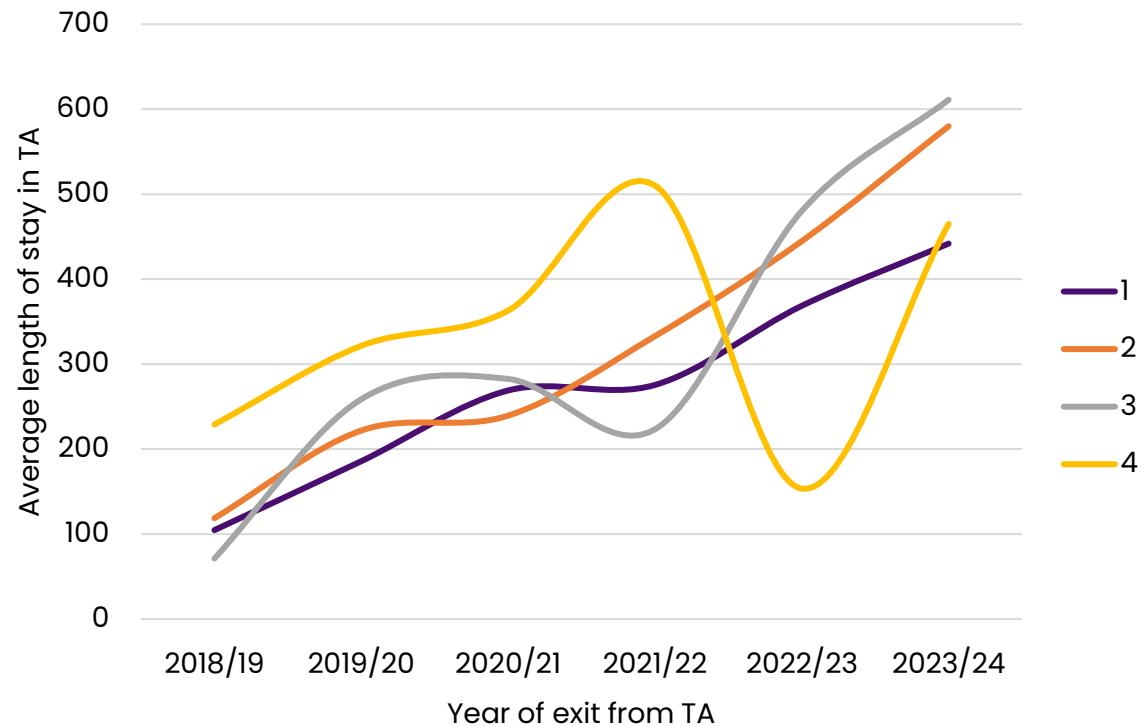
- The average length of stay in TA for households exiting TA in 2023/24 was 491 days, with an average of 1.8 TA tenancies during their time in TA, meaning most people will transfer TA at least once

# Length of stay in TA continues to increase

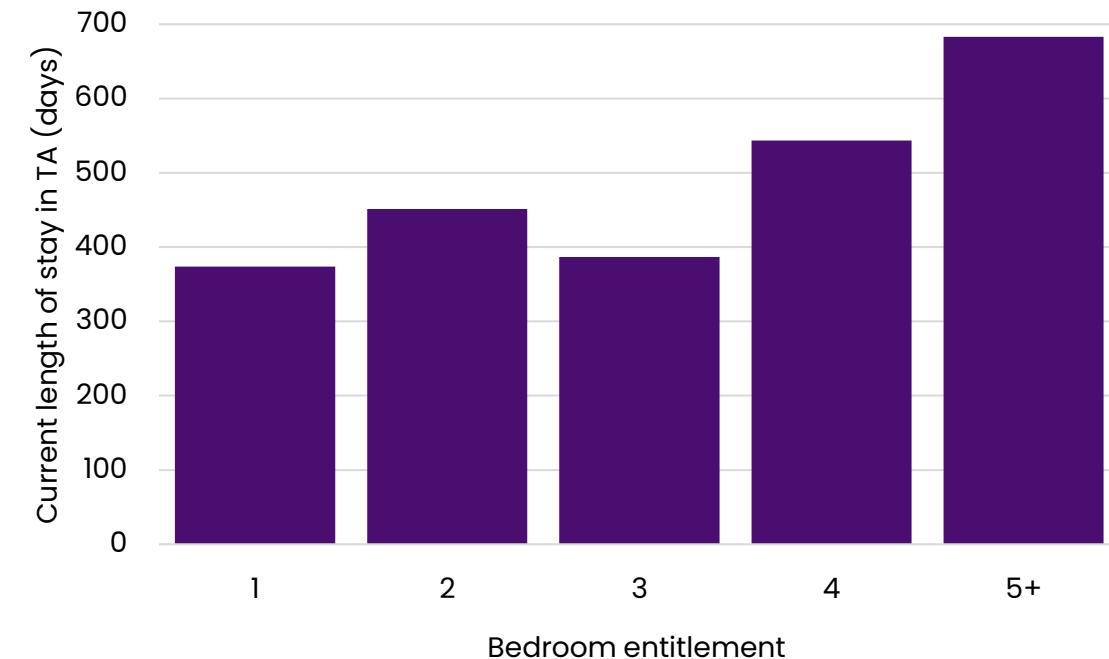


# Households requiring larger properties stay longer in TA

Average length of stay in TA for households who exited TA in given year, by bedroom entitlement



Current average length of stay in TA for households in TA as of March 2025, by bedroom entitlement



- Households with a higher bedroom entitlement tend to stay longer in TA, and the gap has been growing. This suggests increasing challenges finding settled accommodation for larger property sizes
- Only a handful of households require 5+ bedrooms, but they have been in TA for almost twice as long as the average household awaiting one bedroom accommodation

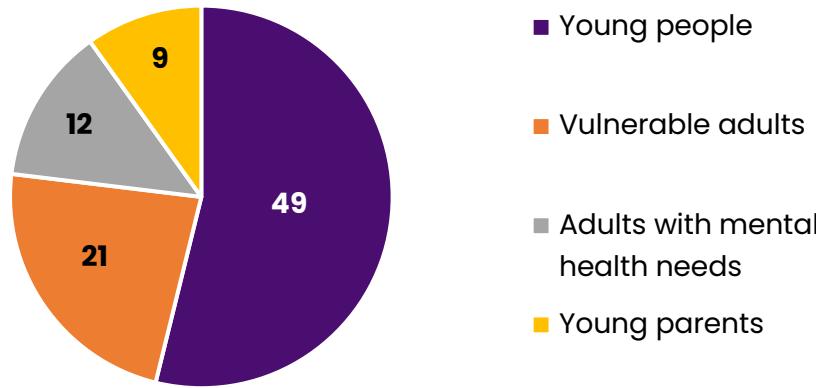
# Referrals into supported housing are much lower this year



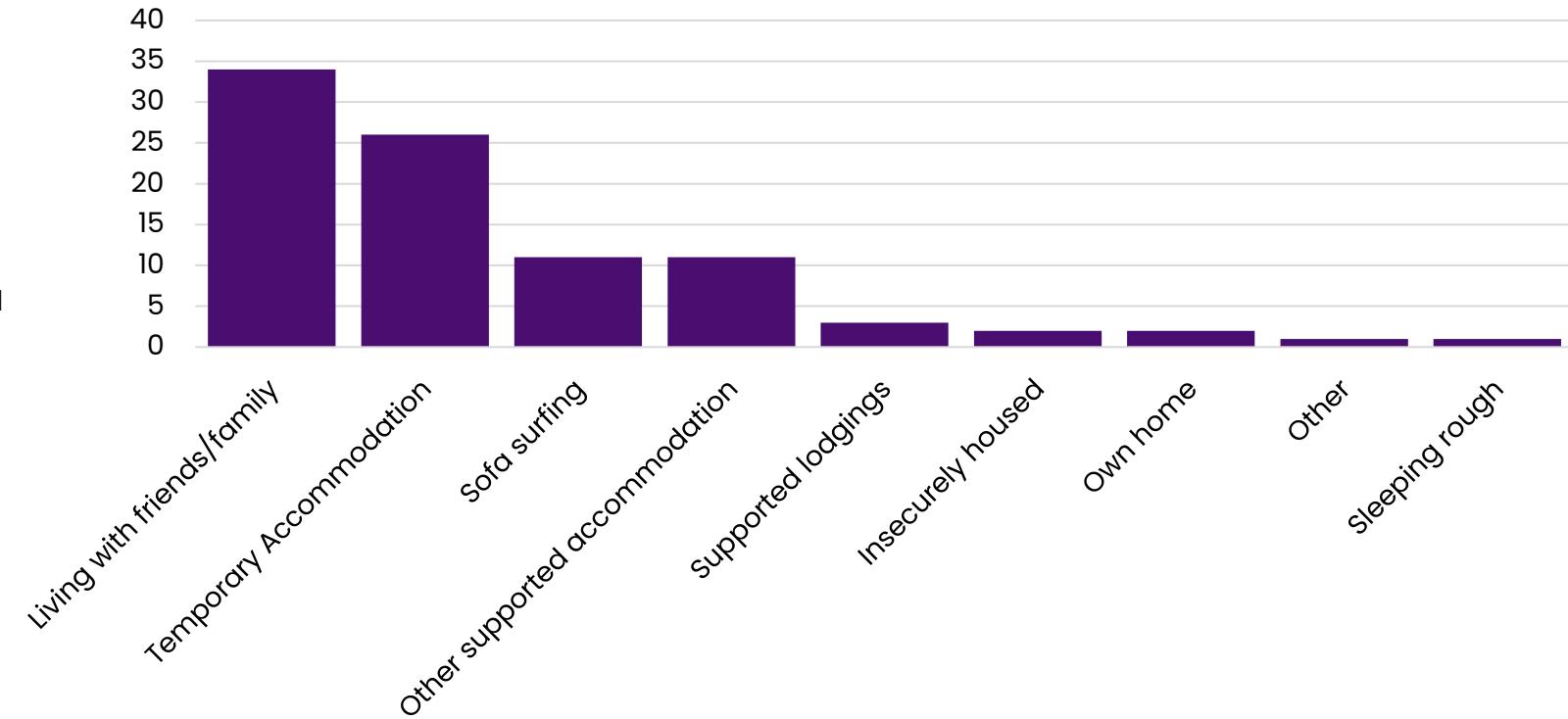
- Referrals, starts and exits from supported housing are all closely balanced for 2024/25. The process was changed so that referrals were only made when there was a vacancy to fill
- The much higher number of referrals under the old system shows a significant level of unmet need, around 3x the level of demand compared to supply

# Supported housing cohorts and demographics

Client group of current cohort (Total: 91)

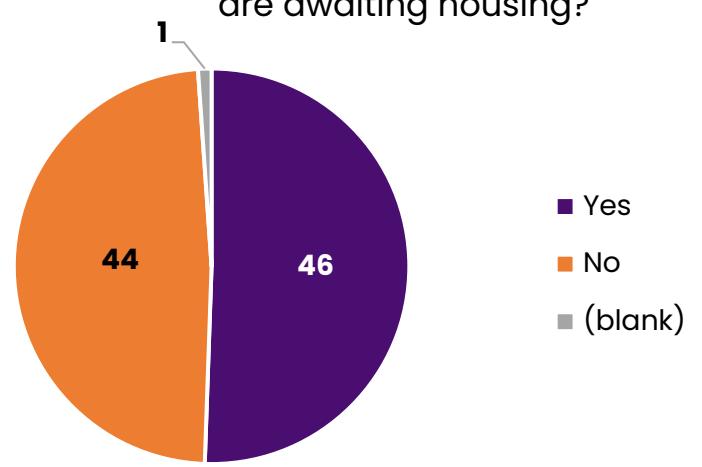


Housing situation at referral for current cohort



# Supported housing outcomes suggest there are two distinct groups

Has the client met identified outcomes and are awaiting housing?



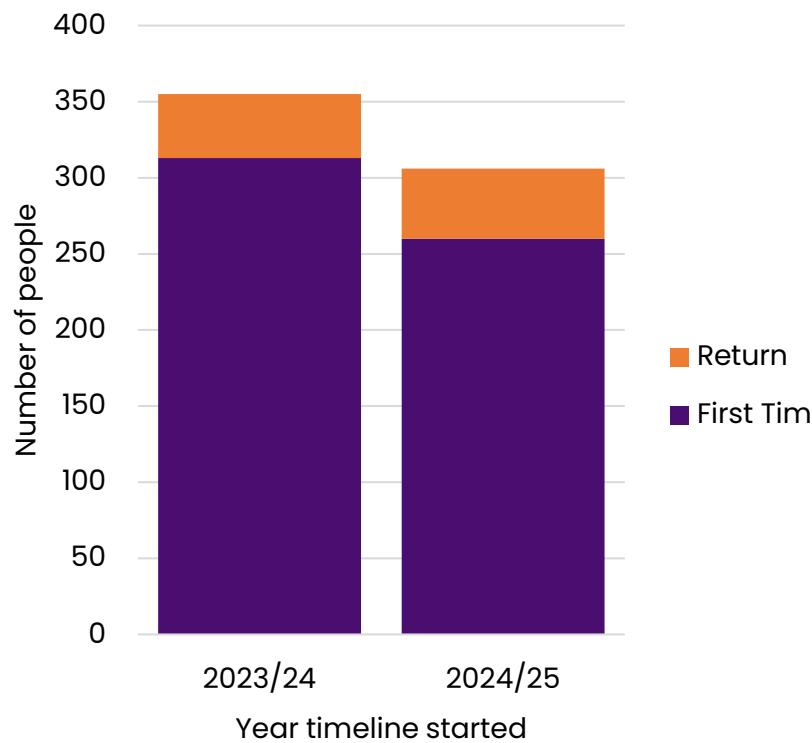
Met identified outcomes & awaiting housing?



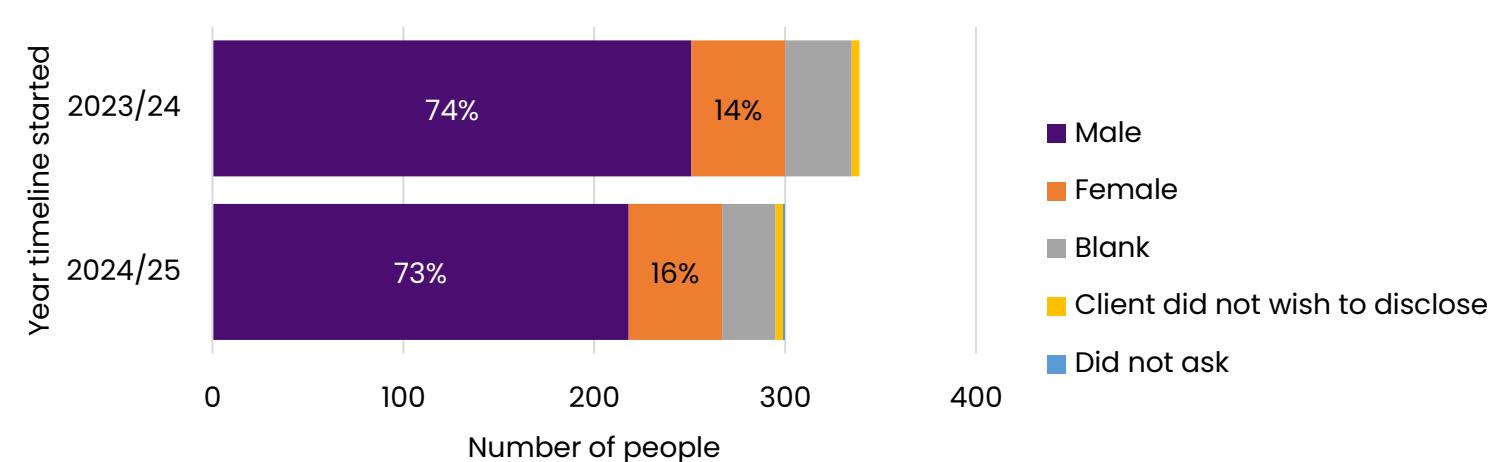
- Around half of those in supported housing have been there for an average of 2 years, have met their outcomes and are awaiting move on
- The other half have a very different experience - they have not met their identified outcomes, and have been living in supported housing for an average of over 6 years
- This suggests the current transitional supported housing system is not working for the latter half

# Over 300 people are recorded rough sleeping each year

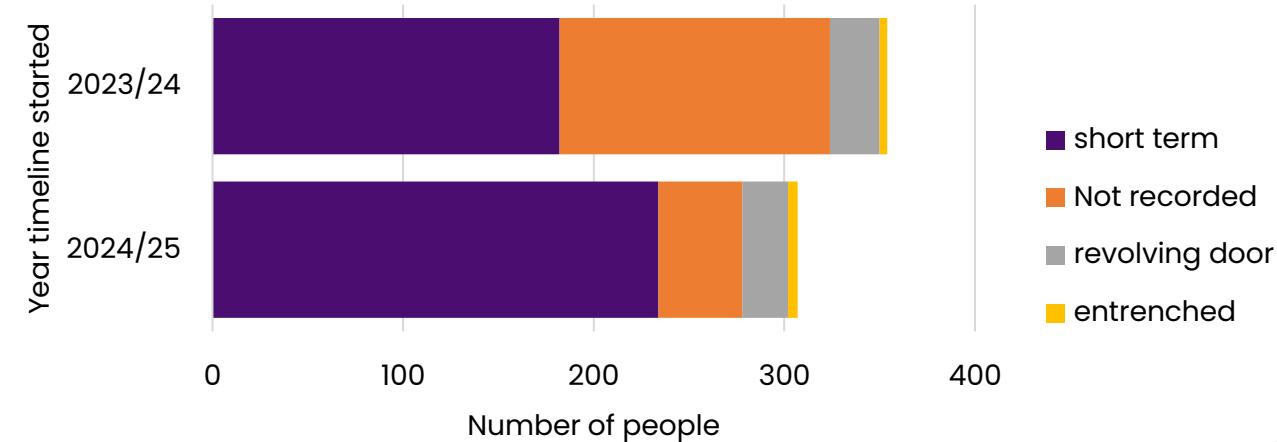
Number of new rough sleepers recorded in each year and whether it was their first record since 1/1/23



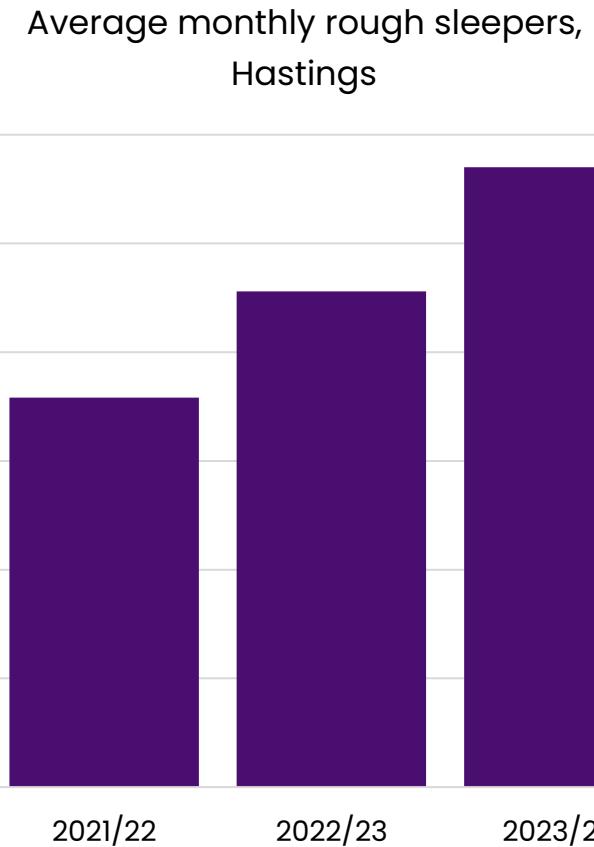
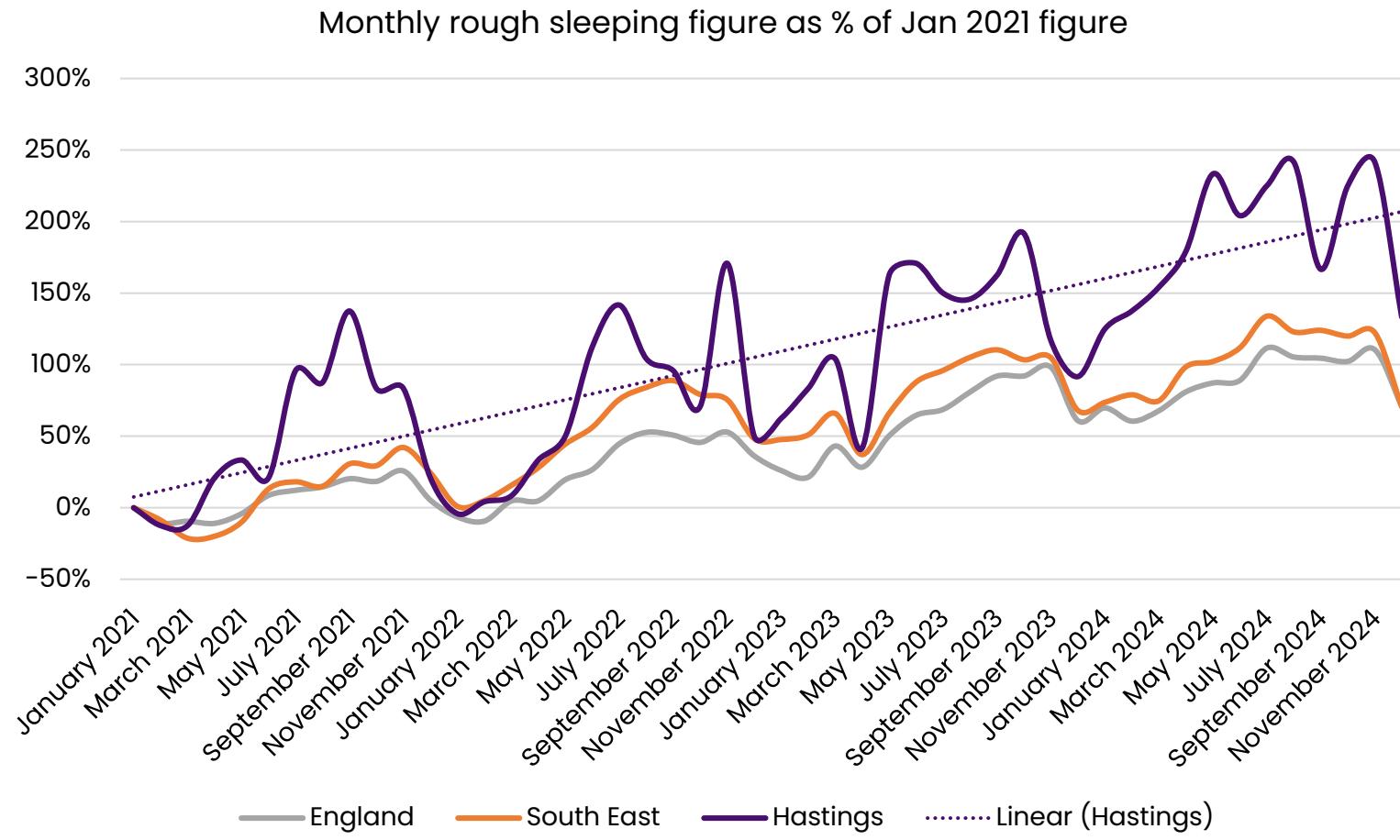
Number of new rough sleepers recorded by gender



Number of new rough sleepers by rough sleeping status



# Rough sleeping figures have increased more rapidly in Hastings than the national average



# Projections: external environment

We have outlined some current factors for consideration (time of writing April 2025) to aid in projecting future levels of homelessness

## Economy and Housing/ Labour Markets

The last five years is widely agreed as a “perfect storm” for homelessness, alongside a global pandemic. It is therefore reasonable to assume that with a new government, and more favourable policy environment, a broad continuation of this theme for another five years seems unlikely. At this stage though, this is more hopeful than evidence-based thinking; but some homelessness services are predicting a tapering of demand in 2026.

## Funding

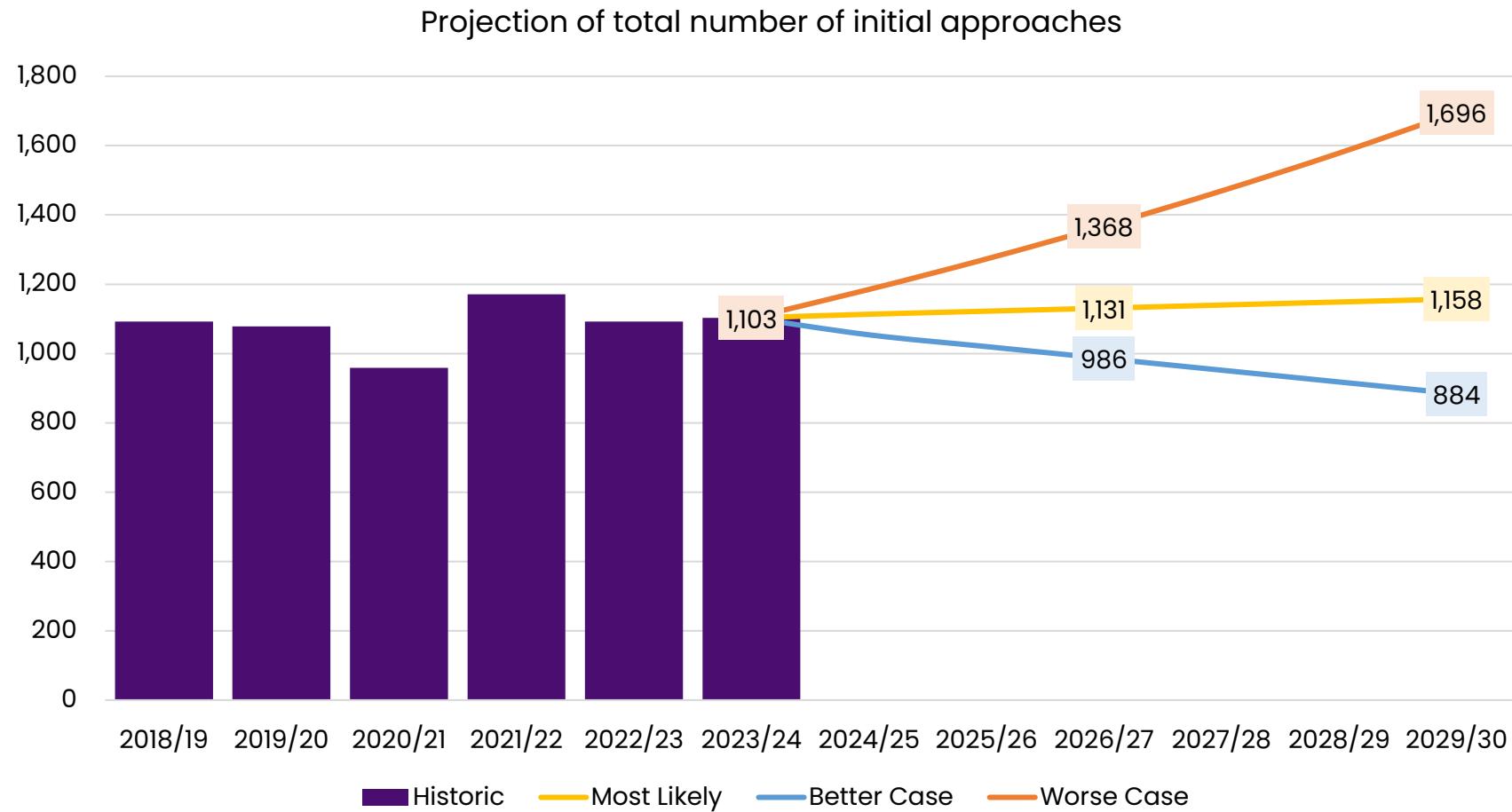
The spending review will take place in June 2025. Homelessness Prevention Grant allocations are not known beyond 2025/26, likewise any potential continuation of Rough Sleeping Initiative funding. Homeless Link has coordinated an open letter to the Chancellor of the Exchequer, signed by 76 homelessness and housing organisations from across the country. The organisations call for a consolidated, ring-fenced homelessness funding system from 2026/27 onwards.

## Policy

The table below summarises the key policy changes that would have a material effect on homelessness forecasts\*, and the likelihood of them occurring in the next 5 years:

Scenario	Description	Likelihood
Raise LHA	Raise LHA to median level in all LA areas and maintain relative level in real terms through effective indexing. And removal of pegging to 2011 rates for TA HB Subsidy.	No clear plans currently
Limit Evictions	Private rental tenancy reform & administrative measures to limit and delay evictions, etc. from private renting, sufficient to reduce such homelessness presentations.	Renters (Reform) Bill Currently at Committee Stage in House of Lords
Housing Supply	Increase in social rented housing supply	New NPPF and mandatory housing targets. Details of next five-year Affordable Homes Programme not expected until spring 2025. Manifesto: “Labour will deliver the biggest increase in social and affordable housebuilding in a generation”
Levelling Up	Raising economic growth rates in regions away from London to divert population and economic activity to other regions, with some enhanced housing provision in growth areas.	New Industrial Strategy to be published in Spring 2025, and Industrial Strategy Council.
Large Welfare Hike	Restore £20 per week enhancement to UC personal allowance, end 5-week wait for first UC payment, curb debt deductions from benefits, reduce Personal Independence Payment ‘fails’, improve Local Welfare Support and scrap Benefit Cap; also proactively support clients transferring to UC under ‘managed migration’. Increase personal allowances in UC and related systems	Commons motion to scrap benefit cap unsuccessful. Manifesto: “Labour is committed to reviewing Universal Credit so that it makes work pay and tackles poverty”. No clear plans currently

# Projection: Homeless Presentations



## Worse Case Scenario

*Follows recent national trend*  
Assumes initial approaches increase at the average rate seen across England since 2021/22

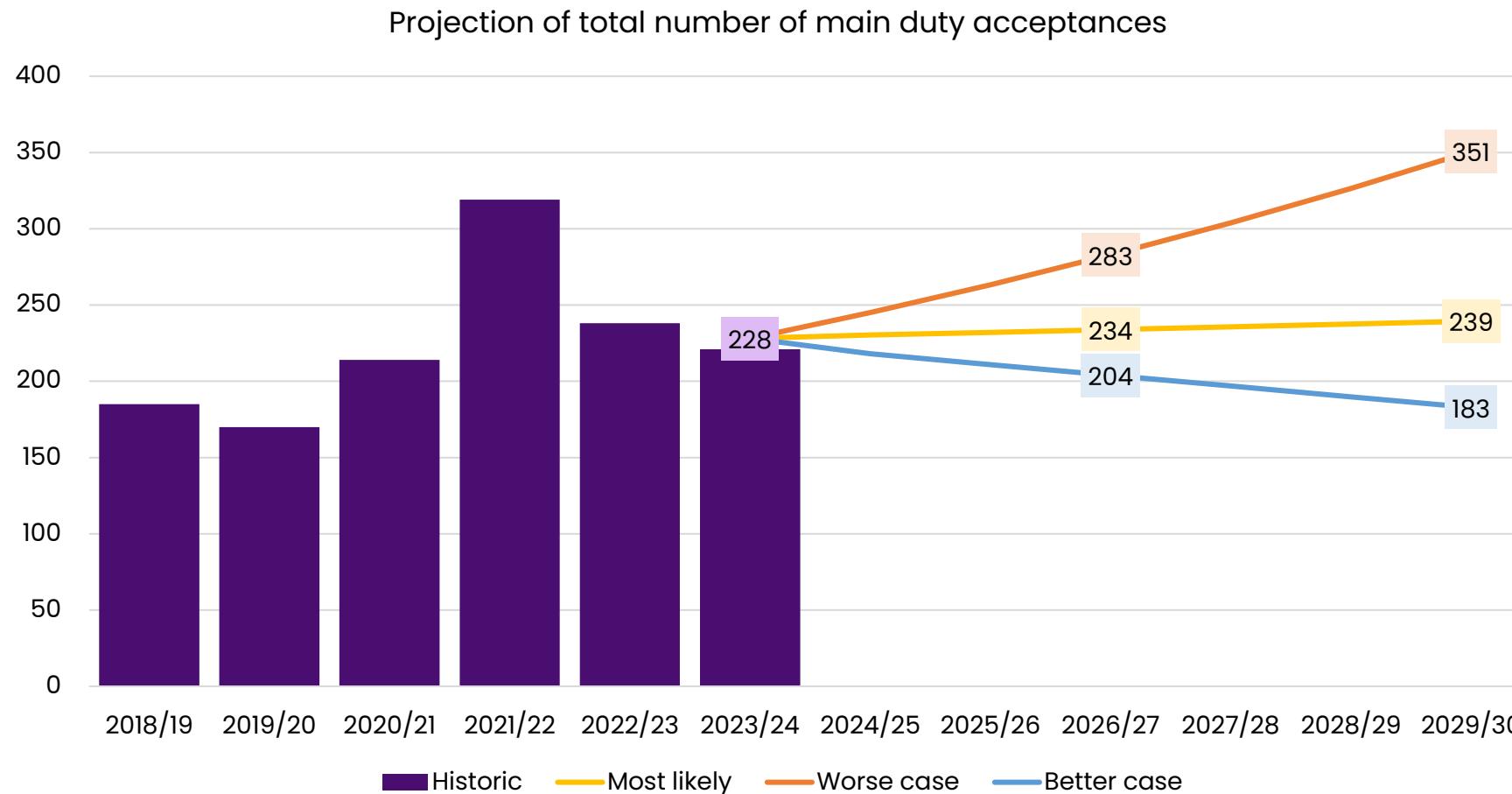
## Likely Scenario

*Follows medium term local trend*  
Assumes initial approaches increase at the slight linear average trend observed in Hastings since 2018/19

## Better Case Scenario

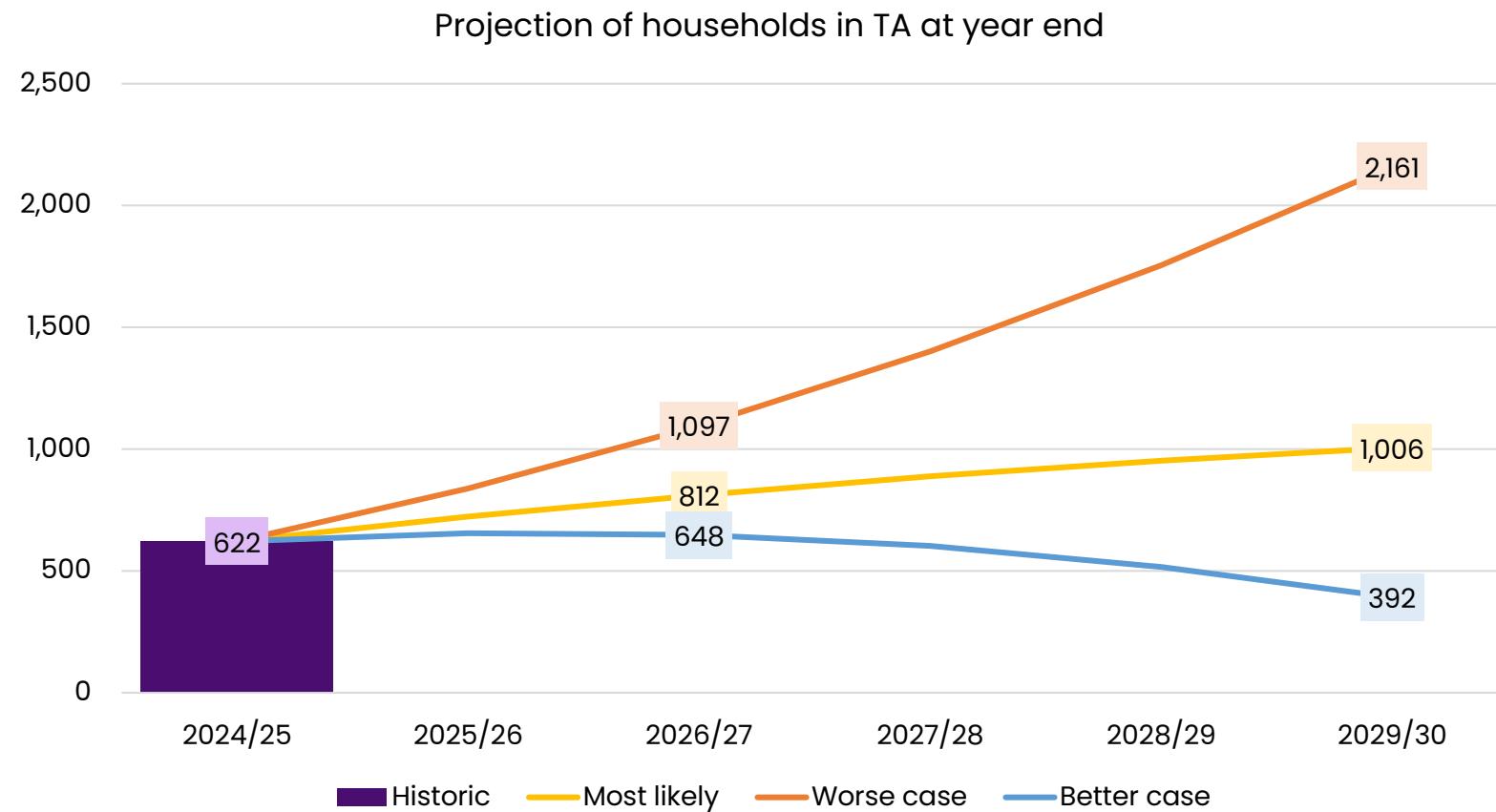
*Follows recent local trend*  
Assumes initial approaches decrease at the linear average trend observed in Hastings since 2021/22

# Projection: Main housing duties



All scenarios take the initial approaches projected on the previous slide, and apply the average conversion rate of approaches to main duty acceptances since 2018/19

# Projection: Households in TA



All scenarios take previous assumptions around initial approaches, and the average conversion rate to TA placements since 2021/22, and exit scenarios outlined below:

## Worse Case Scenario

Assumes exits plateau at the average number seen since 2021/22

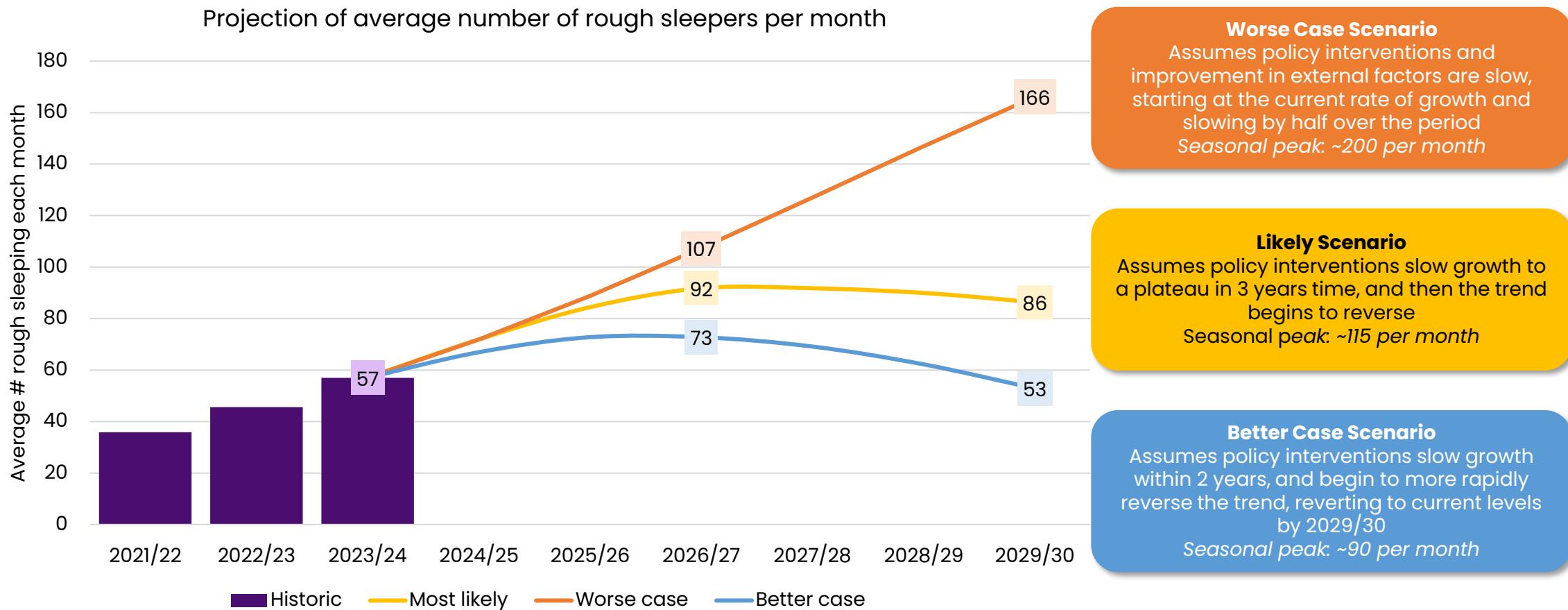
## Likely Scenario

Assumes exits increase at the linear trend seen since 2021/22

## Better Case Scenario

Assumes exits increase at the linear trend seen since 2019/20

# Projection: Rough sleeping



### 3. Accommodation and service provision

# Hastings system: services and accommodation

## VCSE Support Services

- Seaview Project
- FSN
- East Sussex Veterans Hub
- Southdown
- CGL – STAR Drug & Alcohol Service, Domestic Abuse Service
- The Links Project
- Warming Up the Homeless
- Sussex Community Development Association
- ESTAR Project & Homeless Prevention Employment Support (HPES)
- Xtrax Young People's Centre
- Stonepillow
- Hastings Advice and Representation Centre
- Hope Kitchen
- St John Ambulance Hastings Homeless Service
- Hastings & Rother Furniture Service
- Housing Justice

## Additional accommodation

- c. 20 providers of private temporary accommodation
- c. 3,500 private landlords in Hastings
- Criminal Justice (CAS 1/2/3 accommodation across Kent/ Surrey/ Sussex)



## Statutory services

- Hastings Borough Council
- East Sussex County Council
- NHS Sussex
- East Sussex Healthcare NHS Trust
- Sussex Partnership NHS Foundation Trust (SPFT)
- East Sussex Probation Service
- Sussex Police

## Registered Providers with stock in Hastings (may also provide support services)

- BHT Sussex
- Southern Housing (formerly Optivo)
- Orbit Housing Association Limited
- Places for People Homes Limited
- Stonewater Limited

## Providers of "category 1" specified supported exempt accommodation in Hastings

- Aspens Ltd
- Brighton Housing Trust (BHT)\*
- Emmaus
- Orbit/ Mencap
- Nacro Bass
- Salvation Army\*
- Sanctuary HA\*
- Sussex Central YMCA (YMCA DLG)\*
- Transom Trust
- Chapter 1

\*Some, if not all, provision is local authority commissioned

# Services: statutory partners

- There is a co-produced **Care Leavers Protocol** with Children's Services and **16 & 17 year joint housing protocol** (updated in 2023). East Sussex County Council employ a **Young Persons' Housing and Accommodation Manager**
- Housing is integrated in community-based models across health, mental health and care services. Work is underway across Sussex to mobilise community-based models, including **Integrated Community Teams** and **Neighbourhood Mental Health Teams**. The footprints of the new teams mirror the district and borough boundaries which will support integration with housing. It is essential that housing is part of the core offer for each team, including homelessness prevention services and housing occupational therapy
- A whole system approach to supporting people with multiple compound needs, with a **dedicated multi-disciplinary team** (see page x)
- Efforts have been underway to integrate housing and **Public Health** more closely as part of a shared ambition to reduce inequalities
- Health partners have identified gaps in accommodation provision with ongoing support as a barrier to **hospital discharge**
- The housing partnership is supporting SPFT mobilise a **supported tenancies pilot** in East Sussex. The intention is that this will lead to the development of a broader Housing First programme for people with additional needs
- **Housing and mental health support workers employed by SPFT** to strengthen the links between housing and the mental health team, working to a Housing Team Standard Operating Procedure (SOP). The Housing Team consists of Housing Specialists and Trainee Housing Specialists who provide time limited specialist housing advice and interventions across Trust adult mental health services; aimed at preventing or alleviating homelessness or poor-quality housing. The Housing Team will form part of the Neighbourhood Mental Health Team offer as this develops across each place in Sussex. All Housing Specialists hold a patient caseload within their allocated host Local Authority area.
- Mental health pathways into mainstream support services have been developed by the lead **Band 7 Mental Health Nurse**, as part of the RSI partnerships and step-up/step-down process. Their responsibilities include managing a small, more complex caseload, to include specialist nurse interventions, relating psychiatry assessments or specialist screening.
- **Adult Social Care** funded roles across the county (x2) have been in post and in operation. ASC have also played a role in the focused work on the Target Priority Group/ entrenched homelessness cases; improving access to a Social Care assessment and identifying those eligible/in need of the ASC accommodation pathway.
- Co-location of Hastings Borough Council's Housing Options Team at **East Sussex Healthcare Trust's Conquest Hospital's Transfer of Care Hub**
- **Victoria Medical Centre (Eastbourne)** host Homeless Health Nurse roles, with their remit focused on daily assertive outreach to clients rough sleeping, in temporary accommodation, or accessing day centres/drop-ins. They provide physical health assessments, interventions, and management of acute/chronic conditions, and improve long-term access to the primary care and secondary care networks. The Nurses have also been key in working in partnership with East Sussex Health Care Trust and local hospitals to support and coordinate hospital discharge pathways into accommodation.

# Services: prevention

- **Home visiting officers:** Based within the Housing Options service, these roles have access to the incentive funds and most family/friend evictions that have been avoided or prevented, have received one or some of these as a result of the home visit
- **Citadel Homelessness Prevention Pilot Project:** Provided by Housing Justice as part of the national Test and Learn Pilots. Hastings is one of the 5 areas. The Citadel model provides volunteer-led homelessness prevention, community integration and tenancy sustainment. The project has been launched on an 18-month test and learn basis, and will be subject to a RCT evaluation provided by IFF Research. It targets individuals that have low/moderate support needs at points of transition into settled accommodation, and to help sustain existing tenancies
- There is an intention to review and update **Duty to Refer** protocols with partners
- **Place-based homelessness prevention:** 2-year funding from Public Health. A total of four roles will be provided across Hastings and Rother with 3 already recruited. Hastings is one of the areas that have identified a gap in capacity in terms of additional wellbeing support to address some of the upstream causes of homelessness e.g. engaging with employability programmes, and support with additional needs. The homelessness prevention workers will have a caseload of 10 – 15 individuals, to enable them to provide intensive, outreach-focused support. The housing partnership team (ESCC) have also recruited a Community Networks Programme Lead who will be responsible for mapping existing provision and identifying gaps and assets
- There is an intention to create a **county-wide homelessness prevention service** from April 2026, linked to the new settlement for the Homelessness Prevention Grant; and to improve the resilience of the service. This would also expand links to financial inclusion support, including insights from the Low-Income Family Tracker (LIFT)

# Services: support

The below provides a selection, rather than exhaustive list.

- **Oasis Project:** substance misuse and sex worker outreach project based in Brighton & Hove, also working in Hastings
- **East Sussex Wellbeing and Employment Service (ESWE):** This is a housing and wellbeing initiative aimed at addressing the complex needs of individuals facing homelessness. The service was launched in June 2021, evolving from a project piloting the role of Housing and Wellbeing Coordinators (WBCs). It aims to fill the gaps in existing services by delivering an holistic and personalised approach to care; encompassing physical and mental health, social connectivity, and employability coaching. The service supports those at risk of homelessness, homeless or people that have made a homeless application within the last 12 months. WBCs are co-located within each of the five East Sussex local authority housing needs team. An NIHR evaluation found that the ESWE service had a positive impact on customers' wellbeing, particularly in areas of mental and physical health, social isolation, lifestyle behaviours, and employability. Customers reported improvements in their ability to manage their wellbeing, with many citing the personalised support from WBCs as a key factor in their progress. The ESWE service has demonstrated significant value for money, with costs per outcome unit falling within the expected thresholds for efficient services. The economic evaluation suggested that the service is both effective and economically viable.
- The East Sussex Housing Partnership is working collaboratively with partners from across Sussex to develop a **reciprocal arrangement for victims of domestic abuse**
- Four **Victim Hubs** for domestic abuse and sexual violence services are currently in operation across Sussex, including one in Hastings. These include police, statutory agencies and commissioned specialist services. This model aims to streamline the victim/survivor's journey through different services, reduce duplication of work; and ensure more co-ordinated working across the local authority areas
- Referrals can also be made to the **Sanctuary Scheme**, which provides a home safety assessment and security work free of charge, to enable people to remain in their home if it is safe to do so. There is currently no Refuge in Hastings, but the five district and boroughs have priority to refer to vacancies at the Refuge properties across East Sussex. Referrals can also be made to the **CGL domestic abuse support service**
- **FSN** offer a range of services to families and young people, including The Hub – offering a safe space for families that are living in temporary and insecure accommodation
- **Seaview Project** offer a range of services, including the commissioned outreach service
- **Southdown** provide key elements of the county's RSI provision for people who are sleeping rough or at imminent risk of being homeless, including Housing First and Move On Support
- **Victoria Medical Centre** (Eastbourne) host Homeless Health Nurse roles, with their remit focused on daily assertive outreach to clients rough sleeping, in temporary accommodation, or accessing day centres/drop-ins. They provide physical health assessments, interventions, and management of acute/chronic conditions, and improve long-term access to the primary care and secondary care networks. The Nurses have also been key in working in partnership with East Sussex Health Care Trust and local hospitals to support and coordinate hospital discharge pathways into accommodation.
- **Warming Up the Homeless** provides outreach support, food banks and welfare advocacy; alongside supporting SWEP response (severe weather emergency protocol)

# People with multiple and compound needs\* (1/2)

- Overseen by the MCN Board, there are clear **priorities for people with MCN**; including settled and stable housing, a team around the person and lead professional approach, coordinated and multi-disciplinary service provision (core funded); and better utilisation and sharing of data (information sharing has been identified as significant systems barrier)
- Gaps in **lived experience involvement** in service development have been identified, with intentions to increase the input/ scrutiny of people with lived and professional experience of the system. The ESHP are working with the Changing Futures programme (see below) to consider options for strengthening lived experience involvement. Access to reflective practice sessions for frontline staff has also been identified as a gap within many services. There is an intention to expand the trauma informed practice training offer to all partners represented on the MCN Board
- Following a recent MCN Health Needs Assessment, there is an intention to develop an **integrated service delivery model** for people with complex needs, including those who are/ are at risk of rough sleeping e.g. a “Hastings Hub” with central navigation/ MDT. Elements of the team around the person approach have begun in East Sussex e.g. Multi-Agency Risk Management (MARM) meetings
- Hastings is part of the broader pan-Sussex **Changing Futures Programme**. The programme builds on Fulfilling Lives, and is used to help change and improve the ways vulnerable people access essential support and treatment to prevent them from crisis when they may be facing homelessness, substance misuse, poor mental health, domestic abuse; or contact with the criminal justice system. Programme funding is currently confirmed until the end of 2025/26
- **MCN Health Needs Assessment Findings:** 1,360 people with three or more needs in East Sussex between 2022 and 2023 (1,095 had experienced homelessness). 6 out of 10 are male, the most common age band is 35-39; and 91% are White. Most have addresses in East Sussex towns and deprived coastal communities, and 91% were in contact with services. Good practice principles evidenced in local provision with several services providing aspects of delivery important to people with MCN: door is always open, assertive outreach, shared care planning, flexibility e.g. CGL, Changing Futures, RSI; and BHT housing related floating support. Challenges identified around flexibility and share responsibility. Also examples cited of effective joint roles and multi-agency pathways
- **Target Priority Group (TPG):** The County maintains a TPG list which identifies individuals who have been seen sleeping rough in two or more years out of the last three, or in two or more months out of the last 12. At the end of Q3 2024/25, the current TPG cases remaining rough sleeping across the county are low. 59 cases were identified in April 2024, with 10 at the end of Q3

# People with multiple and compound needs (2/2)

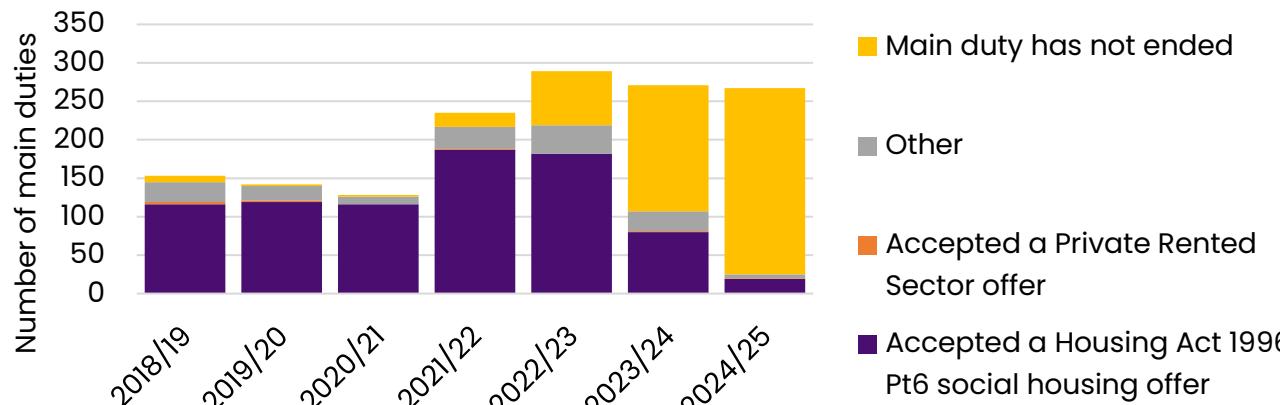
- **Rough Sleeping Initiative (RSI):** National funding received by Hastings on behalf of East Sussex. The 2024/25 Q3 Performance Report assesses the current performance of RSI provision. Average project caseload across Quarter 3 was 317, with 40% cases considered to meet the MCN definition. Indicative needs across the caseload are 76% mental health, 56% substance dependency, 24% offending history; and 7% victim of violence. As a snapshot across Q3, 62% of clients under the RSI were identified as meaningfully engaging with support. The **Multi-Disciplinary Team** (made up of mental health, health, substance dependency, and adult social care specialists) had 108 cases under the RSI on their caseload (34%). For Q3, the RSI hit a record number of cases across the county where rough sleeping had ended (94) and homelessness ended (57). Across Q3, it took (on average) 3.2 months to end the rough sleeping of the 94 cases, and 8.9 months to end homelessness for the 57. The average length of time to end both homelessness and rough sleeping is dependent on level of need, ranging from an average of 2.2 for those with 2 or less needs, to 4.8 for 4 or more needs.

# Accommodation: Temporary accommodation

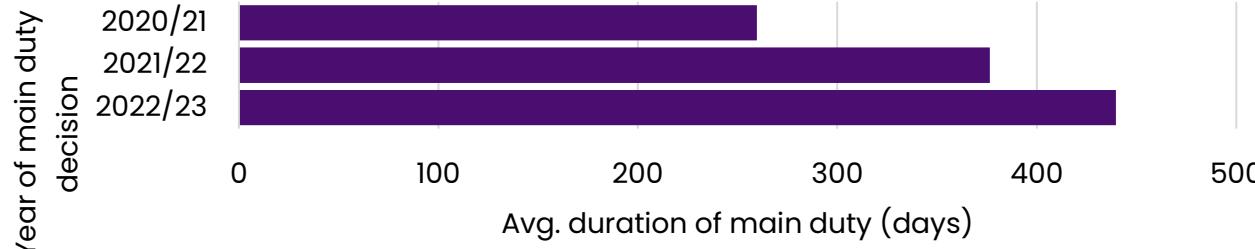
- Work on Temporary Accommodation challenges and supply is overseen by a TA Action Group
- At the time of writing, 622 households are in temporary accommodation: 537 in external private TA; 67 in council owned TA; 18 in council leased TA
- **Current supply:** In 2018, the Council began acquiring its own properties for use as emergency accommodation. A Social Lettings Agency was set up in 2015 to lease properties from private landlords to provide temporary accommodation. The majority of TA is sourced from privately owned temporary accommodation providers, paid for on a nightly paid basis. There are in the region of 20 providers that the Council place with on a regular basis. These are a range of providers, some are big companies with large TA portfolios that operate across Kent and Sussex, some are local estate agents that manage TA that is leased from the owners; and some TA is managed by the owners of the properties. TA is provided in a number of HMOs, as well as in self-contained flats and houses. There are two block booking agreements in place. One is for a block of 7 self-contained flats at Havelock Road, and the other is for a 13 bed HMO at Holmesdale Gardens. The latter is staffed accommodation for single people with multiple and compound needs developed during the pandemic, with the view there is still a need for the Council to continue this arrangement
- **Future supply:** There are intentions at the County level for a shared approach to the procurement of TA. The Council are looking imminently sign an agreement for 45 units of self-contained TA at the Sussex Edwardian. They are also progressing a block booking agreement with another TA provider for the use of 18 self-contained flats in the town centre, which should be ready for occupation in Spring 2025. These were empty properties that it otherwise would not have been possible to source locally. Hastings Council are also developing a service level agreement for all TA providers to sign up to, intend to develop a 'closed quote' procurement system to reduce prices for nightly rate TA. Finally, there is a substantial **Acquisitions Programme** underway, which will include TA units to reduce reliance on nightly paid forms (see page x).
- **Quality and standards:** There is limited capacity for proactive inspections of temporary accommodation, which would enable the identification of providers providing poor value for money, or failing to meet the required safety standards. There is an intention to develop a county-wide policy based on the Housing Health and Safety Rating System (HHSRS), accompanied by a shared enforcement resource across the 5 district authorities. Hastings Council also have an intention to develop a quality standards framework for all TA provision.
- **East Sussex Temporary Accommodation Policy:** The Policy sets out the five East Sussex councils' policy for the placement of homeless households in emergency and temporary accommodation, both within District or Borough, and outside of the placement authority area. All Councils will, where possible, try to secure suitable emergency and temporary accommodation within their own District or Borough. The policy also outlines the criteria for prioritising placements within the District or Borough. Wealden are intending to review/update the policy soon.

# Main duties are lasting longer due to waits for social housing

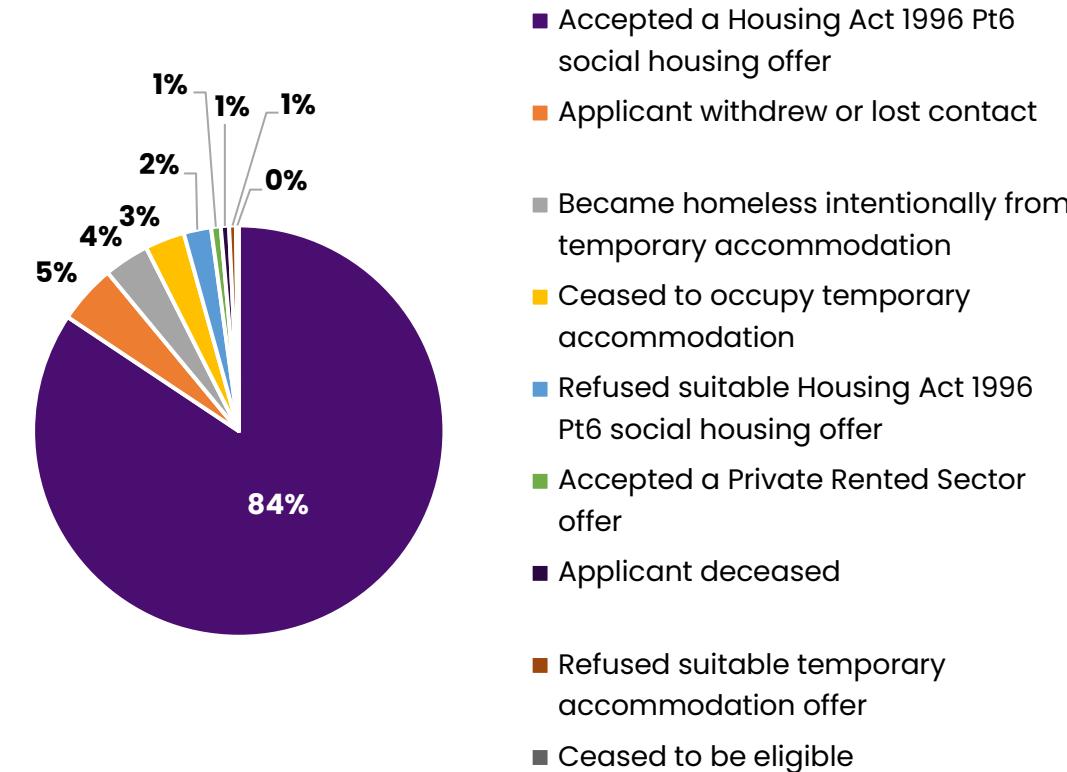
Main duty outcomes by year of decision



Average duration of main duty for closed cases (days)

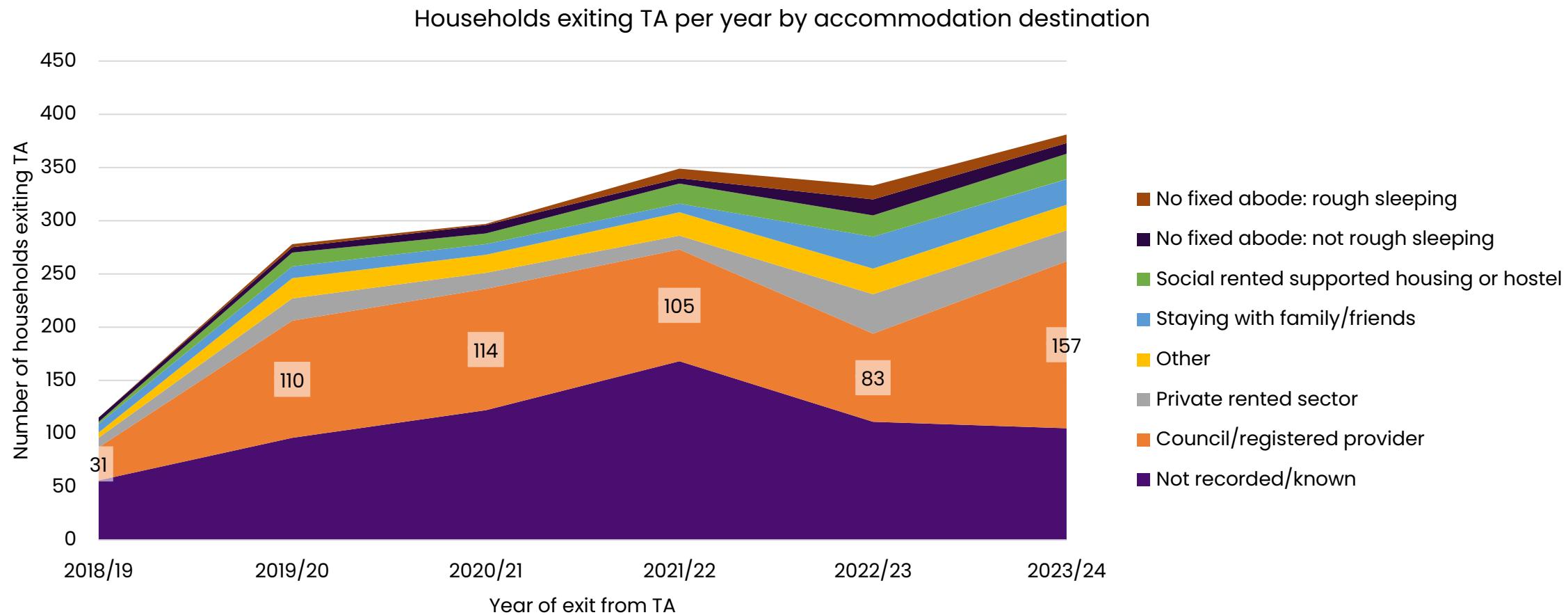


Recorded main duty outcomes since 2018



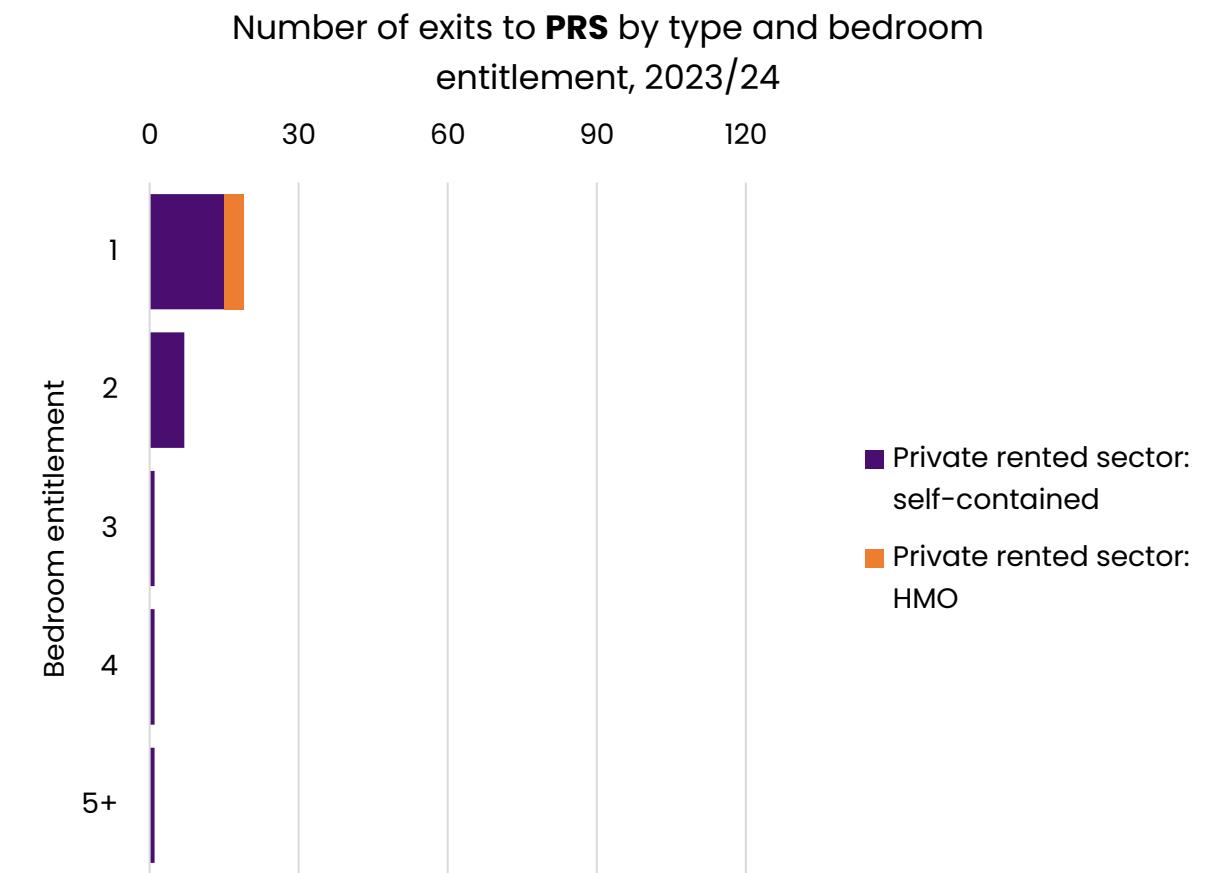
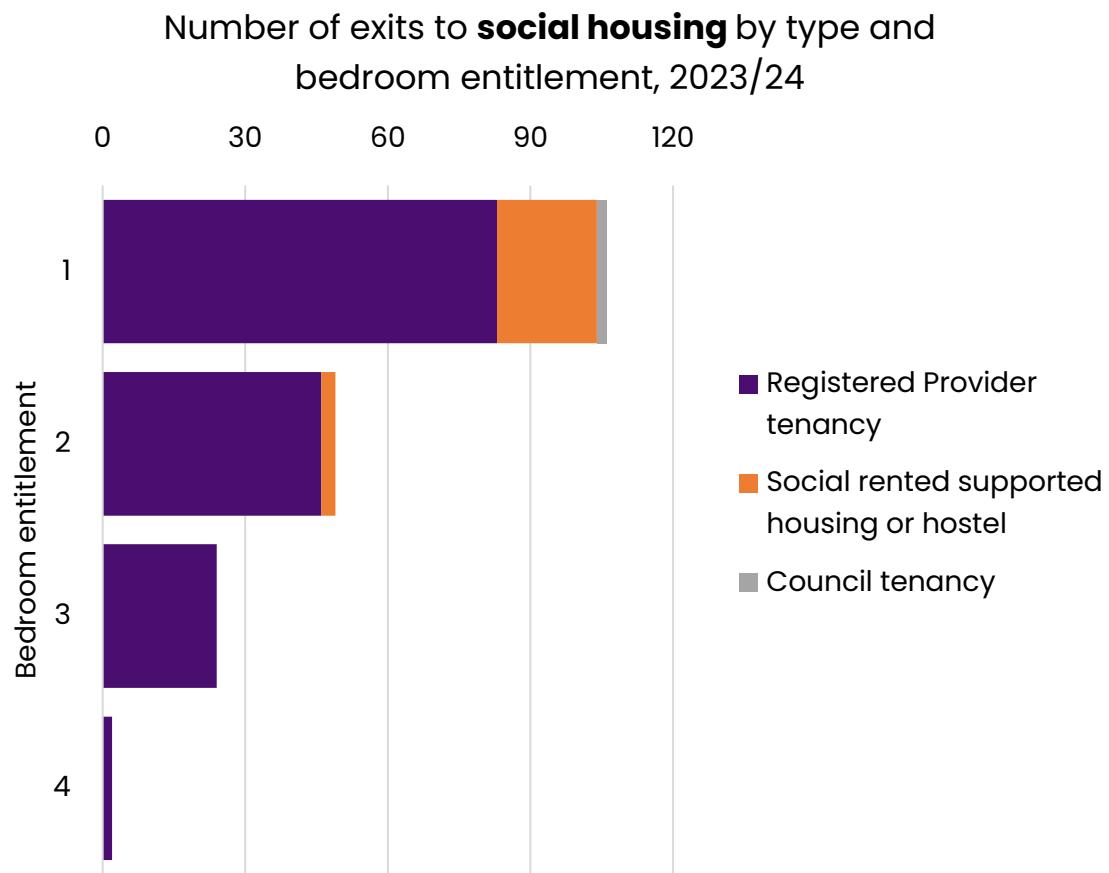
- Over 100x more main duties have been ended with a social housing offer than a move to the PRS
- Main duties are lasting longer, now averaging well over a year, as the wait for social housing gets longer and PRS moves are so rare

# TA exits to social housing last year exceeded the previous peak by 38%



- Move ons from TA have increased at an average of 9% per year since 2019/20
- Move on accommodation is often not known, but of those recorded there was a significant increase of moves from TA to the social housing sector last year, 38% higher than the previous peak in 2020/21
- 2024/25 numbers are not included but this trend has continued (c.200 exiting into social housing). This has been aided by new sites in recent years, but this is likely to have reached its limit

# Six times as many households left TA for social housing as PRS



# Accommodation: supported housing (1/2)

- There is unanimous agreement that there is a **shortage of supported accommodation options across East Sussex**, and a shortage of affordable settled accommodation for move on from supported housing settings. These challenges will be exacerbated by the significantly reduced funding for the housing related floating support service from October 2025 (provided by BHT Sussex and funded by ESCC), and the projects at Priory Avenue and Bal Edmund. Hastings made 276 referrals into the floating service in 2023/24
- There is **limited supply in Hastings**, especially for those that need higher intensity support. The supported accommodation that is in place is more generic support, some of which is specific to young people or those with a mental health diagnosis. All of this accommodation is full and has lengthy waiting lists. For 2024/25, referrals are only made to the supported housing provision when there is known void; given the long wait times
- A range of accommodation and support options is required, including **Housing First provision**. There are currently 10 Housing First units funded by the RSI programme (county wide); which have been full since funding was acquired
- There is an **RSI Assessment Centre** (12 beds at Merrick House, provided by Sanctuary) which is designed to act as a short-term (c. 3 months) assessment centre for verified rough sleepers. Whilst in the centre, clients' support needs are assessed by the RSI multi-disciplinary team and housing pathways agreed. However, in practice, some clients are remaining in the assessment centre for over a year due to insufficient move-on options; and the current use of the service is being reviewed
- **Rough Sleeping Accommodation Programme (RSAP) Provision:** This is intended to be move-on accommodation for up to two years for people with a history of rough sleeping. Hastings Council have acquired/ leased a number of units in recent years as part of the programme (see page 75)
- A **strategic needs analysis** was completed 2 years ago, and identified a need for the following in Hastings:
  - Self-contained units with floating support; needed to support high risk clients who can't be placed in shared accommodation – 15 units
  - Housing First units with floating support; needed for clients who won't engage with standard processes – 5 units
  - Supported accommodation which provides 24/7 on-site staffing; needed for clients with multiple complex needs to support tenancy sustainment, engagement with services and preparation to live independently – 15 units
  - HMO with floating support; needed for clients who are unable to secure accommodation due to the lack of accessible and affordable accommodation – 15 units
  - Social housing – 30 units
- **Single Homelessness Accommodation Programme (SHAP):** Following the above analysis, the Council was successful in securing SHAP funding. This will provide 3-year funded support at Sedlescombe Road (7-bed HMO), Aztec House (8 units); and 10 dispersed Housing First units. Sedlescombe is intended to meet the gap in medium to high levels of support for those that can share. Aztec will have 24/7 staffing and meet the gap in high needs provision, for people who are deemed too high risk to place in current accommodation. The Housing First units will grow the portfolio of housing-led provision.
- **Specified exempt provision (category 1):** There are 37 addresses across 9 providers within Hastings. 4 of these providers (BHT, Sanctuary, YMCA, Salvation Army) have provision commissioned by local authorities
- **Refuges:** There is currently no Refuge in Hastings, but the five district and boroughs have priority to refer to vacancies at the Refuge properties across East Sussex

# Accommodation: supported housing (2/2)

## Mental Health & Homeless Adults

Service name	Provider	Number of units	Accommodation model	Staffing
Bal Edmunds	Sanctuary Supported Living	12	Shared accommodation - 4 one bedroom flats, 8 single rooms	Staffed 9.00am – 9.00pm weekdays, 10.30am - 5.30pm weekends. On call manager OOH.
Priory Ave	Sanctuary Supported Living	19	Shared accommodation - single, double and family rooms	Staffed 24 hours – 7.30am – 9.45pm SSL project staff, 9.45pm – 7.30am security staff

## Young Parents Service

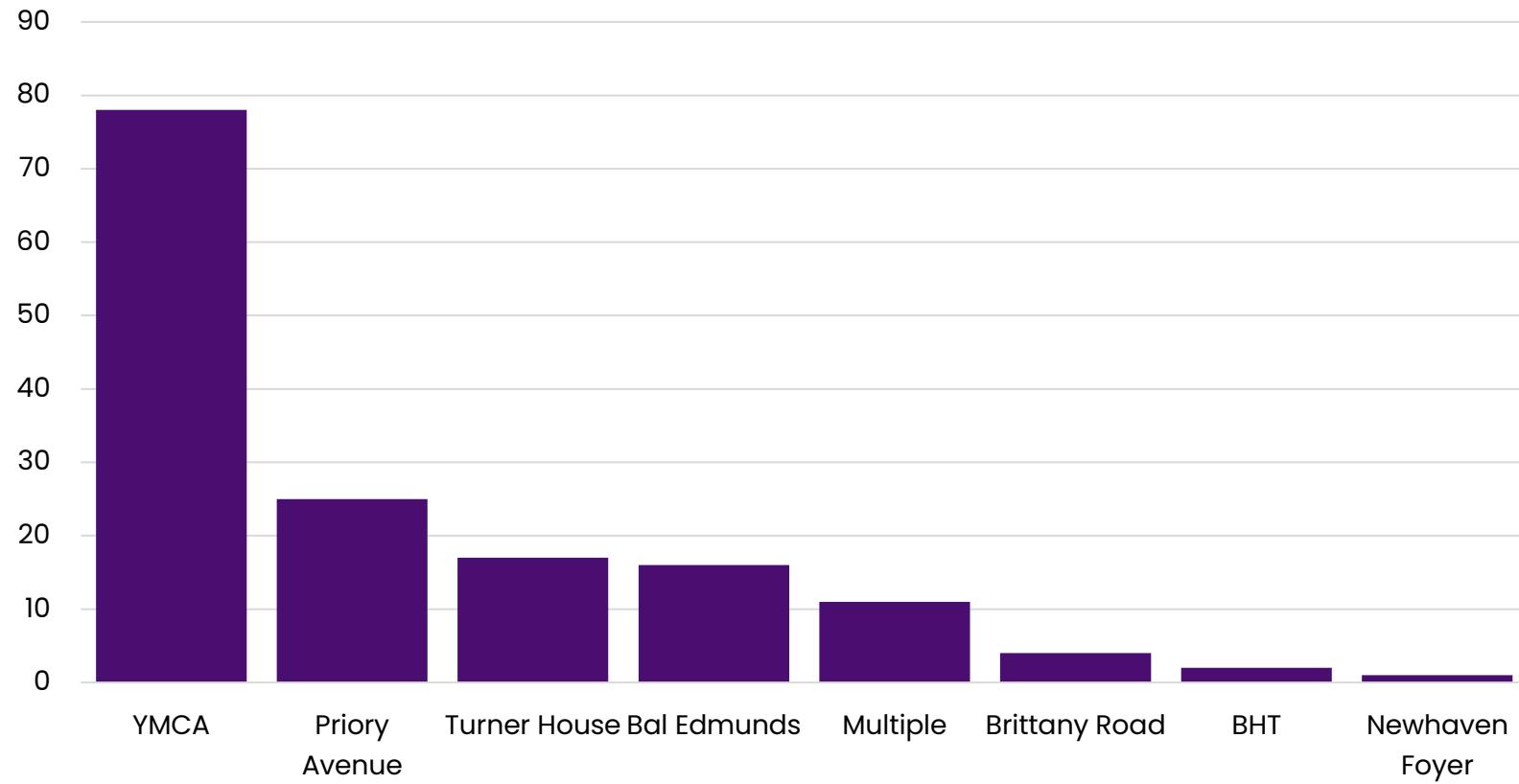
Turner House	SAHA	11	Shared accommodation - single rooms with communal bathroom and kitchen facilities	Staffed 9.00am – 9.00pm every day. On call manager OOH
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## Young People

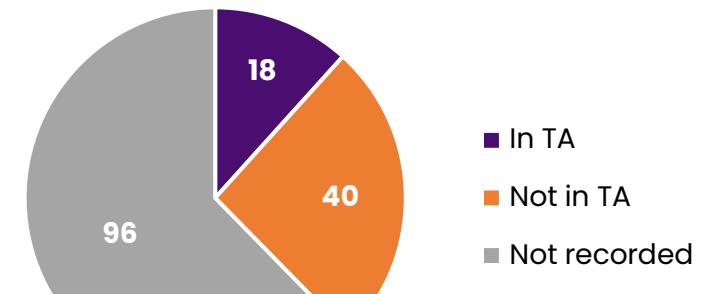
Service name	Provider	No. of units	Accommodation model	Staffing arrangements
Brittany Road	BHT	11	Shared accommodation - single rooms with communal bathroom and kitchen facilities	Staffed 24 hours
Milward Road	BHT	5	Shared accommodation - single rooms with communal bathroom and kitchen facilities	Staffed during day, on call manager OOH.
Southwater Road	BHT	5	Shared accommodation - single rooms with communal bathroom and kitchen facilities	Staffed during day, on call manager OOH.
Hastings Foyer	YMCA DLG	30	Foyer	Staffed 24 hours

# Supported housing referrals

Referrals into supported accommodation by service since 2022

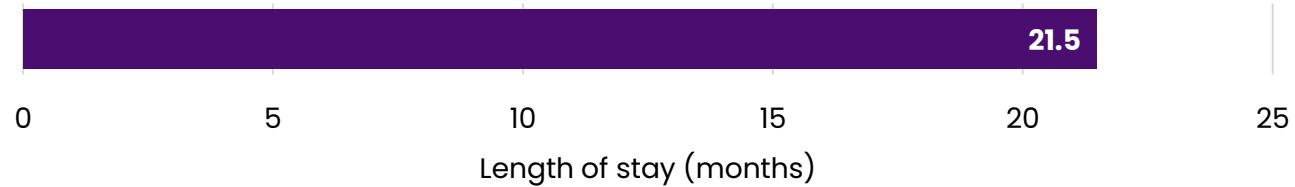


Accommodation at time of referral into supported accommodation

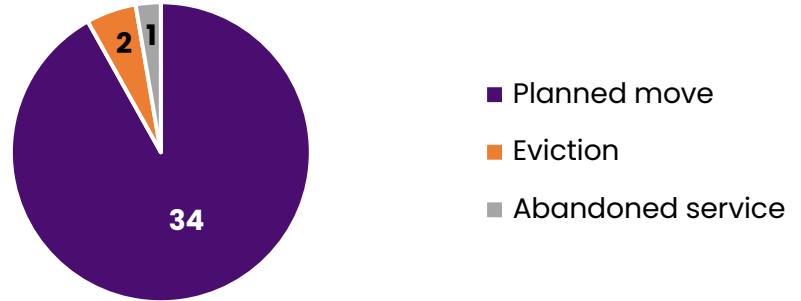


# Just over half of those leaving supported housing accepted 6 month move on support

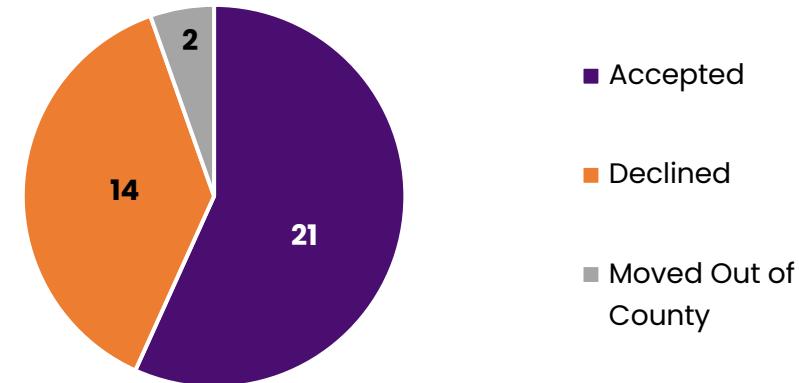
Length of stay in supported accommodation for closed cases since 2023/24 (Total: 37)



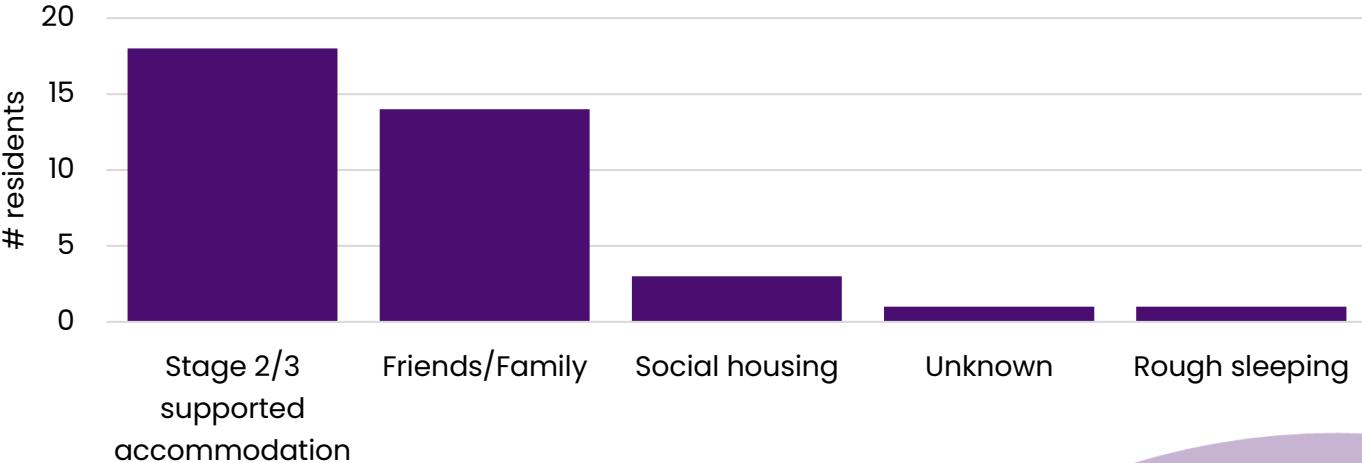
Reason for leaving service



Was 6 month move on support accepted?



Move destination



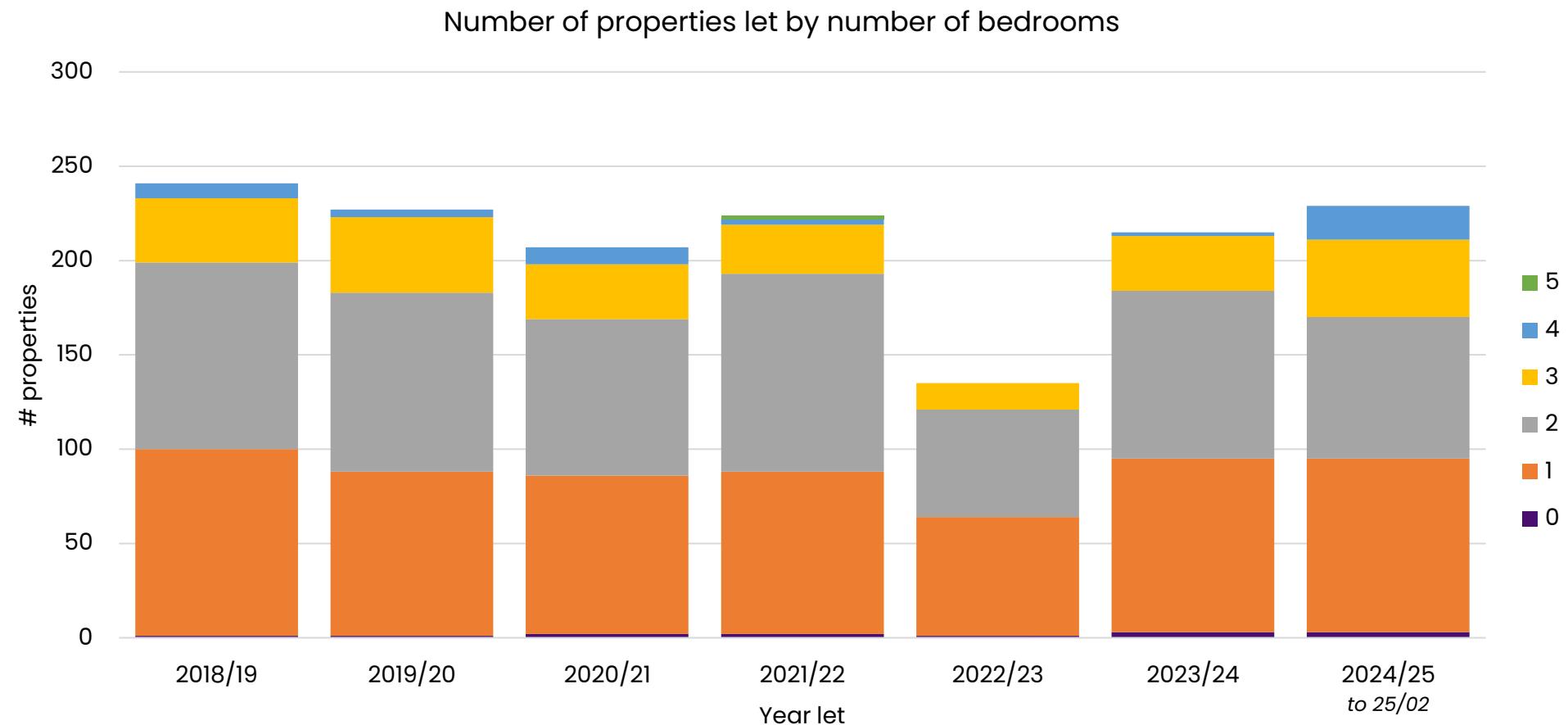
# Accommodation: social housing

- Hastings Borough Council is a non-stock holding authority. There are **c. 6,000 units of social housing in Hastings**. The largest social landlord is Southern, who own approximately 4 times the number of homes of the next largest association (Orbit)
- The Allocations Scheme was updated in October 2023. A key change was to give the highest priority to households who need to leave the family home, and would otherwise go into temporary accommodation. There were also additional flexibilities provided for the use of direct lets
- **Pre-eviction protocols:** There are no formal written procedures between the Council and housing providers. There was an agreement made in May 2024 that Southern would notify the Council's home visiting officer and set up joint visits to tenants who were at risk of homelessness. With Orbit, the Council have started monthly review meetings to discuss relevant issues with tenants, which are mainly focussed on housing benefit (HB) issues

## Registered Providers with stock in Hastings

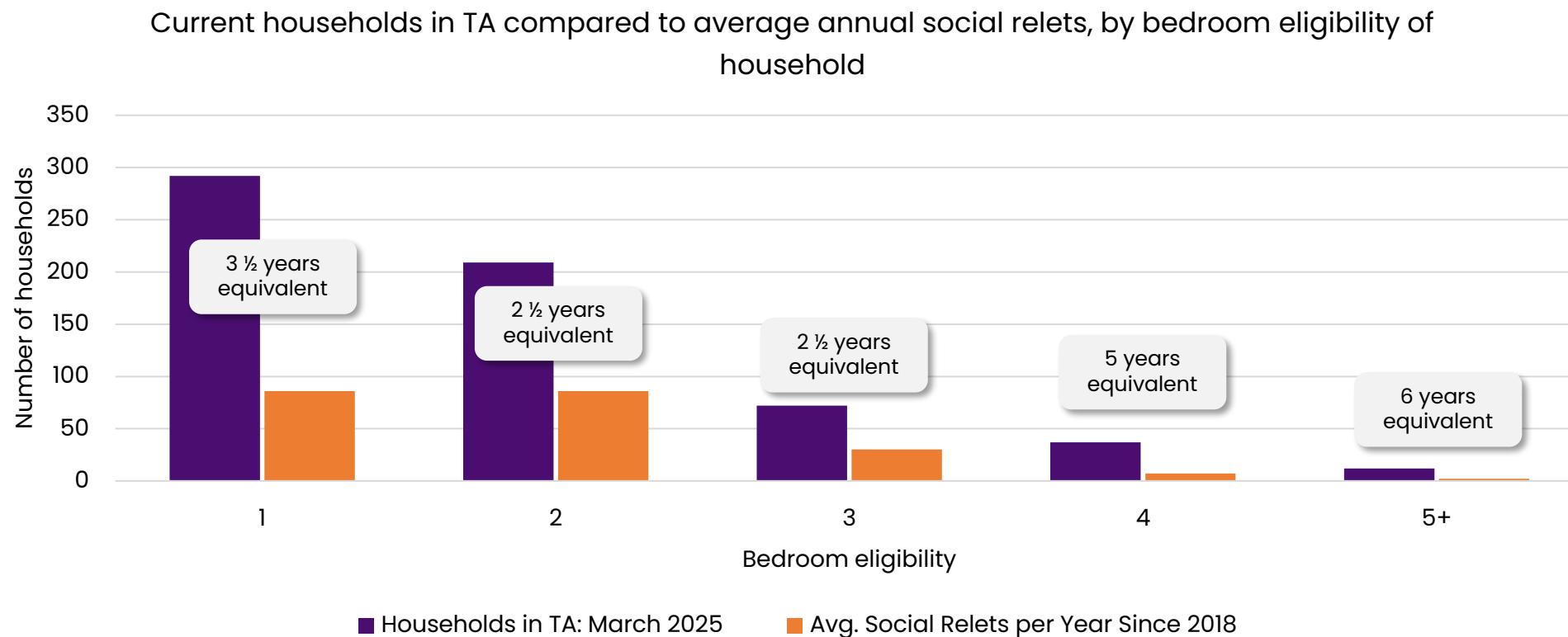
- BHT Sussex
- Southern Housing (formerly Optivo)
- Orbit Housing Association Limited
- Places for People Homes Limited
- Stonewater Limited

# The annual number of social lettings has not increased since 2018/19



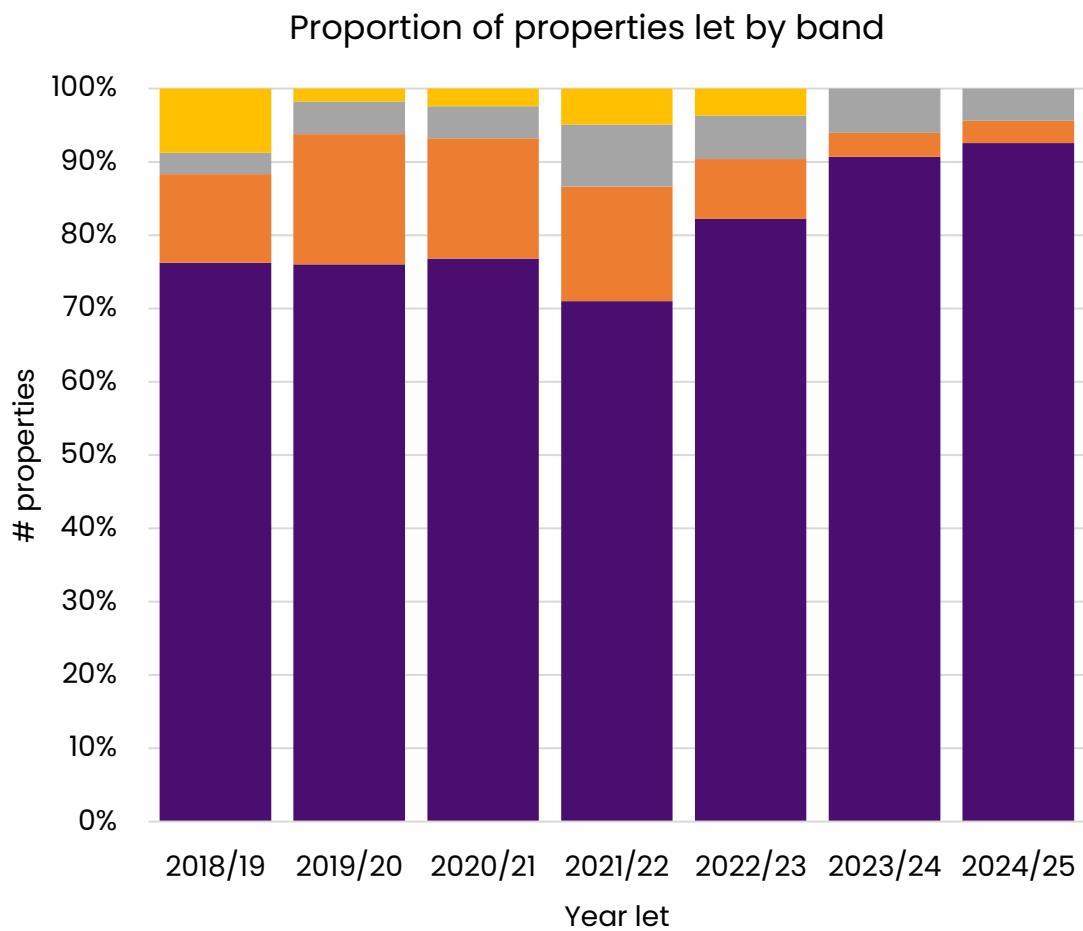
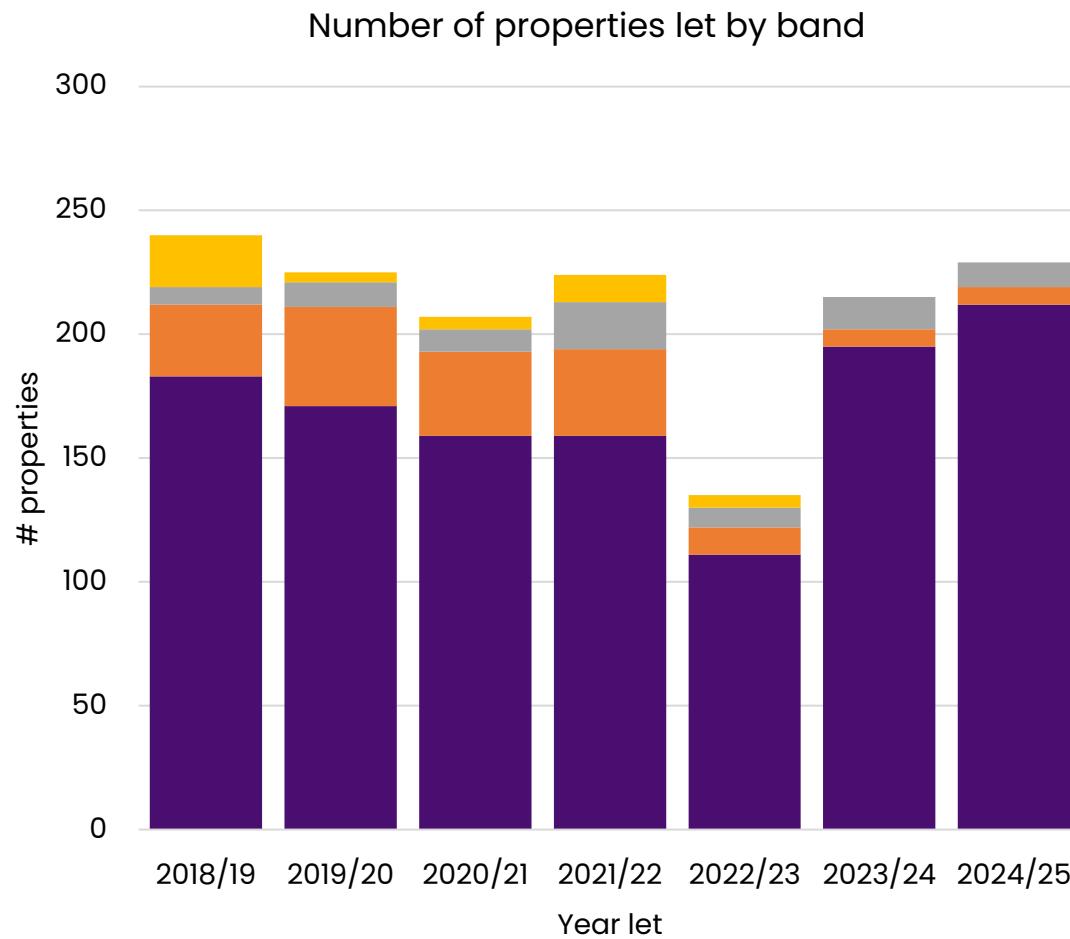
- Whilst more people have been waiting longer for social housing to leave TA, the number of social lettings has changed very little over the past 6 years
- 2-bedroom social lets are set to be below average for 2024/25, while 4 bedroom lets have hit a new high

# It would take 6+ years for all those currently in TA to receive social housing at the current rate

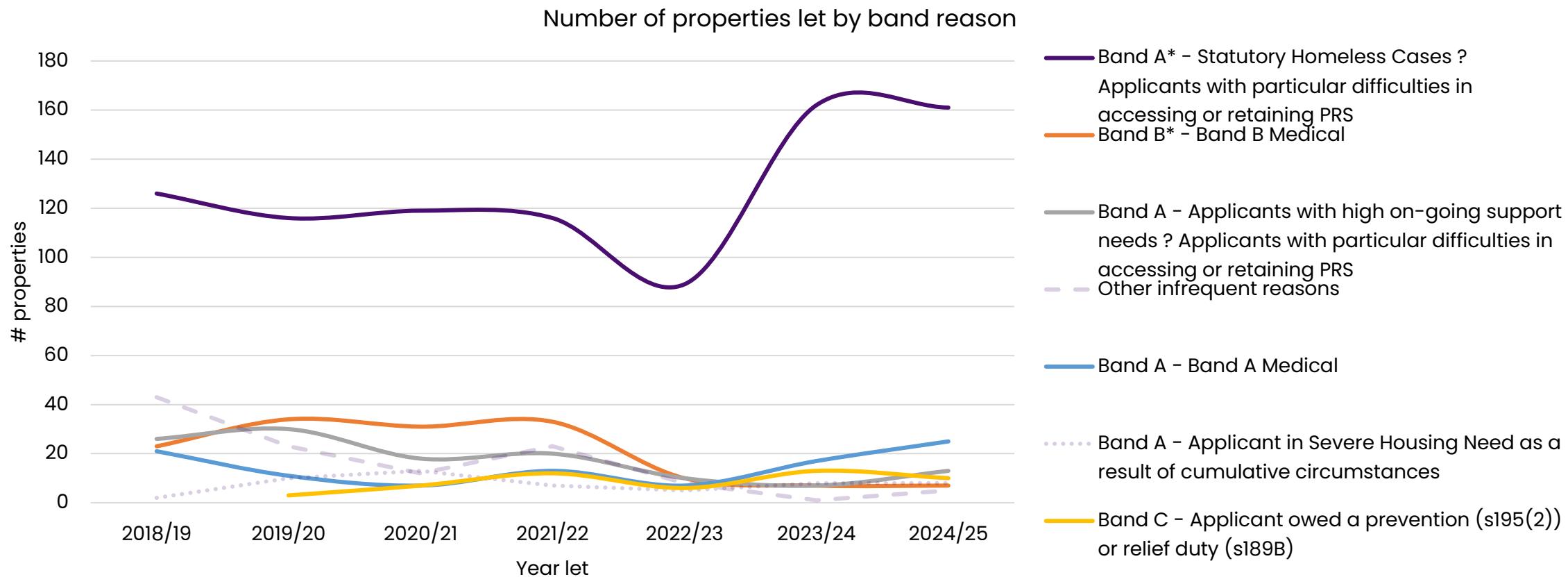


- The number of people in TA waiting for social housing vastly exceeds the annual social housing availability
- This is most pronounced for households requiring 4+ bedrooms, but is also more of a problem for those requiring 1 bed than 2/3 beds

# The proportion of social lets in band A has increased over the last 3 years



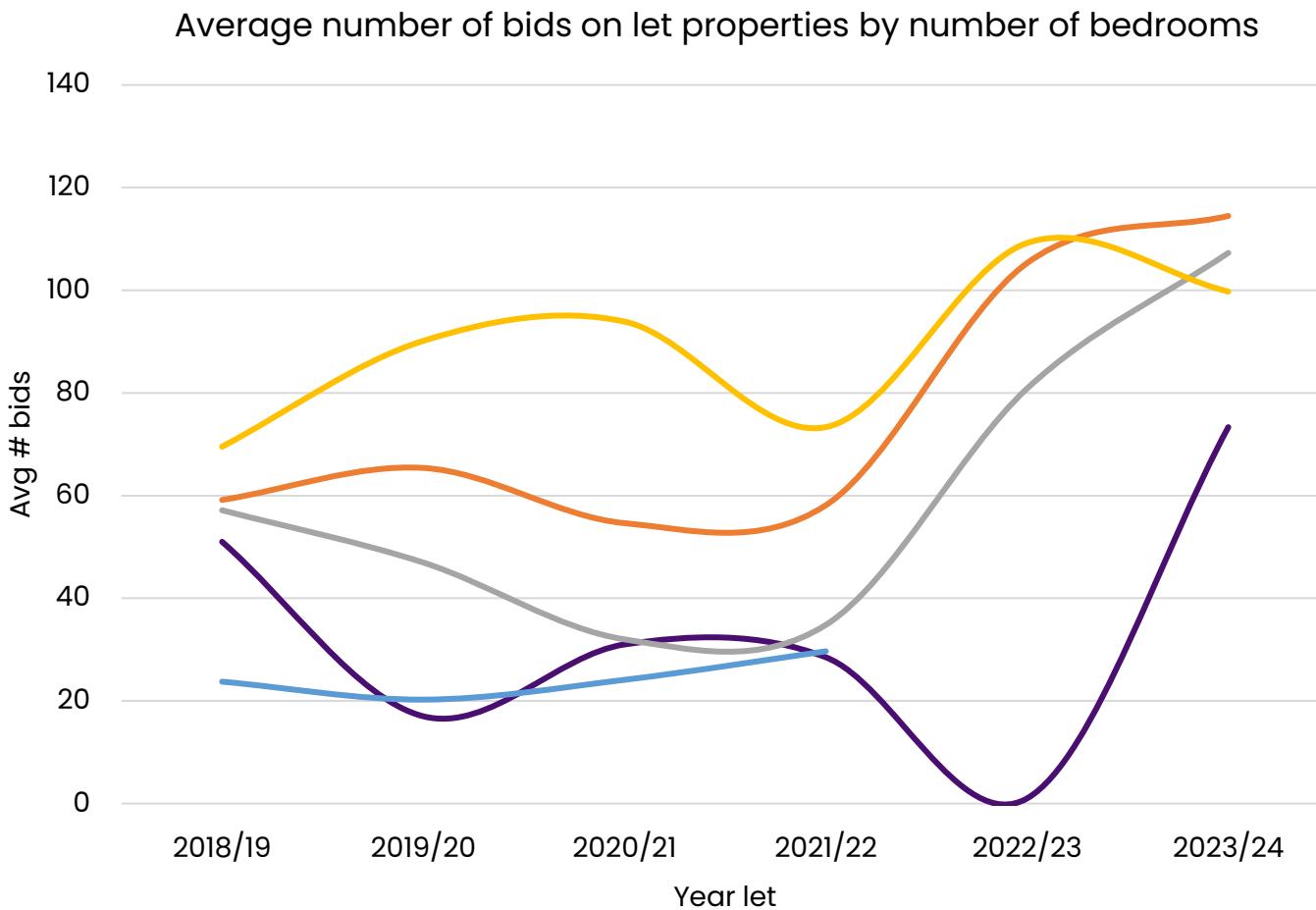
# Statutory homeless cases represent 75% of social lettings, up from 50%



- Band A statutory homeless cases have increased by around a third since 2021/22, and now account for most lettings
- Band B medical cases have decreased, while Band A medical have increased

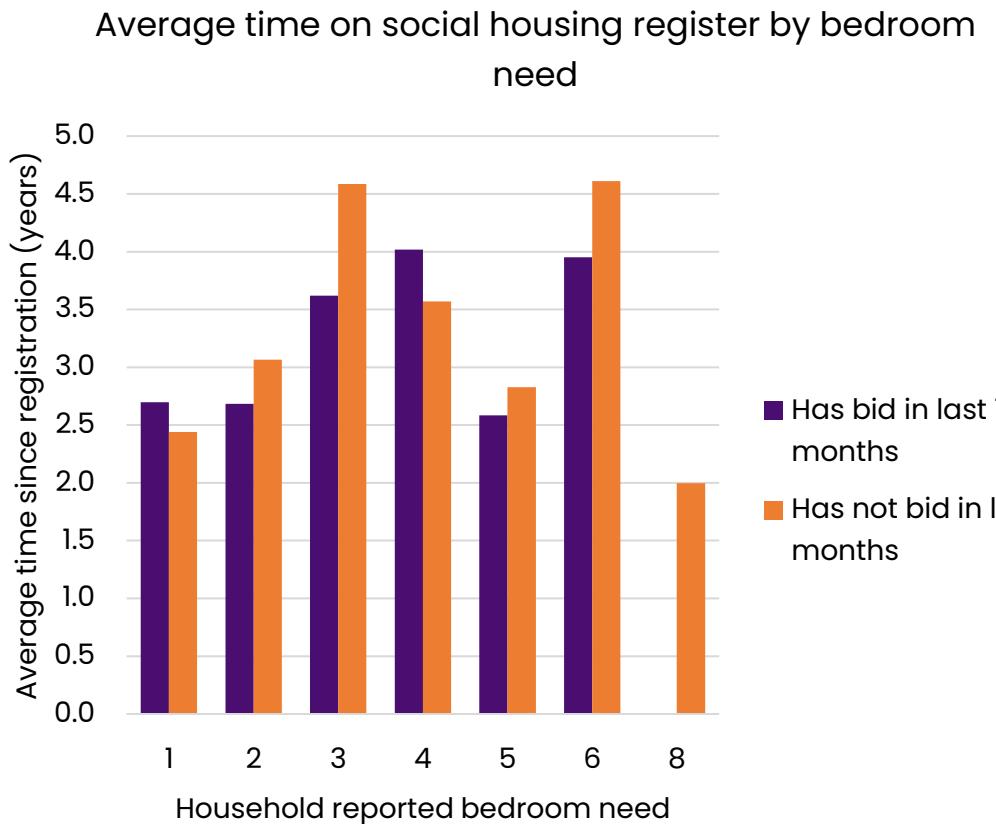
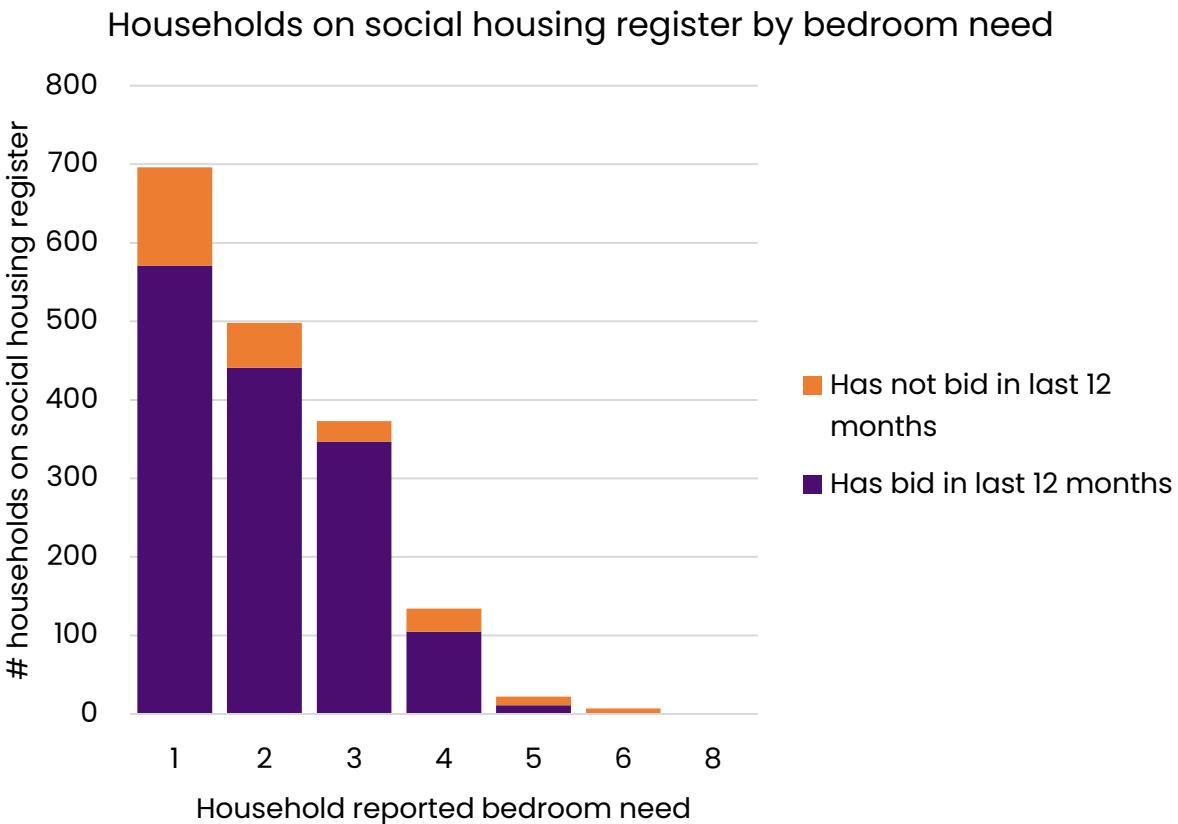
\*Vast majority, with some other bands recorded

# Social properties of most sizes are receiving more bids than ever



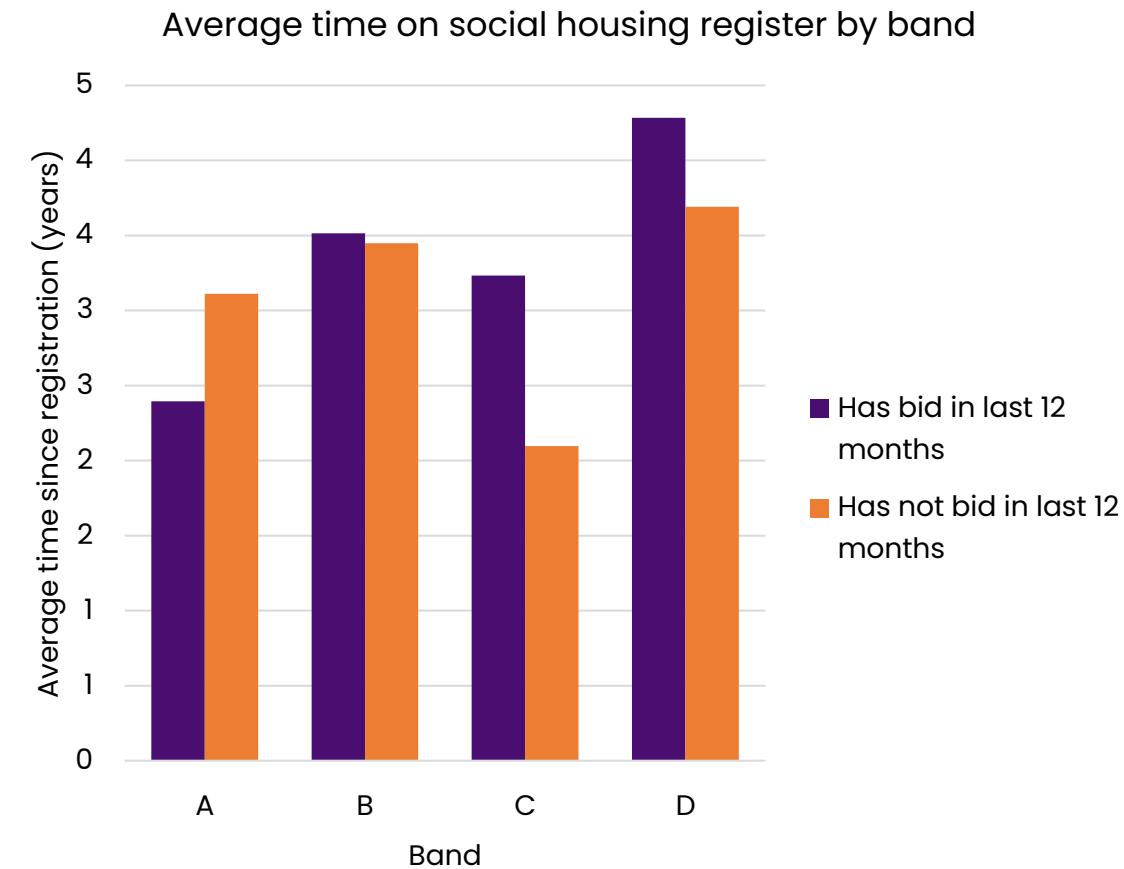
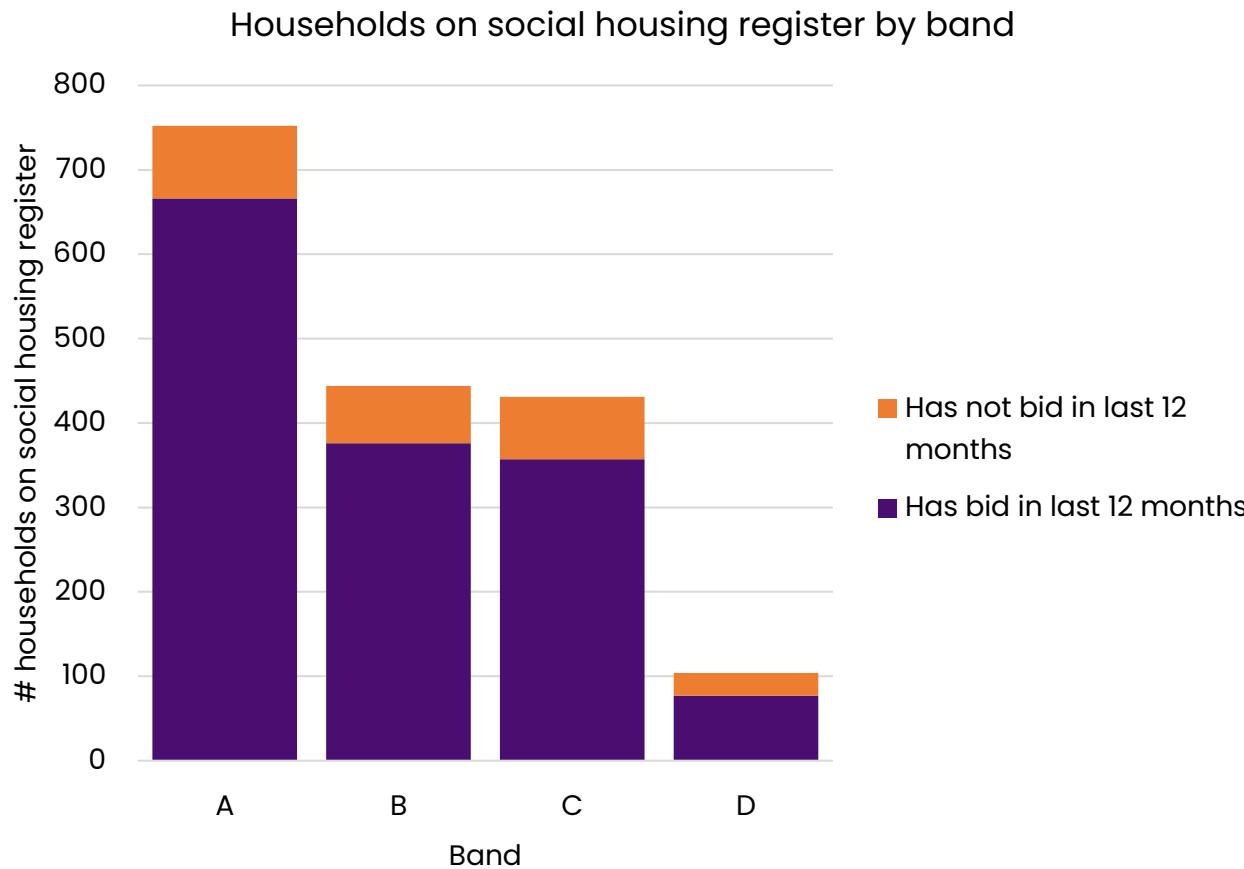
Number of bedrooms	Change in avg # bids, 2019/20 to 2024/25	% change in avg # bids, 2019/20 to 2024/25
0	+94	+551%
1	+24	+37%
2	+48	+103%
3	-7	-8%
4	+13	+62%

# 85% of households on the housing register have bid in the last 12 months



- Households awaiting 3 bedrooms are most likely to have bid in the last 12 months (93%), and have been on the register on average a year longer than those awaiting 1 or 2 beds, indicating a pinch point for demand

# Households in Bands B & C have been on the register around a year longer than Band A



# Accommodation: private rented sector (1/2)

- The private rented sector is comparatively large and accounts for **28.7% of all housing stock in Hastings**. There are c. 44,000 private rented dwellings in the town
- The Council's Corporate Plan includes a commitment for an Enabling Officer to bring **empty homes** and unused land back into use. The Council also works with Parity Trust, an ethical loans partner, to administer a small pot of money for housing loans. These can be used to bring long-term empty homes back into use
- There is an intention to introduce a **PRS selective licensing scheme** within Hastings. Currently local authorities have powers to introduce selective licensing of privately rented homes in order to tackle problems in their areas. Landlords who rent out properties in an area that is subject to selective licensing are required to obtain a licence from the local authority for each of their properties.
- **Local Housing Allowance (LHA)** has failed to keep pace with rising rents locally, and is often 40% lower than median rents in the private sector:

## Properties advertised for private rent in Hastings 23/24 (post LHA uplift)

Property Size	Total Properties	Affordable within LHA	Shortfall lower than £20pcm	Shortfall between £20-£80pcm	Shortfall in excess of £80pcm
1 bedroom	334	1%	0%	3%	96%
2 bedrooms	425	1%	0%	3%	96%
3 bedrooms	168	1%	0%	2%	97%

- There are also for a pilot with Southern to **convert emergency accommodation** into leased 24-month Assured Shorthold Tenancies (ASTs). If this goes well, these could then be converted to assured tenancies. 12 units have initially been agreed in principle
- Commitments within the East Sussex Housing Partnership Strategy include establishing a **network of private sector landlords and agents** to support cross sector working, and a shared incentive package to improve sustainment and access to accommodation for people in housing need
- There is currently no formal **Private Rented Sector Offer (PRSO) policy** for discharging statutory homelessness duties within the private rented sector
- A support worker is employed by Stonepillow to work with people on release from prison, to try and source private rented accommodation. This is funded by the **Accommodation for Ex-Offenders programme**

# Accommodation: private rented sector (2/2)

- Details of **PRS access scheme(s)** and volumes from April 2024 to March 2025 include:

Name of scheme	Funding source and type	Total numbers assisted	Assistance provided
<b>Housing Incentives</b>	Homelessness Prevention Grant	76	Landlord incentive payment, insurance policy, NRLA membership, shortfall payment, holding deposit, other costs
<b>Home visits</b>	Homelessness Prevention Grant	126 (prevented eviction 110, not prevented 16)	TA placements avoided, evictions avoided/prevented
<b>Homelessness Prevention Project</b>	ESCC/ Public Health	35	White goods and furniture, and deposit and rent in advance (home visits only)
<b>Household Support Fund</b>	Household Support Grant (ESCC)	9	White goods and furniture
<b>Tenancy sustainment</b>	Homelessness Prevention Grant	2	White goods and furniture
<b>Loans</b>	ESCC/ Homelessness Prevention Grant – repayable loan	127	Deposit and rent in advance

## 4. Resources

# The Borough Council's homelessness spend

- Rising demand for temporary accommodation (TA) is diverting resources and capacity away from homelessness prevention activities
- The greatest financial burden for the Council is the costs of meeting statutory homelessness duties
- The current forecast overspend for the Housing Department in 2024/25 against budget is expected to be £1.27m. This is mainly due to a slower than expected reduction in the number of households in privately procured temporary accommodation (TA)
- At the end of the 2024/25 financial year, the Council has met the 'savings' figures committed for the year (cost avoidance). This is primarily through the letting of new affordable housing, and new home acquisitions
- The acquisitions programme (see next page) continues to expand on track with targets. Acquisitions, along with prevention work, is the main way to mitigate the impact of continued need for the service, without an equivalent rise in private TA use

**Summary of Private TA Costs**

Financial Year	Provider Cost	Housing Benefit	Personal Contributions	NET COST TO HBC	Year on Year % Increase
2019/20	2,248,681	855,518	155,315	1,237,848	
2020/21	2,937,002	1,196,722	112,148	1,628,132	32%
2021/22	4,348,358	1,632,037	118,953	2,597,368	60%
2022/23	7,334,334	2,390,616	130,243	4,813,475	85%
2023/24	9,781,487	2,782,264	183,476	6,815,747	42%

Monitoring to end of December 2024 (P9)	2024/25	2024/25	2024/25	2024/25
	Budget £	Forecast Outturn £	Variance £	Variance %
<b>Head of Service Area</b>				
Chief Finance Officer / S151 Officer	3,384,961	3,641,645	256,684	7.6%
Chief Legal Officer / Monitoring Officer	1,004,640	986,360	(18,280)	-1.8%
Commercial Services & Development	778,869	919,025	140,156	18.0%
Community and Regulatory Services	1,004,580	952,855	(51,725)	-5.1%
Environment and Operations	5,532,920	5,730,915	197,995	3.6%
<b>Housing</b>	<b>6,563,448</b>	<b>7,467,289</b>	<b>903,841</b>	<b>13.8%</b>

# Affordable housing supply/ delivery/ enablement

- The mix and tenure of housing in Hastings, whilst not unique amongst coastal areas, is very different from many other areas of the South East; with a significantly **higher proportion of older, higher density and terraced housing** than is common in many other areas
- In line with the Government's commitment to build 1.5m new homes within the five years of the current parliament, Hastings' **mandatory target** has increased by 47% from 490 to 722
- The Council is a non-stock holding authority, and therefore reliant on partnership working to increase the supply of affordable housing locally. There is, however, an ongoing review of the **housing company** as a potential vehicle to build Council homes. Plans for this will be announced shortly. The Council continues to seek joint working opportunities to make best use of stock, however the demand for one-bedroom properties makes it particularly challenging to meet the housing needs for people experiencing homelessness

## Capital Funding & Acquisitions/ Development Programme

- **Phase 1:** Approved in February 2023. Target: Up to 50 homes. External funding levered in through Homes England's Affordable Homes Programme (AHP), the Local Authority Housing Fund (LAHF) Round 1; and the Rough Sleeping Accommodation Programme (RSAP). 35 homes have now been acquired for Phase 1, with 32 of these homes being tenanted. Phase 1 was put on hold following the Council's success in attracting external funding with a high grant ratio in Phase 2 and there is still a further £1.94m to be allocated.
- **Phase 2:** Approved in July 2024. Target: Approximately 124 homes. 25 SHAP. 62 Levelling Up Acquisitions Fund (to include emergency assessment centre). 16 Levelling Up Development Fund. 21 LAHF Round 3. 13 homes have now been tenanted under Phase 2.
- **Summary:** 116 homes acquired or in the pipeline. 45 homes tenanted. Portfolio includes office to residential conversions, Houses in Multiple Occupation, blocks of flats and adapted properties.
- A further £10m Capital has been approved by Full Council for a **Phase 3** Acquisition Programme. Additional funding for the programme will be obtained through the Affordable Homes Programme.
- The council has procured a property service, SimplyPhi, to support it to source, acquire and refurbish properties under the acquisition programmes with the Council managing and overseeing each stage

# Recent revenue grant funding

## Hastings BC

Grant	Description	£
<b>Homelessness Prevention Grant</b>	Ringfenced grant to deliver services to tackle and prevent homelessness.	£2.23m (2025/26), £1.41m (2024/25)
<b>Accommodation for Ex-Offenders Programme</b>	Phase 2 allocations. Provides funding to local authorities to support ex-offenders at risk of rough sleeping into private rental sector accommodation	£228,000 (April 2023 – March 2025)
<b>Winter Pressures</b>	Complements the Rough Sleeping Initiative 2022–25 in supporting local authorities to create additional off the street capacity for people sleeping rough in winter.	£345,962 (2024/25)
<b>Rough Sleeping Drug and Alcohol Treatment Grant</b>	Implement evidence-based drug and alcohol treatment and wrap around support for people sleeping rough or at risk of sleeping rough, including those with co-occurring mental health needs	£399,002 (2025/26)
<b>Single Homelessness Accommodation Programme (SHAP)</b>	Long-term supported housing, Housing First, and housing led accommodation, and specialist housing for young people.	£1.88m (revenue, 3 years)
<b>Homes for Ukraine</b>	Support local communities to offer people from Ukraine the warmest possible welcome to the UK.	£299,583 (2024/25)
<b>Rough Sleeping Accommodation Programme (RSAP)</b>	Includes the AfeO programme for this year. RSAP provides move-on accommodation for rough sleepers	£332,120 (2025/26)
<b>Discretionary Housing Payment</b>	Supporting people affected by the welfare changes and to assist those in severe financial hardship. Covers those with Housing Benefit claims and those in receipt of Universal Credit.	£220,901 (2025/26)

## East Sussex County Council

Grant	Description	£
<b>Rough Sleeping Initiative</b>	Flagship funding programme to support national rough sleeping strategies and commitments	£5.58m (2022 – 2025)
<b>Rough Sleeping Prevention and Recovery Grant</b>	Continuation of RSI funding for 2025/26	£1.87m (2025/26)
<b>Drug strategy housing support</b>	OHID funding, targeted housing support interventions for people in drug and alcohol treatment	£1.27m (2022 – 2025)
<b>Household Support Fund</b>	Assist vulnerable households struggling with the cost of living	£6.87m (2025/26)

## 5. Annex

# Components of a pathway response to street homelessness



- **Rapid Assessment / Somewhere Safe to Stay Hub** ~ safe emergency environment away from the street which is open and staffed 24 hours a day, 7 days a week, to anyone who is identified and referred as being at imminent risk (within 24 hours of) or already rough sleeping. Short stay (target 72 hours) with multi-agency coordination.
- **Move On Provision** ~ More suitable, consistent, swift and measurable approach to accessing mainstream housing
- **Reconnection** ~ The provision of sufficiently intensive and tailored support is a critical ingredient in any successful reconnection e.g. if local connection barriers remain
- **Prevention** ~ Free up capacity for more targeted emergency prevention work, identifying the predictable routes people may take in being at risk of or experiencing rough sleeping and identifying them early. Can also utilise floating support services for prevention and better tracking of individuals with case management system
- **Short Term/ Transitional Supported Accommodation** ~ Prioritising self-contained options over shared or congregate. Over time, a phased transition to housing-led models of support (floating support in mainstream housing) and away from hostels, B&B, and other similar models of shared and supported temporary accommodation. Potential conversion of existing stock to settled supply or long-term specialist supported accommodation. Can retain required amount of high quality, short stay and move-on focussed transitional accommodation whilst people are waiting for a permanent move e.g. waiting for accommodation whilst supported by Housing First service
- **Mainstream supported housing with care and support on site** ~ supported housing as a settled housing option for a small number of people who don't want and/or can't sustain a mainstream tenancy, including with Housing First support. Most likely a health and social care led response. Ideally a relatively small 'core and 'cluster' model of self-contained units with communal on-site support
- **Supported Lettings/ Floating Support** ~ Range from basic to intensive for people with low/ medium level of need; not tied to accommodation. Alongside swift access to settled housing, will help sustain tenancies in mainstream, self-contained housing
- **Data System & Sharing** ~ Tool to promote and facilitate shared accountability for case management. Individuals can be tracked through the system, and at system level, flows of people into and out of homelessness can be monitored – this creates the possibility for system-wide performance indicators
- **PRS Access** ~ dedicated staff resource to source accommodation and appropriate landlord offer and liaison. Potential need for social/ local lettings agency
- **Housing First** ~ Housing First is rolled out as the default option for homeless adults with complex needs
- **Assertive Outreach Service**
- **Navigators**
- **Personalised Budgets**
- **Targeted interventions** ~ at key transition points (e.g. institutional discharge, leaving care etc.)

# CaCHE homelessness prevention typology

- Universal prevention – preventing or minimising homelessness risks across the population at large
- Targeted prevention – upstream prevention focussed on high risk groups, such as vulnerable young people, and risky transitions, such as leaving local authority care, prison or mental health in-patient treatment
- Crisis prevention – preventing homelessness likely to occur within 56 days, in line with legislation across Great Britain on 'threatened with homelessness'
- Emergency prevention – support for those at immediate risk of homelessness, especially sleeping rough
- Recovery prevention – prevention of repeat homelessness and rough sleeping