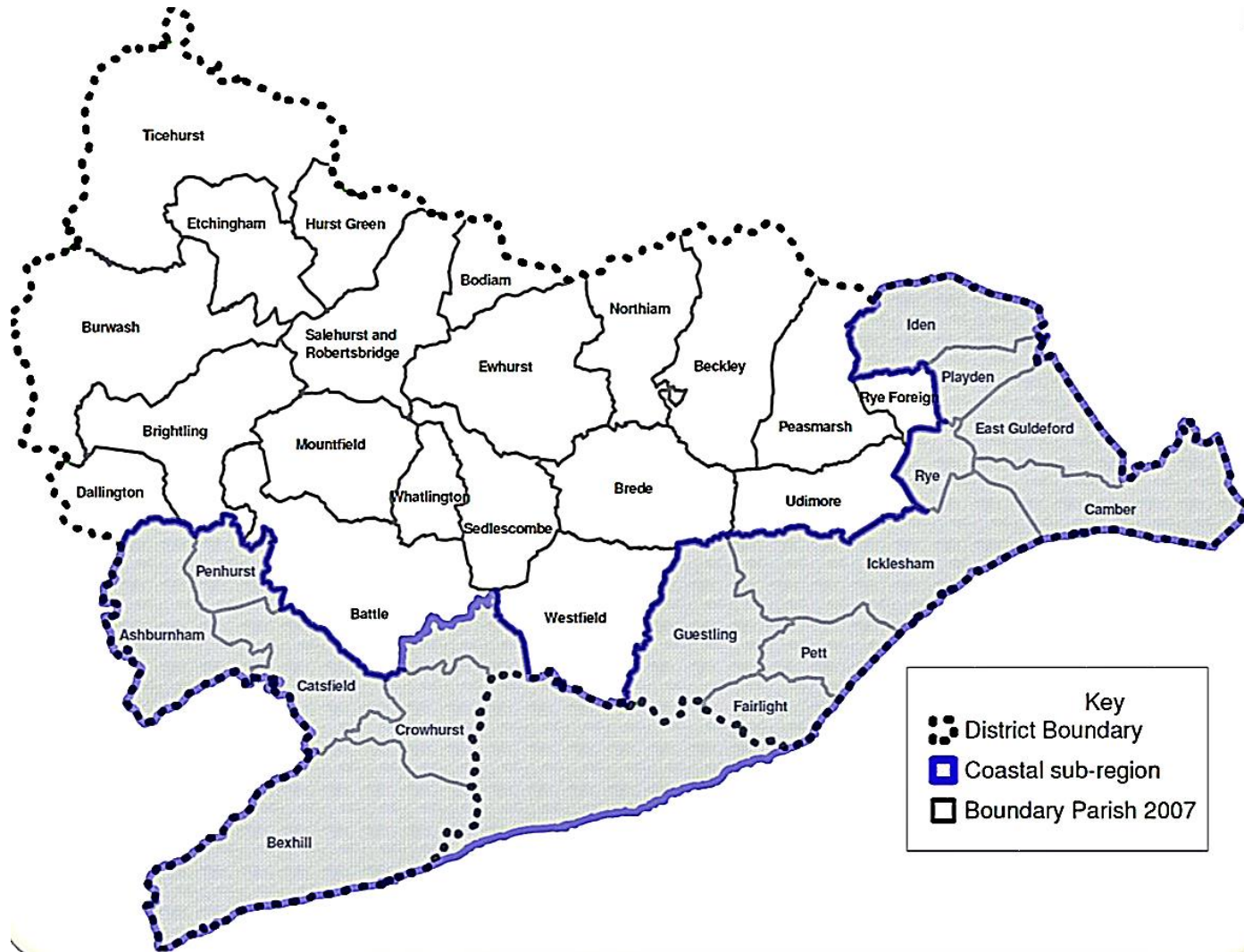


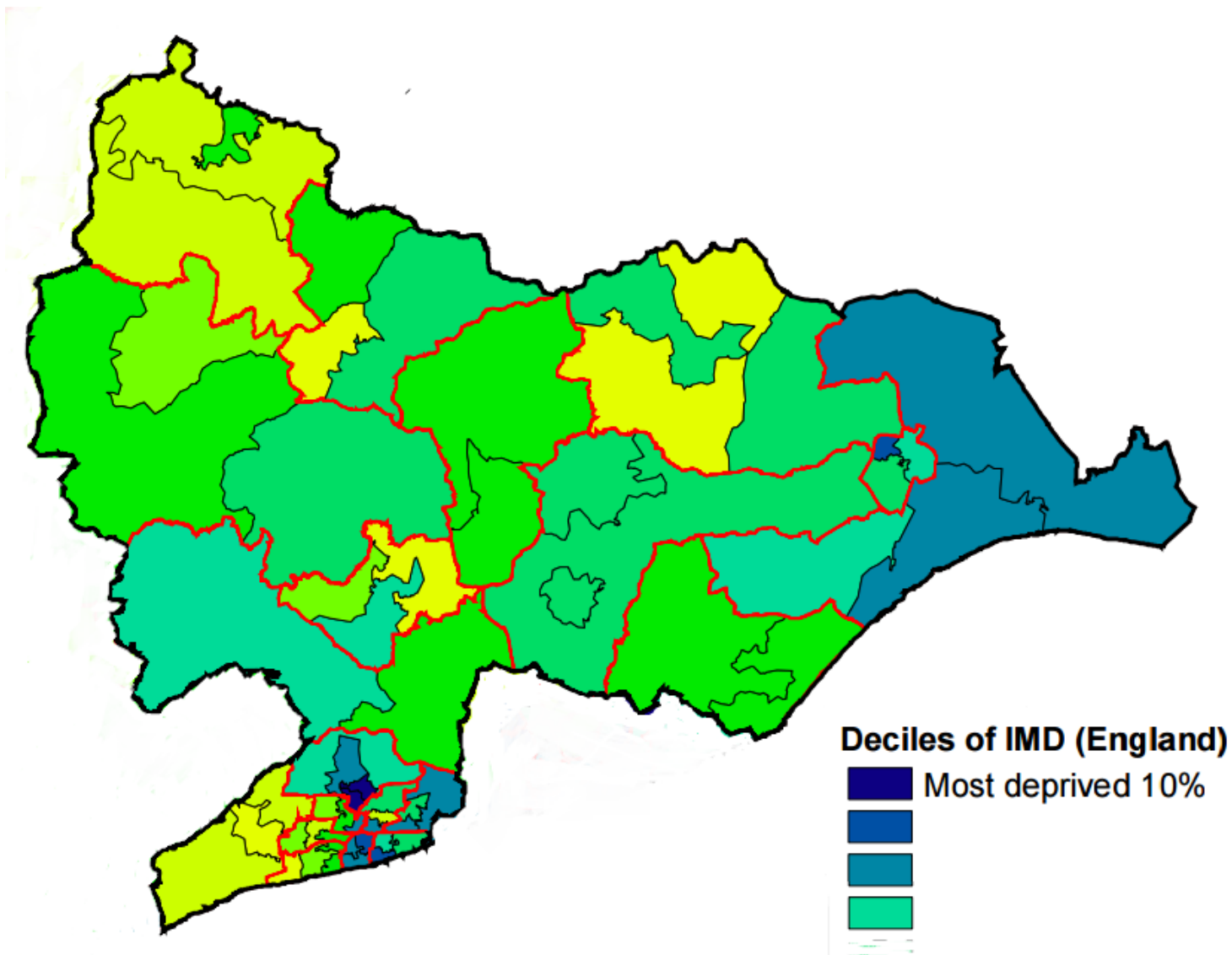
ROTHER LOCAL STRATEGIC PARTNERSHIP ANNUAL CONFERENCE

14 JUNE 2017





A few “facts and figures”



Levels of multiple deprivation – by ward

A crisis happening... near you



‘Statutory homeless acceptances’ in East Sussex has risen from 272 in 2010/11 to 591 in 2015/16 **(a 117% increase)**.

The numbers remained fairly stable between 2010/11 – 2013/14 but rose sharply between 2013/14 and 2015/16.

From 2010/11 to 2015/16 homeless acceptances in Rother rose from 37 to 94 **(154% increase)**;

Home ownership is slipping out of reach

Home ownership is slipping out of reach: no matter how hard they work, it's becoming more and more difficult for young people to save up and buy a home of their own. in the last decade, [home ownership fell for the first time since census records began.](#)

Housing costs are hugely expensive

Housing costs are hugely expensive: Many of the people on the housing ladder did so by taking out risky mortgage loans that stretched them to their financial limit. [28,900 homes were repossessed across the UK in 2013.](#)

More families are renting from private landlords

More families are renting from private landlords: There are now more [than nine million renters in private rented accommodation](#), including almost 1.3 million families with children equating to [19% of households in England](#). Renting can be incredibly unstable, with soaring rents, hidden fees and eviction a constant worry. And it can mean living in dreadful conditions too – one third of private rented homes in England fail to meet the Decent Homes Standard.

Levels of homelessness are rising

Levels of homelessness are rising: The ultimate impact of the housing crisis is the huge numbers of people forced out of their homes altogether. [The number of homeless households has risen to more than 50,000 a year.](#) Some of these households – many with dependent children – will then wait for years, sometimes in temporary accommodation. And more than 2,000 people a year will have no roof over their head at all, ending up sleeping rough.

Private Renting

One in Five Households in the Private Rented Sector has Unaffordable Housing

The analysis I presented revealed that at least one in five households in the private rented sector has unaffordable housing – which means that they have high housing costs and have insufficient income left over to afford a minimum acceptable standard of living after paying their rent. This includes:



Almost 275,000 households with children



More than 140,000 single working age adults living on their own



Almost 95,000 couples without children

[A “Living Rent” model](#), would cap private rents at 30% of median local income

<http://www.natcen.ac.uk/blog/defining-and-measuring-housing-affordability-in-the-private-rented-sector>

Poverty in Private Rented

The proportion of those in poverty after housing costs in the social rented sector fell by 14 percent between 2006/07 and 2015/16 to 34%

This means that the poverty rate in the social rented sector is now the same as in the private rented sector.

Among those owning their properties either outright or with a mortgage, poverty has increased from 12% in 2011/12 to 16% in 2015/16.

Proportion of people in poverty by housing tenure

Source: Households Below Average Income (HBAI), UK, Department for Work and Pensions, 2017



Survey by Shelter and YouGov, April 2017

More than **half a million low earners have had to resort to borrowing money** via credit cards, overdrafts and other sources to pay their rent during the past year, according to new figures.

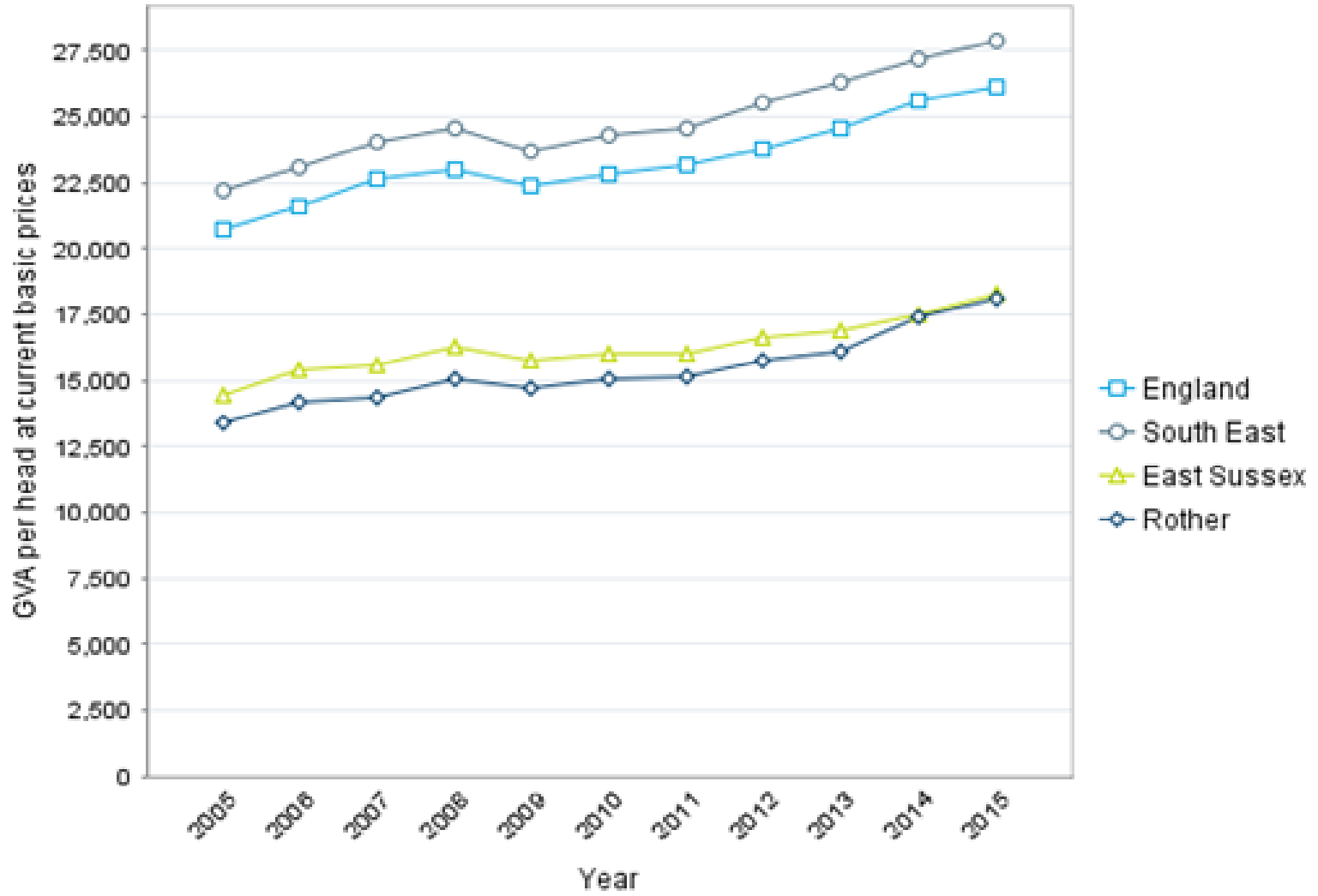
1.6 million private tenants falling into the low-earner category, **one in three** – around 511,000 – **had borrowed money** during the past year to keep on top of their rent.

The largest number, an estimated 299,000, had used an overdraft, which involves paying interest or fees (or both), while 249,000 borrowed via a credit card. Almost 100,000 tenants used money from parents that they had to pay back, while **91,000 borrowed from other family members or friends** to tide themselves over.

Some 57,000 took a loan from a bank or building society, while an estimated **42,000 turned to a payday loan**, where the quoted interest rates can be in excess of 1,500% apr, despite price caps being in force. Many of the tenants borrowed from more than one of these sources.

Gross Value Added per head in £ 2005-15

This dataset shows Gross Added value (GVA) per head. GVA is a measure of the goods and services provided in the economy minus bought in materials and services. It measures the contributions made to the economy of each producer, industry or sector.



Source: Office for National Statistics

Workforce

Economic activity and inactivity in 2011

This dataset shows economic activity and inactivity amongst those aged 16-74 from the 2011 Census.

Economic activity category	All people aged 16-74	All economically active	Employee	Self-employed	Unemployed	Economically active full-time student	All economically inactive	Long-term sick or disabled	Looking after home or family	Retired	Economically inactive student (including full-time students)	Other economically inactive
Geography												
England and Wales	100.0	69.7	52.2	9.7	4.4	3.4	30.3	4.2	4.3	13.8	5.8	2.2
South East	100.0	71.9	54.2	11.0	3.4	3.3	28.0	2.9	4.4	13.7	5.2	1.8
East Sussex	100.0	68.1	48.2	13.4	3.6	2.8	31.9	4.1	4.2	17.8	4.0	1.8
Rother	100.0	63.4	43.2	14.8	3.2	2.1	36.6	4.1	4.3	22.5	3.8	1.9

A person aged 16 to 74 is described as economically active if, in the week before the census, they were in employment as an employee or self-employed, not in employment, but were seeking work and ready to start work within two weeks, or not in employment, but waiting to start a job already obtained and available. Full-time students who fulfil any of these criteria are classified as economically active and are counted separately in the 'Full-time student' category of economically active - they are not included in any of the other categories such as employees or unemployed.

A person aged 16 to 74 is described as economically inactive if, in the week before the census, they were not in employment but did not meet the criteria to be classified as 'Unemployed'. This includes a person looking for work but not available to start work within two weeks, as well as anyone not looking for work, or unable to work - for example those who are retired, looking after home/family, permanently sick or disabled. Students who fulfil any of these criteria are also classified as economically inactive. This does not necessarily mean in full-time education and excludes students who were working or in some other way were economically active.

Source: 2011 Census, Office for National Statistics

Dataset: Average (median) earnings, residence-based, 2002-2016 - districts

Geography: Mixed ▼
 Type of employee: Mixed ▼
 Gender: Mixed ▼
 Year: 2016 ▼
 Measure: Gross weekly earnings (£s) ▼

Type of employee	<u>All employees</u>			Full-time			Part-time		
Gender	<u>All people</u>	Male	Female	<u>All people</u>	Male	Female	<u>All people</u>	Male	Female
Geography									
England	442	537	352	545	585	483	177	168	181
South East	479	583	377	582	634	512	183	165	189
East Sussex	408	489	332	527	561	494	174	169	176
Eastbourne	426	509	353	524	556	481	206	-	214
Hastings	370	390	322	446	450	439	161	-	158
Lewes	397	474	322	560	564	527	162	-	167
Rother	386	474	290	526	594	480	158	-	-
Wealden	441	575	342	575	607	495	189	210	184

Dataset: Median and lower quartile affordability ratios, 2002-2016 - districts

DCLG data

Geography: Mixed ▼

Average ▼

Time period: Year ▼

Measure: House price to earnings ratio ▼

Average	Median				
Time period	2012	2013	2014	2015	2016
Geography					
England	6.77	6.76	7.09	7.53	7.72
South East	7.64	7.89	8.20	8.81	9.43
East Sussex	8.24	8.25	8.10	8.55	9.16
Eastbourne	7.38	7.18	6.83	7.31	8.26
Hastings	6.89	7.07	6.95	6.87	7.96
Lewes	8.52	8.37	8.56	9.53	9.84
Rother	8.81	8.83	9.14	9.45	10.04
Wealden	7.68	8.49	8.31	8.78	9.47

Dataset: Social housing stock, 1997-2016 - districts

Geography: Mixed
 Type of social housing: Mixed
 Year

Type of social housing	<u>All social housing</u>				
Year	2012	2013	2014	2015	2016
Geography					
<u>England</u>	4,051,152	4,073,906	4,075,964	4,095,239	4,113,816
<u>East Sussex</u>	26,363	26,283	26,123	26,503	26,692
Eastbourne	6,125	5,973	5,932	5,939	5,929
Hastings	5,932	5,940	5,880	6,007	6,048
Lewes	4,761	4,774	4,716	4,805	4,818
Rother	4,474	4,371	4,320	4,363	4,407
Wealden	5,071	5,225	5,275	5,389	5,490

Dataset: House price index, 1995-2016 - districts

Geography: Mixed Months Measure: Index (Jan 2015=100)

Months	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16
Geography													
England	108	109	109	110	110	112	114	114	114	114	114	115	117
South East	110	111	112	113	113	115	117	118	118	117	117	117	119
East Sussex	109	111	111	113	114	114	115	116	117	118	118	118	118
Eastbourne	106	107	108	110	114	115	116	115	115	114	115	116	118
Hastings	111	115	116	120	120	120	118	118	121	123	125	124	125
Lewes	108	109	110	112	113	113	113	113	115	114	114	113	113
Rother	110	111	111	113	111	111	112	116	117	118	118	118	116
Wealden	109	111	112	112	112	112	115	116	119	119	120	118	117

Dataset: Local Authority and PRP rents, 1999-2016 - districts

Measure	Local authority weekly rent (£)						PRP weekly rent (£)					
Year	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
Geography												
England	67.83	73.58	78.55	82.44	85.89	87.93	78.28	83.21	88.41	92.30	95.89	97.84
South East	74.04	78.52	-	-	-	-	89.94	-	-	-	-	-
East Sussex	66.66	70.92	-	-	-	-	82.57	-	-	-	-	-
Eastbourne	63.78	68.38	71.44	74.77	76.42	80.07	82.28	85.29	89.93	93.58	97.05	98.20
Hastings	-	-	-	-	-	-	82.15	84.85	87.44	89.13	90.55	89.81
Lewes	70.60	80.57	83.93	87.86	90.34	90.42	78.30	83.48	88.20	90.91	94.56	96.30
Rother	-	-	-	-	-	-	82.59	86.94	91.69	94.65	97.54	99.02
Wealden	65.97	70.43	76.00	79.00	83.38	87.69	86.52	91.13	96.59	102.45	105.01	105.84

The impacts of high housing costs are multiple. Here is one.

Poverty is measured as the proportion of people living in households with an income below 60% of the contemporary median household income.

<http://www.jrf.org.uk/data/child-poverty-rate-over-time>

Proportion of children living in poverty over time

Source: Households Below Average Income (HBAI), United Kingdom, Department for Work and Pensions, 2017



Programme for preparing planning policy documents November 2016 – December 2019

Document	Role and scope	Area coverage	Public engagement periods	Target Adoption date
<i>Development and Site Allocations Plan</i>	This will allocate land for development and provide more detailed policies in line with the Core Strategy.	District-wide	<ul style="list-style-type: none"> • Dec/Feb 2017 • Sept/Oct 2017 	Jun 2018
<i>Updated Affordable Housing SPD</i>	This will provide guidance on the application of Core Strategy policies for the delivery of affordable homes.	District-wide	<ul style="list-style-type: none"> • Aug/Sep 2017 	Jan 2018

Rother District Council

Enter a keyword

Select Language

Residents | Business | Visitors | About the Council

Planning and Building Control | Rubbish and recycling | Council Tax | Housing | Benefits, grants and funding | Environment issues | More...

You are here: [Residents](#) • [Planning and Building Control](#) • [Planning Policy](#) • [Local Planning](#) • Development and Site Allocations (DaSA) Local Plan

Development and Site Allocations (DaSA) Local Plan

Introduction

The 'Options and Preferred Options' version of the Development and Site Allocations Local Plan (DaSA) and its accompanying Sustainability Appraisal Report was made available for a 10-week public consultation between 12 December 2016 to 20 February 2017.

The DaSA will form Part 2 of the Council's new Local Plan and develops the spatial strategies and core policies set out in the '[Core Strategy](#)', which represents Part 1 of the Local Plan. It reviews existing site allocations and development boundaries and, at this stage, puts forward options and preferred options for allocating specific areas of land for particular uses in line with the development provisions of the Core Strategy. It also puts forward more detailed policies where these are needed to provide guidance for the effective management of development in relation to key issues.

Potential development allocations are not included within the DaSA Local Plan consultation where areas are designated as Neighbourhood Plan Areas. Further details on Neighbourhood Plans can be found here: [Neighbourhood Plans](#)

The full document, which is very large, together with a version that has been divided into sections, is available to view and download under **Related Documents** below.

Our local response starts here