



Private Sector Renewal Programme 2008-11

Promoting Private Housing Renewal in Partnership

Brighton & Hove and East Sussex Together



ESHOG - Building on Success

- East Sussex Housing Officers Group
 - BHCC
 - Wealden
 - Eastbourne
 - Rother
 - Hastings
 - Lewes





Background to the Partnership

- In July 2007 GOSE invited partnership bids - through the RHB - in line with the Regional Housing Strategy for the South East.
- We saw this as an opportunity for partnership working across local authority boundaries
 - Strong relationship existed between B&HCC and the East Sussex Authorities – ESHOG
 - We could expand the renewal programme to Rural Authorities of Wealden, Rother and Lewes
 - Opportunity to align to a strategic housing focus
 - A New way of working in partnership; sharing services and good practice and innovation



ESHOG – Building on Success

- ESHOG offered:
 - Strategic Housing Overview
 - Sub regional housing needs / housing market studies
 - Sussex Homemove
 - Shared Empty Property Service



ESHOG – Building on Success

- Existing track record in private sector renewal delivery
- Focus on coastal towns/ cities
- CURS University of Birmingham report identified:
 - Ongoing decency issues in coastal towns
 - Poor conditions in rural housing



The Bid



Joint bid with all partners focusing on:

- ✓ Reducing the number of vulnerable people living in non-decent private sector homes
- ✓ Reducing the number of households living in fuel poverty
- ✓ Reduce region's carbon emissions
- ✓ Supporting regeneration to create sustainable communities
- ✓ Assisting independent living
- ✓ Fostering partnership working and innovation through our group of local authorities

Brighton & Hove and East Sussex Together



Sub Regional Stock Condition Survey 2007

- 311,700 Private Homes
- BHCC has a third of the stock in the region
- Over half the stock in the urban coast areas was built before 1919, twice the national average.
- The region has five times the number of converted flats than nationally.
- Nearly a quarter of the stock in urban areas is privately rented-twice national average
- Nearly 5,000 homes need to be made decent by 2010 to reach the PSA7 standard
- Thermal comfort is the most common reason for failing decent homes standard – a problem in difficult to reach off-gas rural areas
- 19,325 residents living in fuel poverty



Agencies Supporting the Bid





Bid Outcome

- Bid set out our three year programme for 2008-11
- A step change in delivery of home improvement measures using innovative approaches and loans to increase the impact of funding
- £22.5m Bid was clearly focused on the delivery of outputs
 - Homes made decent or moved towards decency
 - Energy efficiency measures installed
 - Empty Properties returned to use
 - HMOs licensed
 - Independent Living
 - Innovation
- BEST was awarded £18.53m, 'a strong bid with prospects for beacon effective practice'



Mini Bid 2009

- In September 2009 invitation to bid for additional funds
- BEST successful in receiving £1m
- Split into two priority areas:
 - **1. Warm and sustainable homes**
 - Fostering improvement in domestic energy efficiency to help eliminate fuel poverty and reduce the regions carbon emissions to 20% by 2016
 - 681 homes insulated
 - 60 heating systems installed
 - 45 renewable energy installations
 - **2. Health, Safe and Decent Homes**
 - To increase the proportion of vulnerable people living in decent private sector homes
 - 133 addition homes to be made decent
 - 12 long term empty properties back into use
 - 57 properties moved towards decency



Managing the Programme

- Governance Structure. BEST is a 'virtual organisation' – which has a separate identity but no distinct legal identity. Staff answer to the partnership but are employed by their authority





Managing the Programme

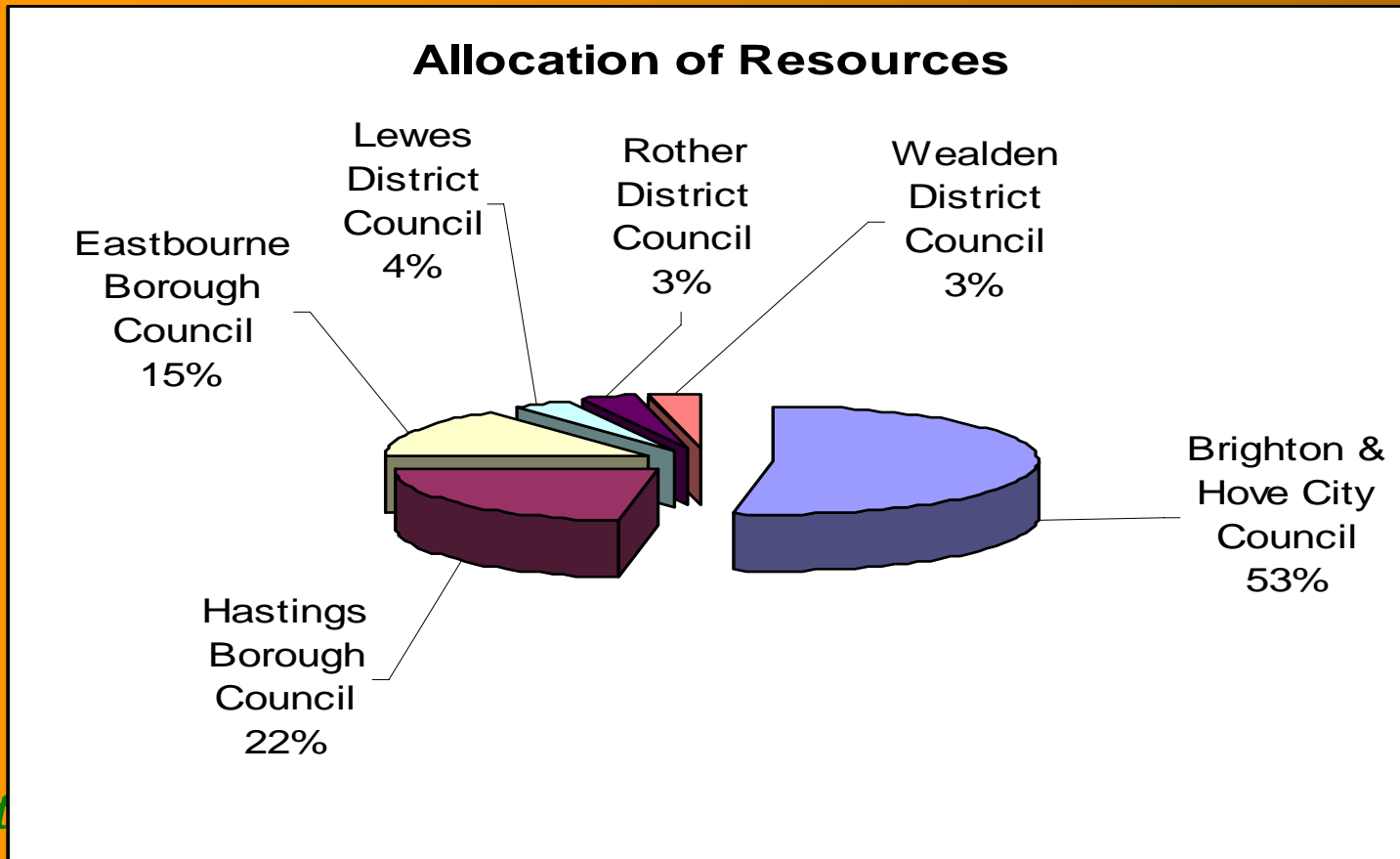
Strong Governance is key:

- ESHOG project board/commissioners
- Commissioning includes the programme management
- Website to co-ordinate www.sussexhousingpartnerships.org.uk
- Steering group – close control reporting to ESHOG
- Officer working group for the practitioners
- BEST training commissioned by ESHOG and adds value, sharing good practice, reinforcing the lessons and good practice



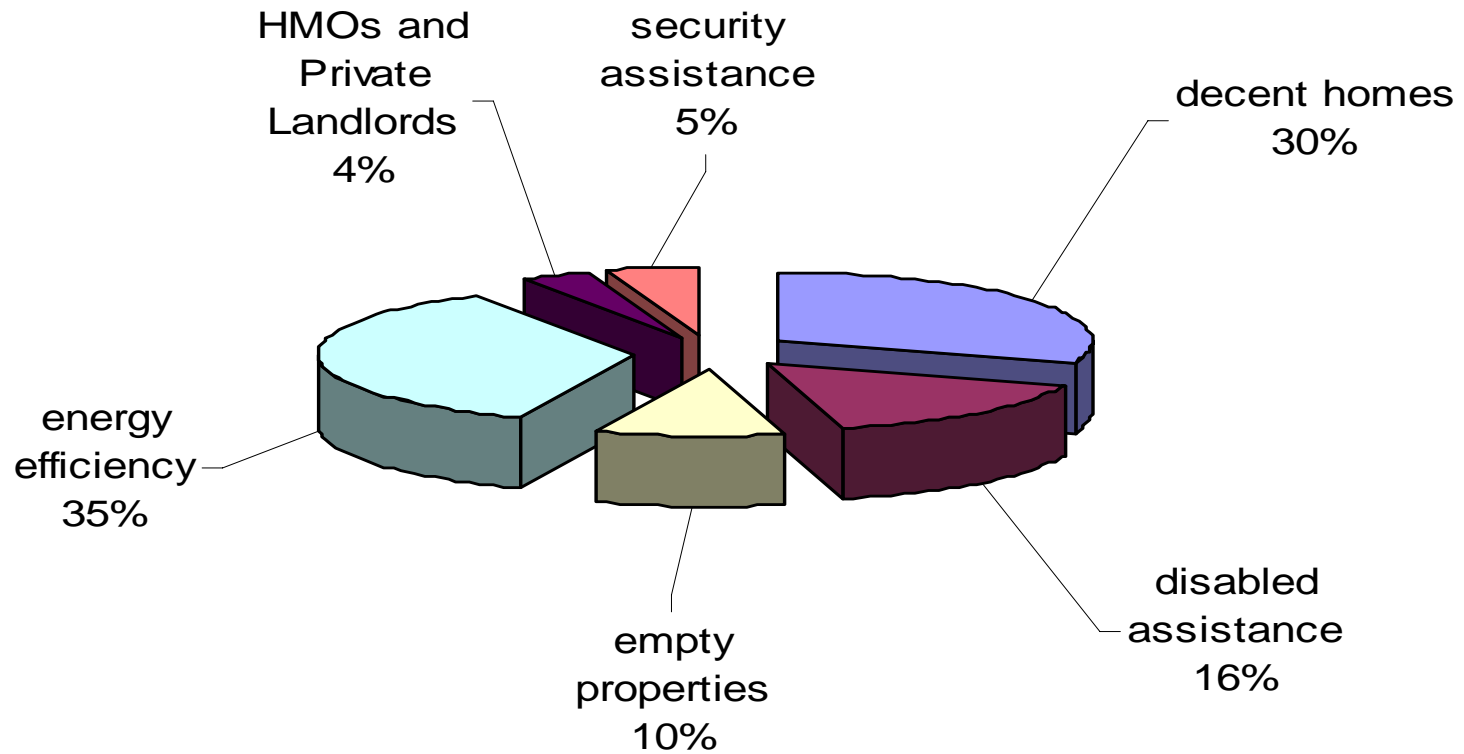
Allocating the Resources

- Based on need and size of stock





Funding Split by Theme





Achievements

“A high performing partnership with a strong track record of delivery & robust programme management”

Regional Housing & Regeneration Board 2010

- In 2008-9 we spent £5.17m
 - 1045 Homes made decent
 - 3,000 energy efficiency measures installed
 - 1071 tonnes of CO₂ saved
- In 2009-10 we are on target to spend £8m plus in year award of £1m.
- 2010-11 recommended £8.579m



Achievements - Working in Partnership

- Working together to increase efficiency, reduce duplication, work strategically
 - Home Trust Loan – sustainable finance option
 - BHCC & East Sussex Energy Partnerships with Climate Energy
 - Investing in renewable technology - OVESCO
 - Sharing Good Practice - BEST Training Programme
 - Working sub-regionally - East Sussex Empty Homes Forum



Futures : 'Building Better Lives' Audit Commission

- New build is important but not everything
- Main gains come from working with the existing stock
- A clear strategy has helped us obtain resources
- We work in partnership to use resources creatively to:
 - Create places where people want to live.
 - Promote good quality housing from which people can select type and tenure that suits them.
 - Make sure that no group of people is disadvantaged because of the housing they have available to them.
 - Recognise the importance of good quality homes to the wider wellbeing of an area.



Futures: Total Place: Better for Less

- A 'whole area' approach to public services
- Better services at less cost
- Identify and avoid overlap and duplication between organisations
- Deliver a step change in both service improvement and efficiency at the local level
- improved value for money, where agencies work together better through collaboration and local leadership.



Futures : Housing & Health

- Ensuring our housing objectives make an active contribution to improving health and wellbeing and reducing inequality
- Use of Health Impact Assessment
- Demonstrate effects of housing in two key areas
 - Excess Cold
 - Falls in the home
- Future – joint commissioning / shared posts/partnership working with health
- Repairs on prescription



Futures: Health & Housing BRE/CIEH Calculator

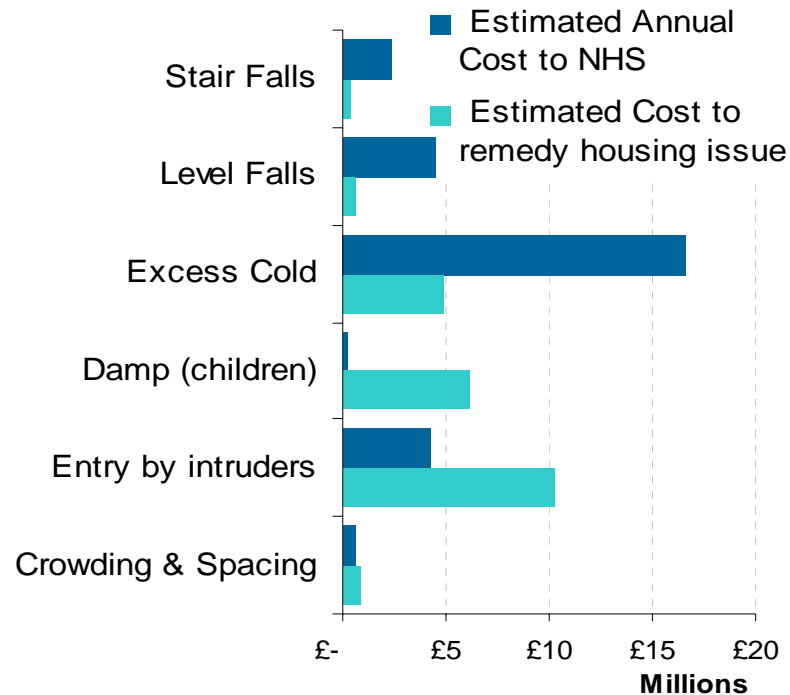
BEST Region, 311,700 dwellings

2 key areas of joint working with Health

• **Falls** – 2,700 across the region per year. Cost to the NHS £6.8m. Housing works cost to remedy £1m

• **Excess Cold** – 974 incidents. Cost to NHS £16.7. Housing works cost to remedy £4.8m

**BEST area
Private Sector Housing Estimated Health & Housing Costs**



Source: BRE / CIEH - HHSRS Calculator



Futures : Sustainable Finance – delivering loans

- Partnership Agreement with South Coast MoneyLine
- Joint contractual arrangements now in place
- Home Loan officer for East Sussex appointed
- Marketing strategy for region developed – ‘the Home Trust Loan’
- Targets
 - £252K 2009-10
 - £295K 2010-11
- Future, increase marketing, develop new products, reach new markets, ensure recycling of funding

The graphic features a blue house icon with a sunburst above it, followed by the text 'Home Trust Loan' and 'A Unique Home Improvement Loan Service'. Below this is a bulleted list of features: 'In partnership with your local authority', 'Subsidised, low interest loan', 'Specialist service and support', and 'Tailored to what you can afford'. The central image is a stack of colorful boxes, each displaying a different person's face. At the bottom, it states 'Provided by South Coast Moneyline, a not-for-profit organisation' and includes logos for Brighton & Hove City Council and South Coast moneyline.

Home Trust Loan
A Unique Home Improvement Loan Service

- In partnership with your local authority
- Subsidised, low interest loan
- Specialist service and support
- Tailored to what you can afford

Provided by South Coast Moneyline, a not-for-profit organisation

Brighton & Hove City Council

South Coast moneyline
Fair Finance for Local People

Brighton & Hove and East Sussex Together