

Central St Leonards Renewal Area - Exit Review

Report for Hastings Borough Council



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1. Introduction

- 1.1 In December 2003 the Council (HBC) declared the Central St Leonards Renewal Area for a 10-year period. Following a review of progress in 2013, HBC Cabinet on 4 November 2013 decided to extend the Renewal Area for a further five years, i.e. until 3 November 2018, in order to help continue the regeneration of Central St Leonards. HBC has commissioned this study to review achievements since 2013 prior to expiry of the Renewal Area status.
- 1.2 This report builds on the review carried out in 2013¹ and needs to be read alongside the 2013 report. It sets out the progress achieved on priority activities in the area since then, alongside data from the Hastings Stock Condition Survey 2016 and house prices in the area. It also considers the impact of significant changes in Government policy and the reducing support for housing renewal over the past 10 years, including the removal of specific financial support for Renewal Areas and the cancellation of Secretary of State guidance.
- 1.3 The report concludes that much has been achieved during the 15 year life of the Renewal Area by a wide range of partners, local businesses and the local community. Significant improvements have been achieved in respect of poor housing conditions. The local environment and the town centre have improved and the level of anti-social behaviour has reduced dramatically. Inevitably there is still more to do but key partners continue to prioritise the area in a variety of ways and given current and proposed interventions this can be achieved outside the framework of a renewal area.



¹ Central St Leonards Renewal Area – Proposed Extension of Time Frame – October 2013

2. Central St Leonards Renewal Area

Background

2.1 The Central St Leonards Renewal Area was declared on 18th December 2003 for a period of ten years. This was part of an overall strategic approach towards tackling the Borough's high concentration of unfit homes in the central parts of south St Leonards. It also provided a framework for addressing wider regeneration activity in Central St Leonards ward, which at the time was the most deprived ward in the South-East. The Renewal Area covers the whole of Central St Leonards ward and two sections of Gensing ward to the north of Warrior Square Station. In 2003 the Renewal Area included 3,810 homes within 921 residential buildings. A map of the area is included below.

2.2 A Neighbourhood Renewal Assessment (NRA) was carried out in 2003 as a precursor to Renewal Area declaration and a summary of the key findings is attached at Appendix 1. Significantly, the NRA highlighted serious concerns with housing conditions in the area:

- 26% of homes (985) were 'unfit for human habitation'
- 22% of homes (833) although not 'unfit' were in serious disrepair
- 42% of homes (1,607) failed the 'decent homes standard'
- 50% of HMOs did not meet fire safety standards
- 83% of homes (3,210) were in multi-occupied buildings (HMOs)
- 45% of households lived in the private rented sector
- 2% of dwellings were in general needs social housing compared to 16% across the Borough



Central St Leonards Renewal Area

- 2.3 Long-term empty homes were also a problem for the area. 6.8% (260) of all private homes in Central St Leonards ward were empty for six months or more² compared with 2.5% for the Borough as a whole. This was the highest proportion for all wards, with 30% of all the Borough's long-term empty homes being attributable to Central St Leonards. In addition to empty properties, there were also a number of empty and derelict 'eyesore' sites located around the area.

Renewal Area Strategy & Masterplan

- 2.4 HBC appointed a Renewal Area project manager to develop and lead the programme alongside a team of housing renewal staff. A renewal strategy was developed in 2004 with the following vision:

"The vision for Central St Leonards builds on its assets and addresses its problems. It sees a neighbourhood with safer streets... a strong community... with better housing... an environment to be proud of... and with pathways to work for local residents."

- 2.5 Delivery of the strategy was supported by 19 strategic priorities across five thematic areas. The five thematic areas were:

1. Safer Streets
2. Stronger Communities
3. Better Housing
4. An environment to be proud of
5. Pathways to work

Details of the 19 strategic priorities are set out at Appendix 2. Five key performance indicators were adopted in 2004 to measure progress towards delivery of the strategy and these are set out at Appendix 3.

- 2.6 A masterplan was developed in 2005 to provide a framework for addressing the regeneration of Central St Leonards to help support delivery of the Renewal Strategy 2004 and to support HBC's bid for Single Regeneration Budget funding of £1.65m. The principle objective of the Masterplan was to change people's perception of Central St Leonards to achieve long-term economic growth, inward investment and a better quality of life for the local community.

- 2.7 Three key programmes were identified during the masterplanning exercise:

1. Sustainable Community
2. Town Centre Upgrade
3. Greening of St Leonards

Further details of the key projects identified within the regeneration framework to support these programmes and progress towards them can be found in the October 2013 report³ recommending extension of the Renewal Area.

² Hastings & St Leonards Empty Homes Strategy 2001

³ Central St Leonards Renewal Area – Proposed Extension of Time Frame – October 2013

Summary of Achievements - 2013

- 2.8 The original Central St Leonards Renewal Area programme was unashamedly ambitious reflecting the scale of the challenges presented, as highlighted in Appendix 1. By 2013 when HBC took the decision to extend the Renewal Area for a further 5 years the position on progress can be summarised as follows:
- Nearly 600 homes made 'fit' or brought up to the 'decent homes standard'
 - Just over 300 homes improved that were not 'unfit' but in serious disrepair
 - 53 homes repaired and improved by housing associations
 - 104 whole HMOs improved
 - 111 buildings improved by the 'Grotbusters' team
 - Long-term empty homes reduced by 30% from 260 to 183
 - 64% of people are very/fairly satisfied with their neighbourhood
 - The crime rate had reduced from 289 to 225 crimes per 1,000 population and if ASB is excluded it is down to 125 crimes per 1,000 population
 - 12.3% of people were unemployed
- 2.9 In total the area had benefited from capital investment in excess of £26m, plus an unquantifiable amount of officer time from a range of partner agencies, businesses and community volunteers.
- 2.10 Progress against the original Renewal Area delivery plan at 31 March 2013 is set out at Appendix 4.

3. Renewal Area Programme – Post 2013

- 3.1 Improving unsatisfactory housing conditions is the primary purpose of declaring a renewal area. HBC decided in November 2013 to extend the life of the Renewal Area for a further five years in order to continue to deal with poor housing conditions, unsatisfactory management of houses in multiple occupation (HMOs) and private rented homes; and to continue to bring empty homes back into residential use. Despite good progress in securing improvements an estimated 800 homes still fell below current housing standards and the private rented sector had grown dramatically from 45% (1,401 households) to 58% (2,533 households) of all households. This was against a backdrop of reducing public sector resources and no specific capital funding for private sector housing renewal. Consequently, it was acknowledged that alternative approaches were needed to continue to address unsatisfactory housing conditions and poor management.
- 3.2 The programme envisaged was based on a number of strands of activity:
- Licensing HMOs and private rented homes
 - Enforcement of housing standards in private rented homes
 - Tackling empty homes including use of compulsory purchase
 - Coastal Space programme to renovate existing buildings for affordable rent and support other social and economic interventions
 - Neighbourhood policing

Progress on each of these strands is set out below.

Licensing HMOs and private rented homes

Additional Licensing of HMOs

- 3.3 HMOs in Central St Leonards have been subject to registration or licensing in various ways since 2001. Further details are set out at Table 1 below. In September 2011 the Council introduced an Additional Licensing scheme for HMOs covering the four town centre wards of Braybrooke, Castle, Central St Leonards and Gensing. This followed research that showed that around 85% of the Borough's HMOs are located in these wards and the requirement for introducing a scheme were met in that a significant proportion are being managed sufficiently ineffectively. The Additional Licensing scheme ran for 5 years until September 2016 and during this period 218 HMOs were licensed within the Renewal Area leading to improvement at 81 whole HMOs.



3.4 Table 1(a) below provides the overall picture for HMOs registered or licensed in Central St Leonards and the Seven Streets sub-area since 2001 and highlights that since Renewal Area declaration in 2003 HBC has licensed 349 HMOs and of these 146 are in the Seven Streets priority area.

Table 1: HMO Registration & Licensing - 2003-2018		
Central St Leonards Renewal Area & 'Seven Streets' Sub-Area		
a) HMOs Registered or Licensed		
Scheme	Seven Streets	Central St Leonards Renewal Area
HMOs Registered under 2001 Scheme*	3	10
HMOs Registered under 2004 'Seven Streets' Scheme**	25	25
HMOs Licensed under 2011 Additional Licensing @ 31 March 2013	23	96
HMOs Licensed under 2011 Additional Licensing - 1 April 2013 – September 2016	95	218
Total HMOs Registered or Licensed	146	349
b) HMOs Improved by Registration or Licensing		
Scheme	Seven Streets	Central St Leonards Renewal Area
HMOs Registered under 2001 Scheme*	3	10
HMOs Registered under 2004 'Seven Streets' Scheme	11	11
HMOs Licensed under 2011 Additional Licensing @ 31 March 2013	2	3
HMOs Licensed under 2011 Additional Licensing - 1 April 2013 – September 2016	20	78
Total HMOs Improved	36	102

* Bedsit, shared house & hostel type (s.254) HMOs

** Covers all categories of HMOs

Source: HBC Housing & Built Environment

Table 1(b) above shows improvements to HMOs achieved through the various schemes. This activity has resulted in the improvement of 102 whole HMOs, 36 of which were in the Seven Streets area. It is important to note that the improvements achieved in the 92 HMOs

through Additional Licensing and the earlier ‘Seven Streets’ registration scheme will have related to the external repair, the common parts and communal fire safety affecting several flats in each building but data is not available to quantify the total number of dwellings that have benefited.

- 3.5 An exit review of the HMO Additional Licensing scheme was completed in September 2016 and concluded that licensing had been partially successful in achieving the outcomes originally set out for the scheme. The HSCS 2016 stock condition survey confirmed a general improvement to housing conditions in the four wards covered by the scheme but highlighted that poor conditions still prevail in some areas and a number of HMO’s were still being badly managed and lack suitable and sufficient fire safety measures. Consequently, following a consultation exercise in 2017, HBC approved a further Additional Licensing scheme covering HMOs in Braybrooke, Castle, Central St Leonards and Gensing wards. The new scheme commenced on 4 May 2018 for a period of 5 years (until 3 May 2023).

Selective Licensing

- 3.6 In Hastings 29% of households (around 12,000 households) live in private rented homes, almost twice the national average. The sector has an important role to play in meeting housing need and improving management and maintenance standards in the private rented sector, therefore, is a high priority for HBC. In October 2015 HBC implemented a Selective Licensing scheme across seven wards in the town, containing approximately 9,000 privately rented homes, including Central St Leonards, as a means of addressing anti-social behaviour and delivering improvements to individual privately rented flats and houses. The scheme will last for 5 years until October 2020. To date the scheme has received licence applications in respect of 2,157 homes in Central St Leonards and 2,033 licences have been issued representing 29% of all homes licensed in the seven wards (7,097), as indicated in Table 2 below. In addition 1,220 licences have been issued in Gensing ward.

Table 2: Selective Licensing in Private Rented Homes - 2015-2018		
Central St Leonards Renewal Area		
	October 2015 – August 2018	% of all homes licensed in 7 wards
Private rented homes licensed	2,033	29%

Source: HBC Housing & Built Environment

Enforcement of Housing Standards

- 3.7 In 2013 it was estimated that approximately 800 homes still fell below current housing standards in the Renewal Area. National and local survey data suggests that a disproportionate (higher) number of these

are likely to be in the private rented sector. The 2013 report acknowledged that moving forward there would be a need for greater emphasis on enforcement action and licensing due to the growth in private renting in the area and the removal of Government financial assistance. It was also acknowledged that taking enforcement action and licensing are much more labour intensive and take considerably longer to deliver outputs. Table 3 below summarises enforcement action taken over the life of the Renewal Area and shows a total of 459 notices have been served. Since 2013 54 notices have been served to deal with Cat 1 and Cat 2 failures under the hazard rating system.

Table 3: Enforcement Action - 2003-2018				
Central St Leonards Renewal Area				
Type of Action	03/04-05/06	06/07-12/13	13/14-17/18	Totals
Housing Act 1985 Section 189 - Unfit Dwelling*	14	-	-	14
Housing Act 1985 Section 190 - Disrepair Not Unfit*	10	-	-	10
Housing Act 1985 Section 358 - HMO Overcrowding*	5	-	-	5
Housing Act 1985 Section 352 - HMO Fitness for occupants*	6	-	-	6
Housing Act 1985 Section 369/372 - HMO Management*	7	-	-	7
Housing Act 1985 - Minor notices - Requests for Info, etc.*	122	-	-	122
Housing Act 2004 Section 11 - Category 1 Improvement	-	11	28	39
Housing Act 2004 Section 12 - Category 2 Improvement	-	4	7	11
Housing Act 2004 Section 11 & 12 - Cat 1 & 2 Improvement	-	12	19	31
Housing Act 2004 Section 41 - Emergency Remedial Action	-	4	0	4
Housing Act 2004 Section 43 - Emergency Prohibition Cat 1	-	3	1	4
Housing Act 2004 Section 20 - Building Closure Cat 1	-	1	4	5
Housing Act 1985 & 2004 - Informal Notifications	20	153	3	176
Building Act 1984 Section 59 - Drainage	2	6	0	8
Environmental Protection Act 1990 Section 80 - Nuisance	4	8	5	17
Total Notices Served	190	202	67	459

* Housing Act 1985 powers replaced by Housing Act 2004 in April 2006

Source: HBC Housing & Built Environment

Empty Homes and Compulsory Purchase

- 3.8 To support the Hastings & St Leonards Empty Homes Strategy, HBC continued to resource a dedicated Empty Homes Officer throughout the lifetime of the renewal area who has been able to co-ordinate activity targeted at reducing the number of long term⁴ empty homes. When progress was reviewed in 2013 210 empty homes have been brought back into use since declaration. Data on empty homes activity for Central St Leonards ward over the past 5 years is not currently available but across the town it has resulted in 525 long term empties being brought back into housing use (Table 4 below).

Table 4: Empty Homes Brought Back into Use - 2013-2018	
Hastings and St Leonards	
Year	Number
2013/14	115
2014/15	97
2015/16	76
2016/17	125
2017/18	112
Total Empty Homes Brought Back into Use	525

Source: HBC Housing & Built Environment

- 3.9 The number of empty homes will be subject to fluctuation as circumstances change. Table 5 below shows the position regarding the change in the number of long-term empty homes by ward for the period April 2004 to July 2017.

- 3.10 Between 2013 and 2017 the number of long term empties increased across the town by 27% and by 60% in Central St Leonards.



Central St Leonards remains the ward with the highest number of empty homes. In part this may well be a function of the ward having such a large proportion of small privately rented flats. Concerted action will need to continue into the future to sustain the current position and achieve further improvements.

⁴ Long term means empty for at least 6 months or more

**Table 5: Number of Long Term Empty Homes by Ward
April 2004 - July 2017
(Empty for 6 months or more)**

	April 2004	November 2013	July 2017	% Change since 2013
Central St Leonards	260	150	240	60%
Castle	164	135	150	11%
Gensing	136	67	110	64%
Maze Hill	45	36	56	56%
Old Hastings	23	61	53	-13%
Braybrooke	41	39	53	36%
St Helens	3	19	28	47%
Ore	14	14	25	79%
Silverhill	22	36	23	-36%
Wishing Tree	8	7	21	200%
Conquest	8	3	20	567%
West St Leonards	17	16	15	6%
Tressell	18	19	14	-26%
Hollington	10	7	13	86%
Baird	15	37	12	-68%
Ashdown	73	21	12	-43%
	857	667	845	27%

Source: HBC Housing & Built Environment

3.11 As part of the Empty Homes Strategy, HBC has adopted a robust approach to dealing with empty homes across the town, including the use of compulsory purchase (CPO) powers where, despite the Empty Homes Officer's advice and support, owners are unwilling or unable to bring properties back into use. Since 2010 HBC has made CPO resolutions in respect of 101 long term empty properties across the town. In most cases the CPO is enough to galvanise owners into action either by selling the property or by doing what is needed to bring it back into use. Only in a handful of cases has it been necessary to seek confirmation of the CPO and take possession prior to selling on the property.



3.12 In the Renewal Area 9 properties have been subject to CPOs and in each case owners have resolved the position either by selling or by taking action to bring the property back into use without the need to pursue the CPO further. In 2013 it was envisaged that HBC might wish to use Renewal Area CPO powers⁵ in Central St Leonards. However, in practice it has used CPO powers under section 226 of the Town and Country Planning Act 1990 as a common approach to dealing with empty properties across the town.

Coastal Space

3.13 Following a pilot in 2011/12 the Coastal Space project led by AmicusHorizon (now Optivo) was established to deliver high quality affordable homes from existing empty buildings in poor condition and to make a modest contribution to rebalancing tenure in the area by

⁵ Section 93 Local Government & Housing Act 1989

increasing the supply of social housing for rent. Support for a dedicated enforcement officer over two years was jointly funded by HBC and Optivo to help bring forward properties where owners are unwilling or unable to achieve required housing standards. The project also brought with it the potential to deliver a number of interventions to help maintain the economic and social investment momentum in the area.

3.14 Overall the project secured a total investment programme of £6.282m for Central St Leonards, with funding contributions from HBC, Optivo and the Homes and Communities Agency (now Homes England). By March 2015 phase 1 of the project had delivered 38 homes. Phase 2 is currently underway and is set to deliver a further 26 homes, including 6 in a new build annexe by November



2018. In 2016 it was decided to extend the remit of the project to address problematic buildings and sites blighting neighbourhoods outside the immediate central St Leonards area. This means that some of the outputs in Phase 2 are outside the Renewal Area.

Following a successful bid to the SELEP on behalf of three coastal local authorities HBC has obtained funding of roughly £600,000 through the Local Growth Fund to support Phase 3 acquisition and redevelopment of a further property in the Renewal Area, which on completion of works will provide an additional 16 affordable homes at Leolyn House, Pevensey Road. By the end of Phase 3 the programme will have delivered a total of 80 new affordable homes.



3.15 One of the key strengths of Coastal Space is the delivery of associated and complementary regeneration activity. The dedicated and proactive approach to enforcement with a two-year post joint funded by HBC and Optivo has enabled an additional 271 property inspections. This has helped bring forward properties for the scheme, where owners are unwilling or unable to achieve required housing standards. It has also provided the opportunity to make links with other initiatives such as the empty homes strategy, 'Grotbusters' and licensing. Enforcement activity has led to improvements at 108 private homes.

3.16 In addition Coastal Space so far has enabled 381 local residents to get involved with skills and learning projects. It has also maintained partnerships with local community organisations, the Town Team and the neighbourhood policing team. Optivo has provided part-time programme management and community development support,

including support for the project board of partners overseeing Coastal Space. Since 2013 this has become the main vehicle for overseeing and co-ordinating activity within the Renewal Area.

Community Safety & Policing

- 3.17 When the Renewal Area was declared in 2003, although crime levels and fear of crime were starting to come down across the Borough they remained a serious concern in Central St Leonards. At December 2003 there were a total of 2,682 crimes recorded over a 12 month period. In response to this, the Safer Hastings Partnership has prioritised tackling crime in Central St Leonards with some considerable success. This has included designation as a Policing Priority Area (PPA) to specifically target the reduction of crime and disorder and continuing the neighbourhood policing approach with enhanced uniformed presence in the area, together with target-hardening of business premises and other partnership funded community safety initiatives. Table 6 below shows the significant progress achieved in reducing crime over the past 17 years from 415 crimes per 1,000 population in 2001/2 to 210 in 2017/18.

Table 6: Crime Rates - Central St Leonards Ward - 2001-2018			
Crime Rate - Including Anti-Social Behaviour		Crime Rate - Excluding Anti-Social Behaviour	
Year	Crimes per 1,000 population	Year	Crimes per 1,000 population
2001/02	415	2001/02	415
2003/04	289	2003/04	289
2007/08	230	2007/08	195
2008/09*	334	2008/09	169
2009/10	341	2009/10	177
2010/11	272	2010/11	128
2011/12	279	2011/12	148
2012/13	225	2012/13	125
2014/15	233	2014/15	133
2015/16	224	2015/16	134
2016/17	235	2016/17	153
2017/18	210	2017/18	150

* Anti-Social Behaviour added to recorded crime in January 2008

Source: Sussex Police

- 3.18 The level of recorded crime over the period 2007/08 to 2017/18 is set out at Table 7 below. The data comes with a health warning in that detailed ASB incident recording was only introduced in the last quarter of 2007/08⁶ and changes were made to the systems and codes used for 'Disorderly Behaviour' (ASB) incident data between 2010 and 2011. There have also been further revisions to data collection since, which means it is only safe to use the data to describe trends rather than actual performance.

⁶ Data for 2007/08 including ASB, therefore, is lower than it might be as it only includes incidents of ASB in the last quarter and the apparent increase in 2008/09 is attributable to a full year's recording of ASB data.

Table 7: Crime - Central St Leonards Ward - 2007-2018**All Crime – broken down by Anti-Social Behaviour and Other Crime**

Year (April-March)	All Crime	Anti-Social Behaviour	Other Crime
2007/08	1,426	219	1,207
2008/09*	2,150	1,165	1,085
2009/10	2,276	1,094	1,182
2010/11	1,877	992	885
2011/12	1,994	938	1,056
2012/13	1,603	713	890
2014/15	1,644	709	935
2015/16	1,574	632	942
2016/17	1,648	573	1,075
2017/18	1,474	420	1,054

* Anti-Social Behaviour added to recorded crime in January 2008

Source: Sussex Police

3.19 However, the data clearly shows a downward trend for all crime in the area over the life of the Renewal Area. In recent years the concerted effort to address youth anti-social behaviour and provide support to the street community through a partnership approach is delivering results. The past 5 years have seen particular success in continuing the reduction in anti-social behaviour but the level of all other crime has remained at around 1,000 per annum. When compared with the level of 2,682 crimes in 2003 the total crime figure of 1,474 in 2017/18, however, is a significant reduction. Nonetheless, Central St Leonards ward still has the second highest number of crimes compared with other wards, Castle ward being the highest and having almost 50% more anti-social behaviour. Both are town centre wards with higher densities of retail and entertainment outlets, which goes some way to explaining this. Therefore, it will be important to continue to prioritise crime prevention in the Central St Leonards area in order to sustain the progress achieved during the past fifteen years.

3.20 Since 2013 the neighbourhood policing approach has continued in Central St Leonards with generally positive results as indicated in the tables above. Resource pressures have resulted in fewer PCSOs (Police Community Safety Officers) and neighbourhood police officers across Sussex. However, Central St Leonards remains one of the Sussex Police priority areas and this included the retention of a small local neighbourhood team at the Silchester Road Hub in St Leonards town centre until mid 2017. The local team has since been reassigned to wider area based policing. Sussex Police has reviewed the approach to neighbourhood policing and has developed a more proactive approach to deal with local issues that will address the threat, harm and risk to victims and offenders. The focus now is on preventing crime and anti-social behaviour. This is delivered across the town through a pooled team of 'prevention officers' (police officers, PCSOs and specialist officers for hate crime, ASB, licensing and young people) organised in three shifts, each led by a police sergeant. The aim is to respond to and address local threats, harms and risks when reported by residents, and visitors.

- 3.21 The new 'Prevention Team' approach relies more heavily on the 101 non-emergency number and emails sent to them by local residents and businesses as well as from Crimestoppers 0800 555 111, as they do not patrol 'local patches' as they once did. This provides the flexibility to address issues in priority areas and at the same time respond to issues raised by the local community.
- 3.22 HBC's small team of wardens have recently taken over some of the visible neighbourhood 'policing' tasks associated with the enforcement of the Public Space Protection Order, implemented in June 2017, designed to address town centre problems of anti-social behaviour, dog fouling, etc.
- 3.23 Reassurance and engagement with local residents and businesses on community safety issues remains an important priority for the police and partners working in the area. Community safety meetings, street meetings and occasional public meetings are held when requested or the need arises.

Other Activity

New Homes through Planning Approvals

- 3.24 At the end of 2012/13 planning approvals had resulted in an additional 283 new homes being added to the housing stock in Central St Leonards ward (plus a further 189 new homes in the whole of Gensing ward).



Since 2013 the housing stock in Central St Leonards has increased by a further 77 new homes resulting from planning approvals (plus a further 52 in Gensing ward). In total the housing stock in Central St Leonards has increased by



360 additional homes during the life of the Renewal Area. Further details are available at Appendix 6.

'Grotbusters'

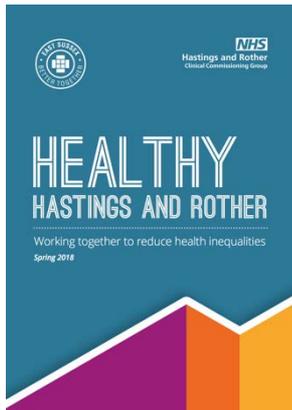
- 3.25 HBC's 'Grotbusters' team has continued to play an important role in helping deliver Renewal Area objectives by requiring owners to deal with eyesore properties and to improve poorly maintained frontages. A co-ordinated approach with other HBC disciplines has in many cases resulted not only in improvements to the exterior of properties but also interiors as well, through linking up



with Coastal Space, the empty homes officer and other enforcement action. In 2013 Grotbusters had helped secure improvements to 111 properties in Central St Leonards as a result of warnings and formal action. Since then a further 221 properties have been improved in Central St Leonards. In total the Grotbusters team has improved 332 premises during the life of the Renewal Area.

Healthy Hastings & Rother Programme

3.26 Since 2015 the NHS Hastings & Rother Clinical Commissioning Group (CCG) has allocated substantial resources from its Healthy Hastings & Rother Programme, for HBC, East Sussex County Council, and other partners or providers to invest in projects, which will address health inequalities.



HBC is leading a programme of nine projects with a value of approximately £2.75m between 2015-2020 targeted at reducing health inequality in the most disadvantaged wards in Hastings and Rother, including Central St Leonards and Gensing. The projects address a wide range of issues including, getting

overweight people more active; developing health & wellbeing hubs to support the infrastructure and capacity of existing community organisations to help deliver health and wellbeing services in the most deprived parts of the town; earlier identification, support and referral for people affected by domestic violence and abuse; community adult learning for people with poor physical or mental health; improving housing and health outcomes for the street community/homeless people; and reducing fuel poverty in private homes and supporting the enforcement of housing standards.



Projects directly benefiting the Renewal Area

3.27 Generally, the projects are benefiting a number of disadvantaged wards across Hastings, St Leonards and Bexhill and in doing so will be supporting the community in the Renewal Area. There are some elements of projects specifically targeted at the area, for example:

- the Fellowship of St Nicholas has received an award of CCG funds to support a health and wellbeing hub in Central St Leonards since late Autumn 2017;
- a multi-agency hub is based in Gensing to provide support for the street community and people rough sleeping;
- a 'healthy homes – places' project is supporting the enforcement of housing standards in Central St Leonards whilst at the same time addressing fuel poverty across several wards. More detail is

provided on the latter project below as it is directly contributing to improvements in housing conditions.

Healthy Homes & Fuel Poverty

3.28 The 'Healthy Homes - Places' project commenced in 2016 and is currently funded until 2019. It focuses on the most disadvantaged wards with the highest percentage of fuel poor households. In order to achieve the biggest impact on reducing health inequalities, the programme complements delivery of the ESCC Winter Home Check Service by providing top up funding for vulnerable residents in the 6 most disadvantaged wards in Hastings and Rother with major heating and insulation measures. The programme also targets concentrations



of poor condition private rented homes in these areas, where tenants are fuel poor, with proactive inspections and follow up action to secure improvements, including enforcement of housing standards, where necessary. In practice the majority of enforcement action has occurred in Central St Leonards ward with some activity in Bexhill Central.

So far the project overall has supported 165 households with additional heating and/or insulation improvements. It has supported 46 households in Central St Leonards and 23 in Gensing with heating and/or insulation improvements. In addition the project has achieved 69 inspections of poor condition private rented homes leading to 32 homes being improved following enforcement action.

4. Condition of the Housing Stock

4.1 In 2016 HBC commissioned a sample survey⁷ of private housing conditions in seven wards where a high proportion of properties are privately owned and generally older. The seven wards selected for the Hastings Stock Condition Survey 2016 (HSCS) were: Braybrooke; Castle; Central St Leonards; Gensing; Old Hastings; Ore and Tressell. The survey assessed housing conditions in owner-occupied and private rented homes. As such it is very helpful in aiding analysis of trends in housing conditions and in particular for Central St Leonards and Gensing wards.

Category 1 Hazards

4.2 The Housing Health & Safety Hazard Rating System (HHSRS) introduced in 2008 is a national scheme governing the assessment of housing conditions across a broad range of hazards. It replaced the fitness standard and introduced the decent homes standard. Under the HHSRS Category 1 hazards are the most serious and where found the local authority has a duty to take action. The HSCS shows welcome improvement in Central St Leonards and Gensing wards, see Table 8 below, with 11.5% of dwellings having a Category 1 hazard in Central St Leonards and only 5% in Gensing. The HSCS findings indicate that Castle now has the highest level of Category 1 hazards followed by Tressell and Braybrooke. The HSCS also shows that the private rented stock (13.9%) has relatively more Category 1 hazards than owner occupation (10.2%).

Ward	% of dwellings with a Category 1 Hazard
Gensing	5
Old Hastings	7.8
Ore	9.7
Central St Leonards	11.5
Braybrooke	14.7
Tressell	15.3
Castle	19.7
Overall Average	12.1

Source: Hastings Stock Condition Survey 2016

4.3 The progress made is significant when compared with the Private Sector House Condition Survey 2007 (PSHCS) and the NRA 2003. In 2007 the Central St Leonards sub-area, which included the bulk of Central St Leonards ward and most of Gensing ward (but not exactly the same boundary as the Renewal Area) identified the sub-area as having the most Category 1 failures at 34.4% and an unfitness rate of

⁷ Hastings Stock Condition Survey 2016, Opinion Research Services

13.8%. This compares with an unfitness rate of 26% for the Renewal Area identified in the NRA 2003.

- 4.4 As indicated above the HSCS and the PSHSCS reports do not have the same study areas. Consequently, they cannot be directly compared with absolute confidence. However, there is a close enough match between the Central St Leonards sub-area used in the 2007 PSHSCS and the 2016 HSCS report on the wards of Central St Leonards and Gensing to give an indication of progress. Table 9 below shows a dramatic reduction in dwellings with a Category 1 hazard down from 34.4% in 2007 to 8.8% in 2016. In other words in 2007 around one in three private dwellings had a category 1 hazard, whereas in 2016 that proportion is closer to one in eleven.

Table 9: Category 1 Hazards – 2007 and 2016 Comparison	
Area	% of dwellings with a Category 1 Hazard
2007 - Combined Central St Leonards and Gensing	34.4%
2016 - Combined Central St Leonards and Gensing	8.8%

Source: Hastings Stock Condition Survey 2016

Decent Homes

- 4.5 The HSCS also looked at dwellings that failed the 'decent homes standard' and again there is welcome improvement with Central St Leonards having 26.4% non-decent dwellings and Gensing having 14.2%, see Table 10 below. The highest levels of non-decency are now found in Castle at 41.5% followed by Tressell and Braybrooke. The HSCS also shows that in the study area the rate of non-decency for privately rented dwellings (31.4%) is higher than for owner occupied (19.7%).

Table 10: Non-decency by Hastings Stock Condition Survey Study Area - 2016	
Ward	% of non-decent dwellings
Gensing	14.2
Old Hastings	20.0
Ore	19.5
Central St Leonards	26.4
Braybrooke	26.4
Tressell	24.9
Castle	41.5
Overall Average	25.7

Source: Hastings Stock Condition Survey 2016

4.6 The HSCS also compared the non-decency results for Central St Leonards and Gensing wards in 2016 with the 2007 PSHSCS Central St Leonards sub-area, (with the same caveat about direct comparison). Again the HSCS shows a dramatic reduction in non-decent dwellings from 60.2% in 2007 down to 21.2% in 2016, see Table 11 below.

Table 11: Non-decent dwellings – 2007 and 2016 Comparison	
Area	% of non-decent dwellings
2007 - Combined Central St Leonards and Gensing	60.2%
2016 - Combined Central St Leonards and Gensing	21.2%

Source: Hastings Stock Condition Survey 2016

Energy Efficiency

4.7 The Standard Assessment Procedure (SAP) is the Government rating system for energy efficiency. The HSCS also compared changes in SAP ratings between 2007 and 2016 on the same basis as for Category 1 hazards and non-decency. Table 12 below shows that average SAP ratings have also increased a great deal. Previously in 2007 the average SAP rating was 40 (the lower end of Band E), whereas in 2016 the average SAP rating had increased to 60 (mid Band D), which is similar to the national average. Across the study area the HSCS shows that the average SAP rating is the same (58) for privately rented and owner-occupied dwellings.

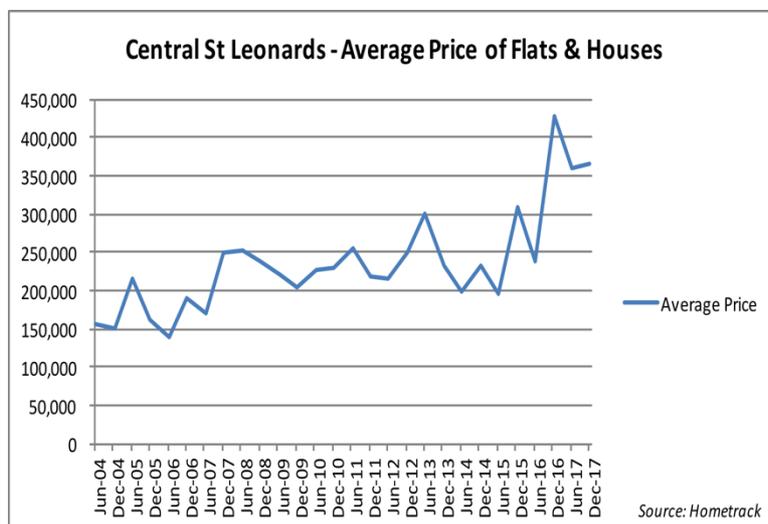
Table 12: Average SAP Rating – 2007 and 2016 Comparison	
Area	Average SAP rating
2007 - Combined Central St Leonards and Gensing	40
2016 - Combined Central St Leonards and Gensing	60

Source: Hastings Stock Condition Survey 2016

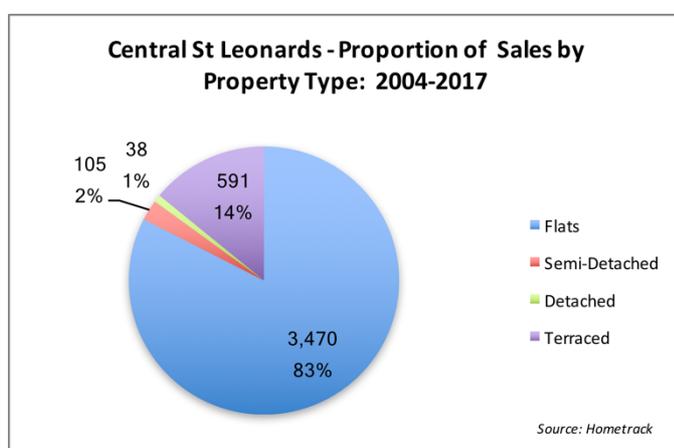
4.8 In summary, although the areas of the two stock condition surveys are not exactly the same and also do not mirror the Renewal Area boundary, the comparison indicates a fairly dramatic improvement in private housing conditions in Central St Leonards and Gensing wards and by proxy the Central St Leonards Renewal Area. Levels of Category 1 hazards and non-decency are proportionately greater in the privately rented sector. However, it is pleasing to note that Central St Leonards ward is no longer the area displaying the poorest private sector housing conditions.

5. House Prices

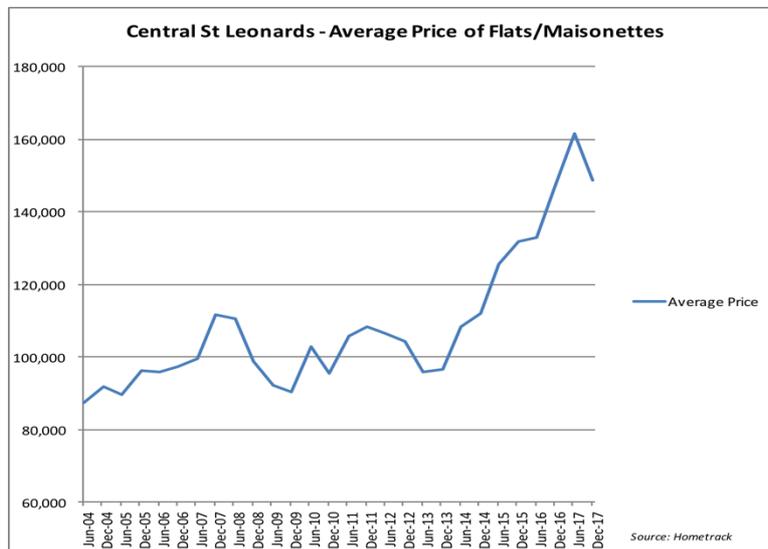
- 5.1 Information on house prices and property sales was obtained from Hometrack for the period June 2004 to December 2017. The chart below shows that since 2004 the combined average price of flats and houses in Central St Leonards has increased from £150,000 to just over £360,000. However, it also shows that average prices reached a peak of £426,000 in 2016 before falling back to £366,000 at the end of 2017. Whilst the tables below show that house prices in the area have continued to increase, the reduction in the average property price is largely due to a fall in the value of flats and apartments. Nonetheless, since the December 2013 decision to extend the Renewal Area for a further five years, it is interesting to note that over this period the average property price has increased from £200,000 to £366,000 (83%).



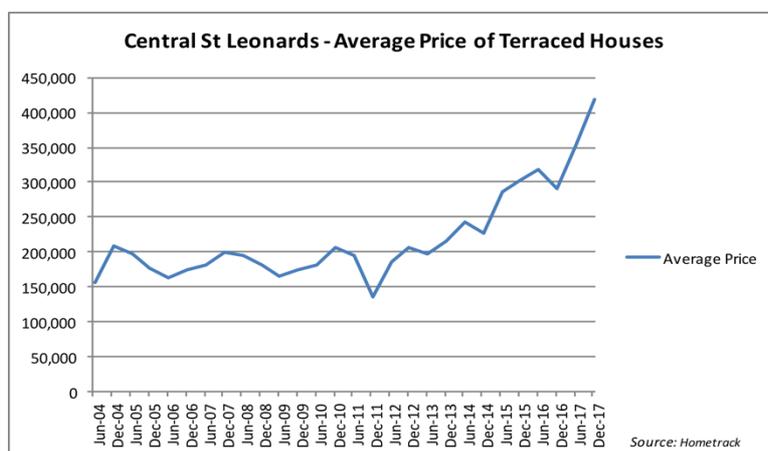
- 5.2 Flats are the predominant property type in the ward followed by terraced houses. There are relatively few detached and semi-detached houses in the area. This is reflected in the chart below, which shows that the majority of property sales were for flats (83%) and terraced houses (14%).



5.3 Detached and semi-detached houses attract considerably higher values than flats and terraced houses and they distort the overall picture slightly, even though the number of transactions is relatively small representing only 3% of all sales. The majority of transactions were for flats and the chart below shows that the average flat price has increased from £87,000 in 2004 to £148,000 in 2017, falling back from a high of £161,000 in 2016.



5.4 The chart below shows that between 2004 and 2017 the average price for a terraced house has fluctuated between £150,000 and just over £400,000, reaching £417,000 by the end of 2017. Significantly, house prices continue to increase and the price of a terraced house has doubled in the last five years.



5.5 The general increase in property prices since Renewal Area declaration in December 2003 is a welcome and positive indicator of progress towards regeneration. House prices in Central St Leonards are currently increasing at a faster rate than the Borough average. Interestingly prices have increased significantly in the area in the last five years despite the introduction of licensing across the whole private rented sector, the enforcement led approach to improving housing conditions and the CPO programme in respect of empty homes. This suggests a growing confidence in the area as a place to live and also in which to invest.

6. Social and Economic Regeneration

6.1 Central St Leonards remains one of the most disadvantaged areas in England and the South East and it is disappointing that the aspiration of taking it out of the worst 10% nationally has yet to be achieved. At declaration in 2003 Central St Leonards contained three Local Super Output Areas (LSOAs) in the worst 5% and one in the worst 10%⁸. This has remained the position through successive assessments of Indices of Multiple Deprivation including the most recent in 2015⁹.

6.2 Within the limited resources available, HBC continues to work with partners and other coastal local authorities facing similar issues to support and develop initiatives that will help strengthen the community and improve economic prospects for local people. A number of current initiatives are detailed below.

CHART

6.3 Connecting Hasting and Rother Together (CHART) is an £8.1m programme to support the social and economic development of the most deprived LSOAs within the Hastings and Bexhill community. CHART is a Community-Led Local Development programme, with access to European Structural Investment Funds (ESIF) that will be used to support projects that link the areas' most deprived communities to opportunities. CHART is a local grant scheme to support local projects, as defined within the CHART local development strategy. It will support unemployed and inactive individuals through investment of European Social Funds and enterprises through investment of the European Regional Development Funds. Hastings town centre (Castle ward) and St Leonards town centre (Central St Leonards ward) are CHART localities.

6.4 CHART is a 'bottom up' grant scheme, which ensures that the CHART community is at the forefront of the developing, appraising and approving of projects, which meet the needs of their community whilst fitting with ESIF eligibility criteria. The programme objectives are to:

- Develop and deliver highly personalised and targeted support to individuals in the CHART area who are the most disconnected from the labour market, to provide new, better and more coordinated and durable pathways towards work, self-employment or self-enterprise
- Invest in physical assets to both improve the facilities and potential for employment and growth in the CHART area, and in business premises and infrastructure in the wider Hastings and Bexhill economy with the potential to create jobs for CHART residents
- Develop and deliver enterprise, self-employment and business support services to support growth of the local economy and labour market, including specific support for social enterprise/

⁸ Indices of Multiple Deprivation 2000

⁹ Indices of Multiple Deprivation 2015

entrepreneurship, cooperatives and community owned businesses in the CHART area.

- 6.5 The programme is currently being commissioned and will run until March 2022. Overall, the aim of the programme is to leave a legacy of stronger, more resilient communities, with the impact of giving local people more control of their own destinies, seen in greater self-confidence and willingness to work collectively and imaginatively.

South East Urban Coast Creative Enterprise Support (SUCCESS) Programme

- 6.6 Hastings, Tendring and Thanet collaborated on a joint Regional Growth Fund (RGF) bid geared to supporting business start-up and growth in the creative and tourism-related sectors. The bid was largely successful, in that £2.2m RGF was allocated for creative sector grant support. Launched in 2013, the programme funded several projects in the Central St Leonards area including the Kino Theatre (Norman Road).



St Leonards Town Team

- 6.7 The Town Team was established in 2012



following the Portas Pilot Project with £10k funding. Local businesses, representatives from the community and HBC and service providers are all working together to make St Leonards a thriving place to live. The Team continues to operate in the area and is involved in various activities including promoting regular markets in Kings Road; the St Leonards Festival; Frost Fair and St Leonards Xmas Lights.

St Leonards Festival

- 6.8 Now in its 13th year HBC currently supports and commissions the annual St Leonards Festival with £10k funding. Organised by the community with Town Team support, the Festival is an important part of HBC supported cultural activities.



Hastings Town Centre and Bohemia Area

- 6.9 The plan sets out a planning strategy for the future of the Hastings Town Centre and Bohemia and covers the period to 2033. If its

aspirations are delivered it will have a significant impact on the surrounding areas including Central St Leonards and the Castle areas. HBC launched a formal consultation in July 2018, which concludes in September.

https://www.hastings.gov.uk/planning/policy/emergingpolicy_guidance/action/

Bottle Alley

6.10 Bottle Alley is in Central St Leonards ward and is of historical importance being one of a number of concrete structures built on the



seafront in the 1930s. Since 2016 HBC has carried out a programme of extensive concrete repairs to Bottle Alley and fully redecorated the structure. New detailed interpretation panels have been installed at each entrance to provide historical information for passers by. Facilities have also been created enabling the

opening of small sea front businesses such as the Kayak Centre. The installation of a multi-coloured LED lighting scheme has recently complemented these earlier improvements. Bottle Alley provides an important all weather link between Central St Leonards/Warrior Square and Hastings Pier, the White Rock Theatre and the Source Skate Park. These improvements have made an important contribution towards the objective of improving footfall in Central St Leonards by strengthening links between Hastings and St Leonards town centres via the newly reopened pier.



7: Summary of Progress since 2013

Housing

- 7.1 In summary, at the end of March 2018 interventions by HBC and partners have achieved improvements affecting at least 1,300 homes over the life of the Renewal Area. This includes improvements to just over 200 whole HMOs, which will have benefited a number of flats contained within them. It is not possible to quantify a precise number but this does mean that significantly more homes will have benefited. Table 13 below provides a breakdown of the different categories of intervention. As expected, given the reduced availability of public sector investment the overall level of improvements achieved in the last 5 years is considerably lower than the previous 10 years.

Table 13: Central St Leonards Renewal Area			
Homes Improved			
	2003-2013	2014-2018	Total
Homes made fit	600	-	600
Homes improved that were not unfit but in substantial disrepair	300	-	300
Cat 1 Improvements	-	28	28
Cat 2 Improvements	-	7	7
Cat 1 & 2 Improvements	-	19	19
Energy efficiency installations	10	69	79
Homes repaired & improved by housing associations	53	-	53
Coastal Space/Optivo - homes repaired & improved	-	38	38
Whole HMOs Improved	104	98	202
Total Improvements	1,057	190	1,326

Source: HBC Housing & Built Environment

- 7.2 In addition, since 2016 HBC has licensed 2,030 private rented homes in Central St Leonards (and 1,220 in Gensing, some of which will be within the Renewal Area). Where property inspections reveal improvements are required landlords are required to ensure that the dwelling is brought up to standard and in a reasonable period of time. Selective Licensing is still at an early stage and it is too soon to quantify improvements achieved. However, based on the experience of HMO licensing it is reasonable to assume that a significant number of improvements will be achieved. Furthermore, the renewed HMO Additional Licensing scheme commenced in May this year and this should lead to further improvements of whole HMOs over the next five years.



7.3 The Coastal Space project is about to start work on a scheme to deliver 16 new homes and may well continue to deliver more if it can secure funding and identify suitable properties. The CCG funded Healthy Homes – Places project is currently funded until 2019 and will continue to deliver energy efficiency improvements in the area.

7.4 Undoubtedly, other properties will have been improved without HBC action as a direct consequence of Renewal Area activity creating greater confidence in the local housing market and the area as a whole. However, capturing this kind of data is not easy and no reliable information is available. Nonetheless there is evidence of growing private sector confidence in the area. Building repairs and improvements are ongoing throughout the area and new build housing schemes continue to progress on smaller vacant sites in the area. Over the life of the Renewal Area the Central St Leonards housing stock has increased by 360 new homes (and by 240 in Gensing). Confidence in the area has also had a significant impact on house prices. Since the



decision to extend the Renewal Area the combined average price of flats and house prices has increased 86% from £200,000 to £366,000 and the average price of a flat has increased by 70%.

Environment

7.5 The Regeneration Framework and Masterplan adopted for Central St Leonards in 2005 continues to guide projects targeted at improving the street scene and the public realm. The



recent repairs and improvements to Bottle Alley, including the LED lighting display, together with improvements to the public realm around the pier have made a big impact on this stretch of the seafront and contribute to the objective of strengthening links between Hastings and St Leonards town centres.

Overall Investment

7.6 In 2013 total investment from public and private sources was estimated to have exceeded £26m. Since 2013 the Coastal Space project has resulted in an approximate investment of £6m and may lead to further investment in the future. The CCG programme to help reduce health inequalities in disadvantaged wards across the town has invested £2.75m in HBC led projects. Not all has been spent on specific Central St Leonards' projects but many local residents will still have been beneficiaries of the programme. The CHART programme is investing £8.1m across the 10 most disadvantaged wards in Hastings, St

Leonards and Bexhill. Residents of Central St Leonards and Gensing wards, therefore, will benefit from this investment in the coming years.

- 7.7 Private sector investment in housing improvements and in businesses is difficult to quantify but undoubtedly will have been significant over the life of the Renewal Area. The HSCS 2016¹⁰ estimated the average cost of achieving the decent homes standard at £3,560 (private rented dwellings - £4,250 and owner-occupiers £2,370). Given the estimated reduction in non-decent dwellings from 66% to 26.4% between 2007 and 2016 (approximately 1,500 dwellings) this suggests a potential private sector investment in excess of £5.3m.



¹⁰ Hastings Stock Condition Survey 2016 Report – Page 39

8. Renewal Areas and Government Policy

Renewal Area Declaration and Extension

- 8.1 The Renewal Area was declared under Part VII (section 89(1)) of the Local Government and Housing Act 1989 (LGHA89) and the decision to extend the declaration for a further five years was made under section 89(4)(b). The extension of time was agreed by HBC Cabinet on 4 November 2013 and this means that Renewal Area status will lapse on 4 November 2018. There is no legal requirement to publicise the expiry of the Renewal Area. However, as it is registered as a local land charge it will be necessary to remove this reference from all relevant addresses. HBC may also wish to publicise that the Renewal Area has expired and highlight the key achievements.

Renewal Area Powers

- 8.2 A Renewal Area declaration gives local authorities additional powers to help deliver the objectives agreed for the area¹¹. These include the acquisition of land and buildings by agreement or by compulsory purchase and carrying out works on land owned by the local authority or by others.

Government Policy on Private Sector Housing Renewal

- 8.3 Section 89(5) of the LGHA89 requires local authorities considering declaring or extending a Renewal Area to take account of guidance issued by the Secretary of State. Until January 2015 there were a number of Government circulars and guidance manuals governing Renewal Areas:

- Neighbourhood Renewal Assessment and Renewal Areas (DETR, 1997);
- Private Sector Renewal Strategies: A Good Practice Guide (DETR, 1997);
- Running and Sustaining Renewal Areas (DETR, 2000);
- Addressing the Needs of Run Down Private Sector Housing (ODPM, 2002);
- Housing Renewal Guidance – ODPM Circular 05/2003;
- Neighbourhood Renewal Assessment guidance manual (ODPM, 2004).

- 8.4 However, on 16 January 2015 in a House of Commons Written Statement¹² the Secretary of State for Communities and Local Government announced the cancellation of the above guidance documents, describing them and a number of others concerning clearance and demolition as being outdated and no longer reflecting Government policy. Instead, current Government private sector housing policies are targeted at bringing empty homes back into residential use and supporting the growth of the private rented sector, whilst at the same time improving the management and maintenance of the sector through licensing or self-regulation¹³.

11 Section 93 Local Government & Housing Act 1989

12 House of Commons: Written Statement (HCWS205) – 16 January 2015

13 Improving the Private Rented Sector and Tackling Bad Practice: A guide for local authorities – DCLG March 2015

- 8.5 Until March 2011 Government capital funding support was available for private sector housing renewal financial assistance to assist private owners to carry out repairs and improvements to their homes; and in Renewal Areas it was available for specific activities, such as provision of environmental improvement schemes. This support ended in 2010/11 as part of the Government's public sector deficit reduction spending plans. Financial assistance for the Renewal Area effectively ceased at the end of March 2011, three quarters of the way through the 10-year programme.

9. Summary and Conclusions

- 9.1 This report shows that the alternative approaches adopted when the Renewal Area was extended have achieved steady progress since 2013, despite the limited public sector resources available. Enforcement of housing standards and licensing of HMOs and private rented dwellings is delivering results. Measures to address fuel poverty are making a difference. Coastal Space has provided an important strategic overview as well as improving homes for affordable rent, adding to the housing stock and delivering community development support. The focus on tackling empty and derelict or unsightly buildings continues to prove successful. Neighbourhood policing has resulted in a significant reduction of anti-social behaviour.
- 9.2 The perception of central St Leonards as a place is changing in a positive way, as evidenced by the confidence in the local housing market and the improved shopping offer in the town centre. St Leonards town centre is now thriving. The Town Team continues an important partnership between businesses, the community, HBC, the police and other key partners to help promote the locality. The CHART programme will help to deliver more durable pathways towards work, self-employment or self-enterprise for those most disconnected from the labour market.
- 9.3 The HSCS shows a dramatic reduction in poor condition non-decent homes. Conditions in Central St Leonards and Gensing wards are now on a par or better than other wards with high concentrations of older housing and private renting. The growth of the private rented sector in Central St Leonards is an ongoing concern as it approaches 60% of all households. The HSCS confirms that the poorest conditions remain in private rented homes but these can be addressed through the licensing schemes. Central St Leonards and Gensing wards are covered by the Selective Licensing scheme until 2021 and the new HMO Additional Licensing scheme until 2023.
- 9.4 The Renewal Area approach is no longer part of Government policy and not supported financially. Since 2015 the Government has cancelled guidance on renewal areas. HBC has not needed to use Renewal Area powers, e.g. acquisition of buildings and CPO, as alternatives are available. Therefore, a renewal area declaration no longer provides any real added value.
- 9.5 In conclusion, the Renewal Area framework has helped achieve dramatic improvements to the housing stock, as well as achieve improvements to the local environment, to community safety and to St Leonards town centre. However, without the status of a renewal area HBC's strategic approach towards licensing HMOs and the private rented sector, tackling empty homes and Grotbusters will continue to deliver improvements in the management and maintenance of poor quality homes over the coming years. The Coastal Space programme will continue and may help lever in additional resources moving

forward. In addition, the central St Leonards area remains a priority for Sussex Police and other partners such as NHS Hastings & Rother CCG, East Sussex County Council and Optivo.

- 9.6 Overall much has been achieved in the area and the significant improvements resulting from Renewal Area activity by a wide range of partners over the past 15 years are to be welcomed.



Appendices

1: Key Neighbourhood Renewal Assessment Findings

- 3,810 homes in the area contained within 921 buildings
- 83% of homes (3,210) were in multi-occupied buildings (HMOs)
- 45% of households lived in the private rented sector
- 2% of dwellings were in general needs social housing compared to 16% across the Borough
- 26% of homes (985) were 'unfit for human habitation'
- 22% of homes (833) although not 'unfit' were in serious disrepair
- 42% of homes (1,607) failed the 'decent homes standard'¹⁴
- 50% of HMOs did not meet fire safety standards
- 55% of residents liked the area
- 62% of residents were happy with their home as a place to live
- 76% of businesses felt anti-social behaviour was a serious problem
- 61% of businesses felt the poor appearance of the area was a problem
- 63% of residents felt that crime was a serious problem
- 48% of households had an income of less than £10,000
- 13% of people were unemployed
- 18% were on Income Support
- The five most serious issues in the area, rated by residents as 'very important' were:
 - Crime reduction
 - Dealing with drug problems
 - Dealing with alcohol problems
 - Dog fouling and street cleaning
 - Improving employment opportunities

¹⁴ The Decent Homes Standard was a new Government standard introduced for private homes in 2003 that at the time of the NRA took into account not only 'unfitness' but also the condition and age of amenities and building components. The standard incorporates four broad criteria that a property should: 1) be above the legal minimum standard for housing, 2) be in a reasonable state of repair, 3) have reasonably modern facilities, and 4) provide a reasonable degree of thermal comfort.

2: Renewal Area Strategy – Strategic Priorities

SAFER STREETS	
Priority 1	ENFORCEMENT & VISIBILITY
Priority 2	DRUG & ALCOHOL ABUSE
Priority 3	DESIGN OUT CRIME
Priority 4	BETTER INFORMATION
A STRONGER COMMUNITY	
Priority 5	ENGAGING WITH THE COMMUNITY
Priority 6	A FOCUS FOR THE COMMUNITY
Priority 7	BETTER PUBLICITY
Priority 8	A MORE ACTIVE LIFESTYLE
BETTER HOUSING	
Priority 9	BETTER QUALITY HOUSING
Priority 10	A MORE DIVERSE MIX OF HOUSING
Priority 11	A MORE STABLE COMMUNITY
AN ENVIRONMENT TO BE PROUD OF	
Priority 12	CLEANER STREETS
Priority 13	CELEBRATING THE LOCAL HERITAGE
Priority 14	AN URBAN RENAISSANCE
Priority 15	TACKLING DERELICT & UNDERUSED PROPERTIES
PATHWAYS TO WORK	
Priority 16	GETTING LOCAL PEOPLE INTO JOBS
Priority 17	LEARNING FOR WORK
Priority 18	DEVELOPING LOCAL ENTERPRISE
Priority 19	IMPROVING THE RETAIL OFFER

3: Renewal Area Programme - Key Performance Indicators

Central St Leonards Renewal Strategy 2004 Key Performance Indicators and Performance at March 2013

OVERALL			
1. Narrowing the Gap (Community Strategy Target 1)			
Take Central St Leonards out of the worst 10% nationally by 2013 Baseline 2000: Central St Leonards in worst 2.3%			
Target		Achievement	Status
2005	• Better than worst 5%	• 3 Super Output Areas in the worst 5% & 1 in the worst 10% ¹⁵	●
2008	• Better than worst 7.5%	• 3 Super Output Areas in the worst 5% & 1 in Worst 10% (=no change) ¹⁶	●
2013	• Better than worst 10%	• 3 Super Output Areas in the worst 5% & 1 in Worst 10% (=no change) ¹⁷	●
SAFER STREETS			
2. Community Safety (Community Strategy Target 5)			
Reduce the gap between overall crime rates per 1,000 for Central St Leonards and the average for Hastings as a whole Baseline June 2004: 289 crimes per 1,000 population			
Target		Achievement	Status
2005	• 280 per 1,000	• 282 per 1,000 (2006)	●
2008	• 260 per 1,000	• 334 per 1,000 (or 169 per 1,000 excluding ASB)	●
2013	• 220 per 1,000	• 225 per 1,000 (or 125 per 1,000 excluding ASB)	●
A STRONGER COMMUNITY/AN ENVIRONMENT TO BE PROUD OF			
3. Resident Satisfaction with the Local Neighbourhood (Community Strategy Target 2)			
Increase the percentage of local people satisfied with their neighbourhood as a place to live to 75% by 2013 Baseline August 2003: 59% Quite/Very Satisfied with Central St Leonards			
Target		Achievement	Status
2005	• 62%	• 58% Quite/very satisfied	●
2008	• 67%	• 64% Quite/very satisfied (2006)	●
2013	• 75%	• 64% Very/fairly satisfied ¹⁸	●

¹⁵ Indices of Multiple Deprivation 2004

¹⁶ Indices of Multiple Deprivation 2007

¹⁷ Indices of Multiple Deprivation 2010

¹⁸ Place Survey 2011 - HBC

BETTER HOUSING
4. Housing - Improving Conditions
 (Community Strategy Target 17)

Remove the gap between Central St Leonards and the Hastings average for unfit homes
 Baseline 2003: Local performance Indicator is 200 homes made fit p.a. for Hastings i.e. 65 for Central St Leonards

Target	Achievement	Status	
2005	<ul style="list-style-type: none"> 65 homes made fit 	<ul style="list-style-type: none"> 131 homes made fit 	●
2008	<ul style="list-style-type: none"> 260 homes made fit 	<ul style="list-style-type: none"> 406 homes made fit 	●
2013	<ul style="list-style-type: none"> 585 homes made fit¹⁹ 	<ul style="list-style-type: none"> 327 homes improved to Cat 1 and 2 standard 192 homes made decent 104 whole HMO buildings made decent or improved 	●

PATHWAYS TO WORK
5. Unemployment
 (Community Strategy Target 7)

Reduce average unemployment in the town to the East Sussex level by 2013
 Baseline May 2004: Unemployment in Central St Leonards is 10% compared with Hastings 3.8%, i.e. 6.2% higher than the town as a whole (East Sussex figure is 1.9%)

Target	Achievement	Status	
2005	<ul style="list-style-type: none"> 6% higher than Hastings 	<ul style="list-style-type: none"> CStL 7.4% - Hastings 3% = 4.4%²⁰ 	●
2008	<ul style="list-style-type: none"> 4.5% higher than Hastings 	<ul style="list-style-type: none"> CStL 6.6% - Hastings 3.3% = 3.3% 	●
2013	<ul style="list-style-type: none"> 2% higher than Hastings 	<ul style="list-style-type: none"> CStL 12.3% - Hastings 5.5% = 6.8% 	●

Status	
●	Target achieved or exceeded
●	Target close to being achieved
●	Target unlikely to be achieved

¹⁹ Fitness standard replaced by Health & Safety Hazard Rating System in April 2006
²⁰ Source: All data from NOMIS - JSA claimants as proportion of resident population aged 16-64

4: Central St Leonards Renewal Area: Delivery Plan - Progress 2013

Progress @ 31 March 2013

Better Housing				
Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
Increase the provision of Social Housing in the area Renewal Strategy Priority - 9, 10, 11 & 15	New refurbishment led affordable housing developments within existing buildings	Provide new affordable homes in the area through the conversion of existing street properties	53 affordable homes delivered by Amicus HA between 2003-2008 through street property acquisitions. 28 x 1 beds 8 x 2 beds 15 x 3 beds 2 x 4 beds Investment £4.5m	GREEN
	Coastal Space Project - acquisition and improvement of street properties & wider regeneration	16 new affordable homes delivered by Local Space HA pilot 51 new affordable homes delivered by Amicus HA Partnership activity to address worklessness, economic development and community investment	5 affordable homes completed by Local Space HA in 2012 Funding agreement in place between HBC, Amicus HA and Homes & Communities Agency for overall investment of £6.3m to deliver 51 new homes by March 2015 Staff resources identified by HBC, Amicus HA and Sussex Police to support the Coastal Space programme	AMBER
	Increase the provision of affordable housing on vacant sites in the area	Develop one site for affordable housing in CSL area.	Two new build terraces on St Margaret's Road have delivered 17 new family homes. Other new homes currently under development in Caves Road.	GREEN

Better Housing				
Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
Implementation of the Housing Renewal Programme Renewal Strategy Priority - 9, 10, 11, & 15	Introduce a new Additional HMO Licensing Scheme, if feasible	Deliver an additional HMO licensing scheme in Central St Leonards and other relevant areas.	Additional HMO Licensing Scheme adopted and implemented in Central St Leonards and 3 other town centre wards in September 2011. 96 HMOs licensed in Central St Leonards ward at March 2013	GREEN
	Deliver the Housing Renewal Programme	Remove gap between Central St Leonards and the Hastings average for unfit homes - 260 homes made fit by 2008 40 homes to be brought up to Decent Homes Standard per annum - 200 made Decent by 2013	406 homes made fit by March 2008 94 whole HMO buildings improved by March 2008 192 homes made Decent by March 2013 10 HMOs made Decent	GREEN
	Empty Homes Strategy	Reduce the number of long-term empty homes by 30% in CSTL, focussing on properties empty over 2 years. Baseline: 2001 - 297 homes empty for 6 months or more in Central St Leonards	Long term empties reduced by 38% 183 homes empty for 6 months or more in Central St Leonards at January 2013	GREEN
	Use CPO powers to bring derelict buildings and land back into use with RSL and other partners	To use CPO powers where necessary to tackle poorly maintained buildings and land.	11 CPO resolutions have been made on empty properties in Central St Leonards	GREEN
	Affordable Warmth - Fuel poverty and carbon emissions	Install 15 energy efficiency measures per annum in Central St Leonards	10 homes provided with energy efficiency measures in 2012/13	AMBER
A more diverse mix of Housing Choice Renewal Strategy Priority - 10 & 11	Regeneration led Housing Planning Policy	Policy of increased provision of larger housing units in the area is reflected in the Local Development Framework (LDF) Core Strategy	Included in Spatial Area Policy FA4 (Strategy for Central St Leonards) of Local Plan 2012-2029 283 additional homes completed in Central St Leonards ward between 2004-2013 following planning consent for conversion or new build - 20% (58 homes) affordable	GREEN

Better Housing

Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
	Reduce the high levels of Private renting	Deliver 10 first time buyers assistance packages.	5 first time buyer assistance packages completed (Private rented sector in CStL ward has increased from 46% to 58% over the past 10 years.)	RED
	Development of Crystal Square Car Park	Develop proposal for: 157 new homes 245 parking spaces New retail area	Very little interest over the last 10 years in the site due to the current economic climate but it remains a development opportunity within the current planning policy.	RED
	Development of Sorting Office Site	Site developed for 6 affordable homes and retail - long-term Bring site back into use as a public space - short term	Site now owned by Homes & Communities Agency who are marketing it to potential developers.	AMBER
	Development of Alpha Café site	47 Homes (Total) 13 Affordable Homes 32 Parking Spaces	Network Rail continues to look for active partners to develop the site but without much success. The site value is relatively low and the build cost remains relatively high given the location of the site.	RED

Safer Streets				
Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
Enforcement & Visibility Renewal Strategy Priority - 1 & 2	Declaration of Alcohol Free Zone and introduction of dedicated 'street drinking' PCSOs.	Reduction in street drinking Employment of additional police presence in the local area High visibility presence to reduce fear of crime	Alcohol Free Zone declared and continues with dedicated police officers and other support officers to reduce the number and impact of street drinkers.	GREEN
	Declaration of Central St Leonards as a Dispersal Zone.	Run 2 dispersal orders in the Central St Leonards area.	Dispersal orders were regularly implemented up to 2011. The emphasis has shifted to continuing high visibility and targeted interventions in particular streets.	GREEN
	Guide and advise economic and business delivery policy within the sub-area for the benefit of the residents and business.	Reduction in crime and ASB Improve the services available to existing and new businesses	Town Team - traders, residents, HBC, police and local councillors -meets to look at ways of promoting and enhancing Central St Leonards. HBC provides dedicated support for this work. Police attend St Leonards Business Association to enable dialogue and action on business concerns.	GREEN
	Target crime and antisocial behaviour (ASB) in the area by supporting the work of the Multi-Agency Tasking Team (MATT).	Reduction in crime and ASB Co-ordinate effective monthly MATT meetings, involving a range of partners.	Regular MATT team meetings, chaired by HBC, are held to discuss, manage and agree actions to address issues as they arise.	GREEN
	Central St Leonards Neighbourhood Panel	Reduction in crime and ASB Provide an open forum for the local community to raise concerns and identify community priorities	Neighbourhood Panel meets quarterly. Current top-three priorities are 1. Street drinking/begging 2. Parking on double yellow lines/pavements - London Road & Kings Road 3. Dog fouling across Central St Leonards ward	GREEN

A Stronger Community

Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
A Stronger Community Renewal Strategy Priority - 4, 5, 6, 7 & 19	Develop the work of the Gensing & Central St Leonards Community Forum	A self sustaining Forum structure	Gensing & Central St Leonards Forum now has charity status and no longer receives HBC funding. It is now working with a range of partners to sustain its facility and work.	GREEN
	Provide Community Space for meetings and provision of information	Community information centre located in the area	Gensing & Central St Leonards community information centre opened at Silchester Road in 2005 and the Forum has sufficient funds for it to remain open until at least April 2014.	GREEN
	Develop a Media Strategy for Central St Leonards	Marketing strategy agreed Develop a Central St Leonards website	Town Team now has its own website as well as the 'Very St Leonards' website. There are also numerous independent websites promoting the area and particular roads, e.g. Kings Road & Norman Road.	GREEN
	Deliver the annual community festival in partnership with the local Forum	St Leonards Festival held annually Improved community cohesion	St Leonards Festival held in July each year since 2006. Latest festival delivered successfully on 13 July 2013, supported by the new Town Team.	GREEN
	Improve co-ordination of HBC and other services in the area	Facilitate effective co-ordination arrangements for service delivery in Central St Leonards.	HBC and partners' work is now co-ordinated via the Coastal Space Project Board and Operational Group. HBC, AmicusHorizon working with other partners to develop community empowerment and development work in the area.	GREEN

An Environment to be Proud Of				
Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
An Environment to be proud of Renewal Strategy Priority - 3, 8, 13, 14 & 15	Develop Central St Leonards Urban Renaissance programme	Adopt townscape Masterplan	Masterplan adopted in 2005. Initial programme now complete and allocated funding fully spent.	GREEN
	Produce a Town Centre Design Manual	Provide a Streetscape Design Manual for Central St Leonards	Manual published in 2007 and adopted by HBC and ESCC. Manual complements ESCC & HBC approach to improving the public realm.	GREEN
	'7 Streets' Pilot - Silchester Road environmental improvements	Greener streetscape, improved pavements, improved parking & refuse arrangements and safer streets	Silchester Road environmental improvement project completed in 2007. 'OSCAR' refuse bins upgraded throughout '7 Streets' area.	GREEN
	Deliver the Kings Road Corridor Project	Create a safe and high quality shopping environment in Kings Road	Improvements to Kings Road completed in 2010. Further improvements planned in 2013 - tree planting and signage.	GREEN
	Warrior Square Parking improvements	Increase parking spaces around Warrior Square by implementing one-way system and echelon parking	Parking improvement scheme completed in 2009.	GREEN
	Improve and restore key buildings/shop fronts via Conservation Area Partnerships scheme (CAPS) and Townscape Heritage Initiative (THI)	30 Eligible buildings into good repair 6 key buildings brought back into use 20 buildings restored - architectural detail and shop fronts	CAPS 17 properties improved on Kings Road & St Leonards seafront, including Regents Court and Christ Church Old School (Magnet Centre/Renaissance House). Investment £3.5m. THI 18 properties (24 dwellings) improved, major repairs to Marine Court canopy and essential repairs to the Congregational Church, London Road.	GREEN

An Environment to be Proud Of				
Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
			Investment £2.8m.	
	Improve poorly maintained building frontages through action by 'Grotbusters' team	Key buildings targeted by 'Grotbusters' team	111 buildings improved as a result of warnings and formal action.	GREEN
	Refurbishment of Marina Pavilion as a landmark seafront building	Restored building providing a new seafront 'destination' point Establish new restaurant and event venue	Restoration work completed and Azur restaurant, conference and event venue opened in 2008. Restaurant is in active use.	GREEN
	Environmental Project to support Marina Pavilion	Enhanced public realm around Marina Pavilion and surrounding area	Environmental improvement project completed in 2007/08	GREEN
An Environment to be proud of	St Leonards Arts Project - Introduce public art into streetscape design	Deliver two Arts projects in the Central St Leonards area	Projects have been delivered in Kings Road area, e.g. Kings Road Steps in 2008 & the 'space' now located at former BR social club site.	GREEN
Renewal Strategy Priority - 3, 8, 13, & 14	Deliver phase 2 of the St Leonards Gardens improvements.	Deliver phase 2 (Interpretational offer on site).	Project completed in 2009.	GREEN
	Marina Phase 2 & Stockleigh Road - Greener streetscape, improved parking arrangements & safer streets	Obtain Funding for project	Project on hold until suitable funding is identified.	RED

An Environment to be Proud Of				
Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
	Improved Seafront area connecting with Marina, Grand Parade, Warrior Gardens, Bottle Alley and the Pier	Obtain Funding for project	<p>Restoration of the Pier due to start in September 2013 following successful funding package.</p> <p>Some connecting art and play facilities introduced on the seafront and will be extended over the next few years.</p> <p>Seafront strategy currently under review.</p>	AMBER

Pathways to Work

Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
Developing of Local Enterprise and Employment Opportunities Renewal Strategy Priority - 16, 17, 18, & 19	Produce an Economic Development Strategy - identifying the role of Central St Leonards	Economic Development Strategy with an action plan	Hastings & Bexhill Economic Development Strategy 2008-2013 published in 2008. Strategy currently under review.	GREEN
	Develop and implement actions to tackle impact of recession in the local area and improve retail vitality	Identify a range of Area Based Grant (ABG) actions that address the impact of the recession in St Leonards shopping area	A number of local businesses were supported to help create & sustain jobs, develop skills, support employees and improve shop fronts. Support also provided to events, e.g. Marine Court open event and St Leonards Festival. The Government closed the ABG programme in March 2011.	GREEN
		A new positive image for Central St Leonards including delivering marketing and promotional events in the area promoting the retail and leisure offer	CStL website and a marketing strategy developed. Newly formed Town Team developing a strategy for Central St Leonards. Christmas market and events delivered in Kings Road.	GREEN
Developing of Local Enterprise and Employment Opportunities Renewal Strategy Priority - 16, 17, 18, & 19	Deliver regular quality street markets in the St Leonards area	Regular sustainable markets	Town Team is organising a regular market in Kings Road.	GREEN
	Deliver other quality events in the local area to attract visitors the town	Regular events in St Leonards Gardens and at Warrior Sq. Station	A range of events agreed with involvement of residents and traders have taken place. Newly formed Town Team is developing a strategy for the future.	GREEN
	LEGi projects - BizzFizz and IdeaSpark	Increase in business start ups, skills development, job creation	This borough wide project helped support a number of new businesses in the area such as: McCarron's, QOL@Spikes deli and Playfords hair salon. The Government closed the LEGI programme in March 2010.	GREEN

Pathways to Work

Strategic Themes & Aims	Project/Action	Targets, Outputs & Outcomes	Outturn - 31 March 2013	Status
	LEGI FOOD (Food on our Doorstep) Project	Increased food and related sector, job creation, people into employment, skills development	This borough wide project helped support a number of businesses such as: St Clements, The Cake Box, Fortes Restaurant & Pizzeria, Gurkha Chef, Kassa Coffee, and Azur.	GREEN
	Secure ABG funding to tackle worklessness in CSL.	Deliver specific ABG funded interventions to address worklessness issues in CSL.	A range of borough wide projects addressed worklessness but were not asked to record project data by area, so no direct data for CStL. Recent service delivery in this target area continues to be supported via HBC community partnership funding (CPF).	GREEN
	Establish a co-ordinated training & employment opportunity in the public sector Training and Employment Centre in CStL + LEGI Opening Doors to Employment and Enterprise project	Accessible training and employment opportunities with some of the largest employers in the area Accessible training and employment Centre in the heart of the town	Projects across all programmes provided a variety of employment and skills training supported via LEGI, ABG & CPF. South Coast College Hastings supported 440 people (233 females & 207 males) in Central St Leonards ward between April 2010 and March 2012.	GREEN

5: New Homes from Planning Permissions

Summary of Planning Completions April 2004 - March 2018				
Year	Central St Leonards		Gensing	
	Gross	Net	Gross	Net
2017-18	22	15	20	18
2016-17	23	18	7	7
2015-16	19	7	11	5
2014-15	32	28	13	10
2013-14	13	9	15	12
Sub-Total	109	77	66	52
2012-13	2	2	3	2
2011-12	27	21	8	5
2010-11	23	21	17	12
2009-10	27	24	47	43
2008-09	67	64	4	1
2007-08	64	48	52	40
2006-07	37	32	17	17
2005-06	54	45	46	45
2004-05	31	26	33	23
Sub-Total	332	283	227	188
Totals	441	360	293	240

Source: HBC Housing & Built Environment

6: Background Papers

Local Government & Housing Act 1989 as amended by the Regulatory Reform Order 2002

Housing Renewal - Circular 05/2003 ODPM Guidance - 17 June 2003

Central St Leonards Neighbourhood Renewal Assessment 2003
- 'pps'

Central St Leonards Renewal Area - Declaration
- HBC Cabinet Report 18 December 2003

Hastings Private Sector House Condition Survey 2007 – February 2008
- CPC

Central St Leonards Renewal Area – Extension of Time Frame
- HBC Cabinet Report 4 November 2013

House of Commons: Written Statement (HCWS205) – January 2015
- Department for Communities and Local Government

Hastings Stock Condition Survey 2016 – December 2016
- Opinion Research Services