



ADUR & WORTHING
COUNCILS

29 October 2024

Joint Overview & Scrutiny Committee

Date:	7 November 2024
Time:	6.30 pm
Venue:	QEll Room, Shoreham Centre, Pond Road, Shoreham

Committee Membership:

Adur District Council: Councillors; Carson Albury, Robina Baine, Emma Evans, Dan Flower, Pauline Higgins, Nigel Jenner (Adur Vice-Chair) and Joss Loader (Adur Chair), Vacancy

Worthing Borough Council: Councillors; Cathy Glynn-Davies, Dan Hermitage, Heather Mercer (Worthing Chairman), Jon Roser, Elizabeth Sparkes (Worthing Vice-Chair), Samuel Theodoridi and Carl Walker, Vacancy

Agenda

Part A

1. Declaration of Interests

Members and officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

2. Substitute Members

3. Confirmation of Minutes

To approve the minutes of the Joint Overview and Scrutiny Committee meeting held on 5th September 2024, copies of which have been previously circulated.

4. Public Question Time

So as to provide the best opportunity for the Committee to provide the public with the fullest answer, questions from the public should be submitted by 12.00 noon on Monday 4th November 2024.

Where relevant notice of a question has not been given, the person presiding may either choose to give a response at the meeting or respond by undertaking to provide a written response within three working days.

Questions should be submitted to Democratic Services
democratic.services@adur-worthing.gov.uk

(Note: Public Question Time will operate for a maximum of 30 minutes.)

5. Members' Questions

Councillors who are not members of this committee can ask questions under CPR 12 Questions should be relevant to the committee where the question is being asked and also relevant to an item on the agenda. Please contact Democratic Services for more information

Members question time is 30 minutes and questions should be submitted no later than 12.00 noon on Monday 4th November 2024.

Questions should be submitted to Democratic Services
democratic.services@adur-worthing.gov.uk

(Note: Members' Question Time will operate for a maximum of 30 minutes.)

6. Items Raised Under Urgency Provisions

To consider any items the Chairman of the meeting considers to be urgent

7. Consideration of any matter referred to the Committee in relation to a call-in of a decision

At the time of publication of this agenda there have been no call-in's received

8. Draft Housing Strategy for Adur & Worthing 2025 - 2030 (Pages 5 - 216)

To consider a report by the Director for Housing and Communities, copy attached as item 8

9. An interim report on the work of the Budget Scrutiny Working Group (Pages 217 - 222)

To consider a report by the Director for Sustainability and Resources, copy attached as item 9

10. Review of Joint Overview and Scrutiny Committee Work Programme for 2024/25 including review of the Corporate Risks and Opportunities (Pages 223 - 244)

To consider a report by the Director for Sustainability and Resources copy attached as item 10

Recording of this meeting

The Council will be livestreaming the meeting, including public question time. The recording will be available on the Council's website as soon as practicable after the meeting. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Simon Filler Democratic Services Officer 01903 221364 simon.filler@adur-worthing.gov.uk	Joanne Lee Head of Legal Services & Monitoring Officer 01903 221134 joanne.lee@adur-worthing.gov.uk

Duration of the Meeting: Three hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

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ADUR & WORTHING
COUNCILS

Joint Overview and Scrutiny Committee
7 November 2024

Key Decision [No]

Ward(s) Affected:N/A

Draft Housing Strategy for Adur & Worthing 2025 - 2030

Report by the Director for Housing and Communities

Executive Summary

1. Purpose

- The housing strategy for Adur and Worthing councils is due for renewal and a new plan is being developed to cover the period between 2025 and 2030.
- The new strategy is being developed in a very different context to the previous document and will seek to respond to the challenges posed by the national housing crisis, growing local need, demands on council services and the changing legislative and planning landscape.
- The report sets out the approach being taken to develop a new strategy, it provides a draft of the strategy, the time table for its delivery, a summary of the consultation processes planned and the associated Equality Impact Assessment (EIA).
- The strategy outlines the councils' contribution to improving housing outcomes in Adur District and Worthing Borough, but it acknowledges the councils cannot achieve this on their own. The strategy is therefore also a call to action. To urge our communities and partners to work with us to ensure our residents have access to the good quality, safe and sustainable homes they need.

2. Recommendations

2.1 The Joint Overview and Scrutiny Committee (JOSC) are invited to review and note the plans to produce a new Housing Strategy for Adur & Worthing Councils covering the period between 2025 - 2030.

2.2 JOSC is invited to make comments and provide feedback on the overall approach being taken, the draft strategy and the Equality Impact Assessment as part of the strategy development process in advance of the strategy being considered by the Joint Strategic Committee in March 2025.

3. Context

The Current Strategy

The current Adur and Worthing Housing Strategy: [*Enabling Communities to Thrive in their own Homes*](#) has 3 priorities:

- Priority 1: Housing Related Wellbeing and Support
- Priority 2: Better Homes; Stronger Communities
- Priority 3: Improving the levels of affordable housing supply

In March 2024 a report was presented to the Joint Strategic Committee, setting out the progress made in delivering the existing 2020 - 2023 strategy and the associated homelessness needs assessment. Whilst in general terms good progress has been made in many areas, the increasing demand for housing and housing services and the rise in associated costs, including temporary and emergency accommodation, make the necessity for a new strategy and fresh approach both timely and essential.

Council Priorities

In 2022 Adur & Worthing councils agreed a new corporate plan called 'Our Plan'. Our Plan sets out the councils' purpose that is to provide good and lasting stewardship for both Adur and Worthing. A key priority identified in Our Plan was concerned with housing and the councils made the commitment to ensure that wherever possible, everyone has a safe, secure and sustainable home.

At the local elections of May 2024, residents in Adur and Worthing voted for administrations that have pledged their commitment to a fair, green and local future

for their towns and villages. The election of two administrations with the same mindset this year has provided an opportunity to strengthen the partnership between the two councils for the benefit of their communities. As councils for the community, the authorities have committed to listening to their residents to ensure their focus is on the issues that matter most to those who live, work, study and visit the area. As part of these commitments both councils have agreed a set of shared strategic priorities and these have been used to shape and direct the plans development, will guide the plan's consultation journey and will support its eventual delivery. The priorities are as follows:

- **A home you can call your own** - A key priority area is to address the significant shortage of housing available to residents, increasing the supply of affordable accommodation and addressing issues of homelessness and the costs and disruption associated with temporary accommodation. As part of this the councils are committed to developing proactive homelessness prevention and tenancy sustainment programmes. In addition they are committed to working with housebuilders, seeking to find creative ways to build more good-quality, sustainable homes for rent and first step accommodation for those at risk of becoming homeless. Adur District council will continue its focus on its under-utilised land to build new council homes for Adur residents in need of somewhere to live. At the same time, the council is committed to progressing delivery of its improvement plan to make sure all of its existing Adur Homes properties are safe, secure and of a good standard.
- **Being councils for the community** - By working closely with communities across Adur and Worthing and with partners, the councils have committed to reshaping their services, including housing, to make them more sustainable and accessible for those who need them, to ensure they can meet the needs of residents of today and tomorrow.
- **Fair, green and local** - The councils will develop blueprints for the future of Adur and Worthing town and village centres to make them more environmentally friendly and more inviting for residents, shoppers, visitors and workers. The councils will as part of this priority work with partners to improve the environment to try to make Adur and Worthing the fairest and greenest coastal areas in the country.
- **Regenerating our streets and spaces** - The councils have committed to working with partners to develop an inclusive economy that works for everyone, through community wealth-building principles. As part of this the council's will work to make the best use of every pound they have to spend into the local economy, developing procurement and commissioning strategies that build community wealth and a circular economy with anchor institutions.

New Housing Strategy

To support and deliver these ambitions a new housing strategy is being proposed. The housing strategy will be an umbrella housing strategy for Adur District Council and Worthing Borough Council. The strategy will form the foundation of the next Homelessness and Rough Sleeping Strategy and provide a framework for more detailed housing plans, including the (Adur Homes) Improvement Plan agreed with the Housing Regulator and the Adur and Worthing Housing Allocations Policy. It connects to other major strategies and plans including our Local Plans and the priorities of the Adur and Worthing administrations described above.

The document will also help us to better respond to escalating and unsustainable costs associated with housing, especially housing needs, homelessness and housing maintenance and as part of this, inform and shape our wider budget strategy work. The strategy will in addition be used to direct our lobbying work, with partners, including West Sussex County Council, but also with the Housing Regulator and Central Government via the Ministry of Housing, Communities & Local Government (MHCLG). Finally, the strategy and its priorities will be used to support better understanding and more productive joint planning and collaboration with developers and housing providers to increase affordable housing supply.

The housing strategy is about more than council housing services and the provision of good and truly affordable housing. The plan is also concerned with how housing can be used to improve population health, shape our neighbourhoods and places and develop and deliver a shared long-term agenda with our residents, local partner organisations including the NHS, the community and voluntary sector, West Sussex County Council, housing providers, developers and the wider community.

Housing Strategy Format

The strategy will set out the councils' vision for housing in Adur and Worthing. Five missions or priorities have been identified (described below) and these will help focus the councils' efforts to better deliver accessible, affordable and decent homes for everyone in Adur & Worthing.

The draft strategy format is in two parts. A high level strategy document setting out the vision, context, housing needs and missions or priority areas for action, change and improvement. A version of this document in an accessible format will be produced for residents. This strategy document will be supported by 5 more detailed action plans, setting out the actions, partners, the accountable officers and the timetable for delivery for each mission area.

To reflect the joint Adur and Worthing services, the strategy will be a joint Adur and Worthing Strategy that has a common framing (timeframe, ambition, principles, common A&W partners, etc). It will however seek to reflect the differences that exist between Adur and Worthing including, reflecting the priorities of our two Administrations, the difference between housing provision, including Adur Homes and housing development and the differing level of needs between Adur and Worthing.

Data and Information

The strategy development process has been informed by the Homelessness and Rough Sleeper Assessment (attached), the census, the Public Health Joint Strategic Needs Assessment, planning data and feedback from residents, stakeholders and community organisations (see the consultation section below).

In addition to the above the following design principles have guided our approach:

- The use of all available levers including planning
- Focus on prevention and early help
- Person centred, strength based and trauma informed.
- Inclusive approach, ensuring lived experience is included in our approach (for example via our Lived Experience Panel and representative groups and organisations).
- Balance of digital tools and people based engagement/support, recognising some people are digitally disadvantaged
- Integrated approach across teams and with our partners, focused on collaboration and learning and health and wellbeing.

4. Issues for Consideration

Since the last strategy was agreed there have been a number of changes to our context impacting on our residents and the provision and delivery of housing in Adur and Worthing, including the national housing crisis and significant changes to legislative and planning frameworks.

Housing Crisis

Our communities are experiencing a significant housing crisis with those on low and / or fixed incomes at the sharpest end. The acute shortage of housing, particularly social and genuinely affordable housing, is a significant driver for the housing crisis and has led to spiralling rents and house prices in both Adur and Worthing. Many young people and families on low to middle incomes struggle to afford to rent or buy a decent home. In part this is a result of the cost of living crisis driving up costs in every part of life for families and residents and the increased vulnerability of many,

including mental and physical health, after the pandemic. The severe lack of available housing and rising demand is also raising costs in both the private rented sector and with house purchases, especially for first time buyers.

The private rented sector is a vital part of the housing infrastructure in both Adur and Worthing and has the potential to help alleviate homelessness but many private landlords are leaving the sector following regulatory and tax changes combined with rising interest rates and this is driving both rising rental costs and homelessness. In this context our Opening Doors service, supporting private landlords and residents into sustainable tenant relationships is more important than ever.

Benefits payments have not kept pace with these changes, for example, maximum Housing Benefit levels for residents who rent privately are set by the government's Local Housing Allowance (LHA) and these have failed to keep track of rising costs in rent. National research, conducted by YouGov on behalf of the Trussell Trust in early 2024, revealed that 12% claiming Universal Credit have been forced to use a food bank (Dec 23/Jan 24), and more than half (55%) ran out of food and couldn't afford more. 22% of people claiming Universal Credit were unable to cook hot food as they couldn't afford to use their oven or other utilities. Half (52%) of people claiming Universal Credit were either behind on bills and credit commitments or are finding it a constant struggle to keep up with them.

In this context we are seeing overcrowding, evictions, rent arrears and homelessness on the rise and the costs to the councils in rehousing homeless residents, often into temporary accommodation, is placing significant burdens on council finances and displacing families in less than suitable locations, sometimes at a distance from Adur and Worthing.

Both Adur and Worthing councils are dealing with the ongoing legacy of the pandemic and the cost of living crisis, impacting on both demand and the resources available to provide services. The impact of the costs of homelessness and temporary accommodation are very significant and this has led to significant financial pressures for both authorities, but especially Worthing. The two councils spent a combined £4.4m on temporary accommodation in 2023/24. The pressures these costs put on the housing and wider council budgets is unprecedented and unsustainable. These costs are projected to increase further in the next three years without significant changes in national policy and local service provision. The broader policy landscape has exacerbated this situation further with a lack of appropriate funding to invest in social rented homes; the dramatic reduction in the supply of social and genuinely affordable housing through policies such as the Right to Buy and the lack of effective regulation in the private rented sector.

In addition, social care providers have suffered from significant disinvestment at a local level as authorities face significant cuts to their settlement. These reductions are being accompanied by some social care providers having to raise the eligibility criteria for access to services in order to balance their books, excluding some vulnerable people with low level needs. This downward pressure on budgets is also being seen in the health service as budgets are increasingly under pressure through demand, inflation and limits to annual funding increases. The total impact is that access to services, that could prevent the need for acute care at high cost, is being made more difficult. The risk of greater numbers of vulnerable people being left without the valuable preventive and supportive services, which can help them to avoid crisis situations, including homelessness, means that effective partnerships between housing and health services are more important than ever.

Planning and Legislative Framework

Since our last housing strategy there have been a number of major changes in national housing policy. In terms of legislation, the Homelessness Reduction Act (2017) significantly changed our legal duties towards households facing homelessness and, following the end of the 'Everyone In' policy implemented during the pandemic to ensure no-one was left without a place to live, there is now an even greater emphasis on the prevention of homelessness. This strategy, with the associated delivery plans, sets out our ongoing response to these and other related statutory requirements. The continued rise in rough sleeping and homelessness, and concerns over the quality of rented homes, have informed further improvements in housing rights and standards. This has led to the introduction of new regulations like the Social Housing Regulation Act, which aims to improve the standards, safety, resident voice and landlord accountability.

With the election of the new national government we await announcements regarding further policy and legislative changes. Initial announcements include:

- Changes to planning regulations and the implementation of local housing targets to accelerate development and the provision of social housing.
- Prioritisation of development on brownfield land and for increasing housing density.
- Prioritisation of genuinely affordable homes, with a focus on the increased provision of social rented homes.
- New mechanisms for cross-boundary strategic planning to address key spatial issues including meeting housing needs and delivering strategic infrastructure.
- A review of the Right to Buy
- The ending of no fault evictions and actions to reduce homelessness.

- Improvements to building safety standards.
- Increased powers for local authorities, and an expectation to use them, to take action against criminal landlords.

In addition, MHCLG has announced plans to provide better care and support for veterans, care leavers and those fleeing domestic violence seeking access to housing by removing the requirements around local connection and residency tests. Other changes include bringing forward Awaab's Law to better tackle hazards such as damp and mould, new Competence and Conduct standards for housing staff and minimum energy efficiency standards for the social rented sector. These new policies and legislative changes will help shape the Housing Strategy and influence its delivery. The strategy design with high level ambitions and then separate action plans for each mission area will ensure the strategy is able to be adaptive and responsive to changes, challenges and opportunities.

5. The Strategy Draft Vision and Missions

The draft vision for our strategy (attached) is for all our residents to have access to good quality, safe, sustainable homes that positively contribute to their health and wellbeing, enabling them to live equitable, fulfilling lives and contribute to the future growth and sustainability of Adur and Worthing.

We will seek to achieve this through a focus on the following five strategic Housing Missions or priorities:

I. Making sure all our existing homes are safe, of good quality and are sustainable (they are affordable to run and have a low carbon footprint)

- Improve the quality of our homes and neighbourhoods
- Improve private rented sector housing standards
- Increase sustainability and improve energy efficiency in our homes

II. Ensuring there is enough genuinely affordable housing

- Increase the supply of genuinely affordable homes that meet the needs of our communities

III. Preventing homelessness and providing proactive early help for those that need it, with our partners and communities.

- Improve our homelessness prevention services and reduce rough sleeping

- Reduce the number of households in temporary accommodation and work with partners to better support people whilst they are in temporary accommodation.
- Work with our partners to review and improve the provision of supported accommodation

IV. People are healthy, resilient and resourceful. They can access the right help when they need it

- Work collaboratively with residents and partners to tackle housing and associated health inequalities
- Work with communities and partners to develop safer and healthy neighbourhoods
- Support residents so they can stay well and live independently, for longer

V. Providing our residents with the accessible services they need

- Listening and responding to our residents
- Ensure our housing services are accessible and fair
- Delivering good quality housing services
- Work with our partners to agree and deliver shared priorities

These are the big ambitions and complex issues and by their nature the missions are bigger than the housing services we provide. Coupled with extraordinary pressures in relation to housing demand and supply, we need much more creative and longer-term solutions, focusing on prevention and building stronger collaboration between our teams, our partner organisations and our communities. This requires new ways of joint working and collaboration. In doing so, we stand to achieve better things for everyone, making what we have go further.

The strategy outlines the councils' contribution to improving housing outcomes in Adur District and Worthing Borough, but it acknowledges the councils cannot achieve this on their own. The strategy is therefore also a call to action. To urge our communities and partners to work with us to ensure our residents have access to the good quality, safe and sustainable homes they need.

The financial and resourcing challenges associated with housing for both councils is significant and will inform and guide the strategy development process. The strategy's delivery plans will set out how resources will be used to deliver on the targets and will be linked to each councils' budget strategies, regeneration or development plans and in the case of Adur, HRA Business Plan and improvement

plans. Resourcing the delivery of strategy will be challenging in the context of diminishing council resources and rising demand for housing services. New approaches to service delivery and the delivery of housing provision, in partnership with others will assist with this challenge. In addition, the ongoing focus on improving Adur Homes services should remove the requirement for oversight by the Regulator to return access to Homes England Funding for Adur District Council Additional lobbying for resources with central government will also be needed, as well as new partnerships with housing providers and developers plus other new approaches housing provision such as Homeshare and cooperative living.

The working draft of the strategy is attached and the action plan development will be informed by the consultation process.

6. Data and Information

The strategy development process is being informed by the Homelessness and Rough Sleeping Assessment (attached) and this will be used to develop clear priorities for new supply and the delivery of sustainable housing outcomes across each local authority's residential portfolio. Data and information gathered through a range of sources including tenant and resident feedback, demographic information from the census and market analysis will also be used to support strategy development and associated performance management framework. Performance measures will include measurable outcomes for housing supply, affordability, and homelessness reduction, as well as the impact of the strategy on reducing costs and feedback from residents. Participation with tenants, residents, members and stakeholders will also be a key part of the process and further details are provided below. The Equality Impact Assessment described below is helping to provide additional information and ensure data collected, including lived experience by protected groups, helps to guide the strategy development process.

7. Engagement and Communication

The strategic aims of the Housing Strategy will aim to be inclusive, to ensure that the housing needs of various sections of the community are identified and services are designed to ensure that they are accessible for all. The strategy will seek to take into account the diverse needs of current and potential residents across all tenures and types of housing. Key groups, partners and customers to be consulted, and where possible engaged with in the strategy's development process, include:

- Tenant and leaseholders of Adur and Worthing Council and those accessing housing services including people presenting themselves as homeless or potentially homeless.

- Other residents of Adur & Worthing
- Key groups that are able to represent people and communities with protected characteristics.
- Key partners involved in the delivery of the strategy including our health and wellbeing partners, housing associations, developers, landlords and letting agents, Worthing Homes, Turning Tides, the Royal British Legion, CAB's, West Sussex County Council, the Community Safety Partnership and Parish Councils.
- Other stakeholders include the Homes England, the Housing Regulator and Department for Levelling Up, Housing and Communities and the Home Office.
- Internal customers and partners in the delivery of the Strategy outside of Housing Services include Environmental Health, Planning Policy, Revenues and Benefits, Building Control, Property Services and Development Control.

Formal public consultation will run for a period of 5 weeks from the 30th of October until the 8th of December. JOSC will review the strategy at the 7th of November meeting. In terms of communication we will ensure it is clear that this is an initial draft of the strategy and this next step of consultation and engagement is concerned with asking organisations, groups and residents 'what do you want to see?'

In addition, an online members session is being planned (evening of the 14th November) and public engagement meetings for Adur (Shoreham Centre on 26th November starting at 6.30pm and ending by 8.30pm) and Worthing (The Town Hall on 9th December starting at 6.30pm and ending by 8.30pm) are also being arranged.

Resources to support consultation are limited and the following approach is suggested. Consultation responses will be encouraged through a dedicated consultation webpage, with copies of the survey in other formats available on request. The consultation will be promoted by the councils' communication team and through mailing lists of partners and community groups across Adur and Worthing. Council tenants and leaseholders will also be consulted through Adur Homes Advisory Board and other engagement opportunities. Groups with protected and other characteristics will be targeted through focused promotion of the consultation – for example, reaching out to community groups and organisations working with or supporting people with specific characteristics identified in the EIA. Private sector landlords (including Opening Doors partners) will be directly contacted through our contact lists.

8. Financial Implications

- Work will be undertaken throughout the consultation process to understand the financial implication of the strategy and the resources required to support its delivery.

- A key outcome from the strategy is to help the councils better respond to escalating and unsustainable costs associated with housing, especially housing needs, homelessness and housing maintenance and as part of this, inform and shape our wider budget strategy work.
- The financial implications arising from the implementation of this strategy (2025/26 onwards) will form part of each councils budget setting processes and be managed within budget constraints. In addition, the strategy may have budgetary impact on other service areas across the council which will need to be quantified as the strategy is implemented. Significant elements of the strategy rely on financial and other resources from partners to ensure successful delivery, including but not limited to Homes England, MHCLG and the NHS.
- The 2025/26 HRA capital programme will need to reflect the required investment in Health & Safety, Building Safety and Fire Safety compliance alongside the planned maintenance, improvement programmes, major capital projects to council housing as well as new supply projects, linking investment plans to the Housing Strategy.
- New projects, in particular new supply projects will be brought to Adur and Worthing Joint Strategic Committee on a case-by-case basis when approved; these would be added to the HRA capital programme.

9. Legal Implications

- 9.1 The Local Government Act 2003 requires all Local Authorities to produce local housing strategies and statements, as well as a Housing Revenue Account business plan. The local housing strategy is the local housing authority's vision for housing in its area. It sets out objectives and targets and policies on how the authority intends to manage and deliver its strategic housing role and provides an overarching framework against which the authority considers and formulates other policies on more specific housing issues.
- 9.2 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.

- 9.3 Under Section 111 of the Local Government Act 1972, the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.
- 9.4 s1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation
- 9.5 Under each Council's Constitution, adoption of the Housing Strategy is reserved to the Joint Strategic Committee.

Background Papers

- [Adur and Worthing Housing Strategy: Enabling Communities to Thrive in their own Homes](#)
- [Our Plan: Adur & Worthing Councils' Corporate Plan](#)
- [Joint Priorities for Adur & Worthing Councils](#)

Officer Contact Details:-

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rough

Sustainability & Risk Assessment

- Housing is one of the largest contributors to the CO2 emissions for Adur District and Worthing Borough. Reducing the energy used to build, heat and operate homes is key to achieving both councils commitments to achieving their Net Zero ambitions.
- The draft Housing Strategy includes measures to improve the energy performance of council homes, support property owners to improve their properties and to achieve energy performance standards in line with legislation. It also seeks to ensure that the delivery of new homes is resource efficient and has minimal impact on the natural environment and identify opportunities to enhance the environment.
- Helping residents to live in well-insulated, efficiently heated, healthy council homes addressing fuel poverty issues remains a key long-term objective, which is supported through the HRA capital programme.

1. Economic

- A thriving economy is a key priority for both councils and through the corporate plan 'Our Plan' and the shared council priorities the authorities will seek to achieve this, wherever possible, through community wealth building approaches. Community Wealth Building is a people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people. Where ever possible we will seek to undertake the economic development work set out in the daft strategy through this approach.
- Providing a decent home that is secure, affordable, warm and modern, supports the wellbeing of our residents, enabling those who are able to work to enter and sustain employment and contribute to economic activity.

2. Social

2.1 Social Value

- Helping communities to thrive is a key priority for both councils, set out in the corporate plan 'Our Plan' and the shared council priorities where the authorities have made commitments to establish the fairest and greenest coastal areas in the country. Through facilitation and investment we will work to ensure people are healthy, resilient and resourceful, that they can access

the right help when they need it and everyone has a safe, secure and sustainable home.

- The councils overarching principles of fairness and participation are based on the explicit intention to work more closely with residents to involve them in deeper and more meaningful conversations about service design and delivery. Our work to provide affordable and good quality housing therefore forms a central part of the councils' commitments.

2.2 Equality Issues

- The councils are subject to the general equality duty set out in section 149 of the Equality Act 2010. This duty covers the following protected characteristics: age, gender, gender reassignment, pregnancy and maternity, race, religion or belief, and sexual orientation.
- In developing the Housing Strategy the councils must have due regard to the need to:
 - Eliminate unlawful discrimination, harassment and victimisation
 - Advance equality of opportunity between different groups
 - Foster good relations between different groups
- As councils for the community the authorities are committed to providing truly inclusive services by listening to underrepresented voices, creating equal access and meeting our equality duties.
- To support the development of the strategy we will undertake a 2 stage Equality Impact Assessment (EIA) process:
 - **Housing Strategy Development EIA** - An EIA to support and guide the consultation and drafting of the strategy.
 - **Housing Strategy EIA** - An update to EIA to ensure the final draft of the strategy is adequately supported and informed through the EIA.
- The draft [Housing Strategy Development EIA](#) is attached.
- Our vision is for all our residents to have access to good quality, safe and sustainable homes that positively contribute to their health and wellbeing, enabling them to live equitable, fulfilling lives and contribute to the future growth and sustainability of Adur and Worthing. It is anticipated that the housing strategy will lead to improved outcomes relating to the condition and supply of housing across Adur & Worthing as well as promoting resilience and

improved health and wellbeing. The strategy also outlines the councils' commitment to work with communities and a wide range of partners. Such partnership working is particularly important as the councils only own a small proportion of the city's housing stock.

- The anticipated benefits are expected to particularly affect those who are currently not suitably housed. This includes many of those covered under protected characteristics as defined by the Equality Act (2010). It will also impact those with intersecting characteristics and people with care experience which the council has determined should be treated as a protected characteristic.

2.3 Community Safety Issues (Section 17)

- The draft strategy reinforces the continued need for services to support rough sleepers and those experiencing domestic abuse, and, on improving joint working with the police and other partners to ensure issues of harassment and hate crime are tackled effectively. It also identifies the need to create safe homes and neighbourhoods and to tackle crime and antisocial behaviour in our neighbourhoods.

2.4 Human Rights Issues

- The actions set out in the report will enable the councils to identify solutions that will enable our residents, communities and neighbourhoods to flourish.

3. Environmental

- Protecting and enhancing the environment is a key priority for both councils, set out in the corporate plan 'Our Plan' and the shared council priorities where the councils have made commitments to establish the fairest and greenest coastal areas in the country.
- The draft Housing Strategy includes measures to improve the energy performance of council homes, support property owners to improve their properties and to achieve energy performance standards in line with legislation. It also seeks to ensure that the delivery of new homes is resource efficient and has minimal impact on the natural environment and identifies opportunities to enhance the environment. Helping residents to live in well-insulated, efficiently heated, healthy council homes addressing fuel poverty issues remains a key long-term objective, which is supported through the HRA capital programme.

4. Governance

- This report provides the Joint Overview and Scrutiny Committee with an opportunity to review a draft of the Housing Strategy and as such constitutes an opportunity for the committee to inform policy development and undertake 'pre scrutiny'.
- Under each council's constitution, adoption of the Housing Strategy (planned for March 2025) is reserved to the Joint Strategic Committee.

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ADUR & WORTHING
COUNCILS

Housing and Homelessness Strategy for Adur & Worthing Councils

2025 - 2030

**Consultation Version 1
(for Joint Overview and Scrutiny
Committee and public consultation)**

Contents

1. Introduction

2. Executive Summary - Strategy on a page

3. Context for our strategy

- The Housing Crisis
- The Legislative Context
- Housing and Healthy Neighbourhood
- Our Collective Role
- Adur Homes and Self Referral to the Regulator
- Housing Need, Homelessness and Rough Sleeping

4. Delivering Our Housing Mission

- Making sure all our existing homes are safe, of good quality and are sustainable (they are affordable to run and have a low carbon footprint)
- Ensuring there is enough genuinely affordable housing
- Preventing homelessness and providing proactive early help for those that need it, with our partners and communities.
- People are healthy, resilient and resourceful. They can access the right help when they need it
- Providing our residents with the accessible services they need

5. Delivering the Strategy

1. Introduction

Everyone should have a home in which they feel comfortable and safe and that positively contributes to their health and wellbeing – it is a foundation for a good life, where communities can thrive and neighbourhoods can be safe and prosperous.

This strategy is being developed during a national crisis in housing, with extraordinary pressures on our communities and a diminished supply of truly affordable and social housing provision in Worthing Borough and Adur District. This is compounded by funding pressures on the public sector to support our residents, including Adur & Worthing Councils and also our health, social care and wellbeing partners for example West Sussex County Council, NHS and the community and voluntary sector. The strategy is being drafted as a new national government has come to power and their policy and strategy framework for public service funding and housing provision is at an early stage of formulation and agreement.

Within this context the draft housing strategy outlines the councils' proposed priorities for the next five years, it sets out our ambitions and the high level steps we will take to deliver them. Given the economic and political uncertainties, this strategy seeks to enable us to adapt our programme accordingly. The strategy will guide our approach and actions as councils in a number of housing related areas to help ensure our residents, communities and neighbourhoods develop and thrive. Good quality housing can also help to improve population health and wellbeing; this strategy therefore, is deliberately not just about buildings, but is about homes for people, communities and neighbourhoods and working in partnership with others to achieve this.

Whilst this is a strategy being developed and driven by the councils, this work will be shaped and delivered alongside our partners and communities.

The strategy is made up of two parts: **Part 1** sets out the high level strategic missions or priorities and **Part 2** will be made up of delivery plans for each mission or priority area, describing the actions that will be undertaken to achieve the priorities over the next five years.

The councils' corporate plan, 'Our Plan' sets out the council's purpose, which is to provide strong and lasting stewardship for both Adur and Worthing, so that all of our people and places can thrive. It includes our ways of working and priority areas of work to ensure our services, communities and places are more resilient and adaptable and that people are at the heart of decision making and service delivery. In the plan the councils make a commitment to ensuring, wherever possible, everyone has a safe, secure and sustainable home.

Both Adur and Worthing Councils are led by administrations that have pledged to be fair, green and local throughout all that they do. The election of the new council in Adur in May 2024 has strengthened and joined up the commitment between both councils and provides an opportunity to work together for the benefit of both communities. As councils for the community, the authorities have committed to listening to their residents to ensure their focus is on the issues that matter most to those who live, work, study and visit the area. As part of these commitments both councils have agreed a set of shared strategic priorities and these have been used to shape and direct the plans development, will guide the plan's consultation journey and will support its eventual delivery. The priorities are as follows:

- **A home you can call your own** - A key priority area is to address the significant shortage of housing available to residents, increasing the supply of affordable accommodation and addressing issues of homelessness and the costs and disruption associated with temporary accommodation. As part of this the councils are committed to developing proactive homelessness prevention and tenancy sustainment programmes. In addition they are committed to working with housebuilders, seeking to find creative ways to build more good-quality, sustainable homes for rent and first step accommodation for those at risk of becoming homeless. Adur District council will continue its focus on its under-utilised land to build new council homes for Adur residents in need of somewhere to live. At the same time, the council is committed to progressing delivery of its improvement plan to make sure all of its existing Adur Homes properties are safe, secure and of a good standard.
- **Being councils for the community** - By working closely with communities across Adur and Worthing and with partners, the councils have committed to reshaping their services, including housing, to make them more sustainable and accessible for those who need them, to ensure they can meet the needs of residents of today and tomorrow.
- **Fair, green and local** - The councils will develop blueprints for the future of Adur and Worthing town and village centres to make them more environmentally friendly and more inviting for residents, shoppers, visitors and workers. The councils will as part of this priority work with partners to improve the environment to try to make Adur and Worthing the fairest and greenest coastal areas in the country.
- **Regenerating our streets and spaces** - The councils have committed to working with partners to develop an inclusive economy that works for everyone, through community wealth-building principles. As part of this the council's will work to make the best use of every pound they have to spend into the local economy, developing procurement and commissioning strategies that build community wealth and a circular economy with anchor institutions.

The housing strategy will form the foundation of the next Homelessness and Rough Sleeping Strategy and provide a framework for more detailed housing plans, including the (Adur Homes) Improvement Plan agreed with the Housing Regulator and the Adur and Worthing Housing Allocations Policy. It connects to other major strategies and plans including our Local Plans and the priorities of the Adur and Worthing administrations described above.

The housing strategy is about more than council housing services and the provision of good and truly affordable housing. This is about how housing can be used to improve population health, shape our neighbourhoods and places and develop and deliver a shared long-term agenda with our residents, local partner organisations including the NHS, the community and voluntary sector, West Sussex County Council (WSSCC), housing providers, developers and the wider community.

This strategy sets out the council's vision for housing in Adur and Worthing. The five Missions or priorities we have identified will help focus our efforts to do all we can to deliver accessible, genuinely affordable and decent homes for as many people as possible in Adur & Worthing.

The strategy outlines the councils' contribution to improving housing outcomes in Adur District and Worthing Borough, but it acknowledges the councils cannot achieve this on their own. The strategy is therefore also a call to action. To urge our communities and partners to work with us to ensure our residents have access to good quality, safe and sustainable homes.

2. Executive Summary - Strategy on a Page

Our vision is for all our residents to have access to good quality, safe and sustainable homes that positively contribute to their health and wellbeing, enabling them to live equitable, fulfilling lives and contribute to the future growth and sustainability of Adur and Worthing.

We will seek to achieve this through a focus on the following five strategic Housing Missions:

- Making sure all our existing homes are safe, of good quality and are sustainable (they are affordable to run and have a low carbon footprint)
- Ensuring there is enough genuinely affordable housing
- Preventing homelessness and providing proactive early help for those that need it, with our partners and communities.
- People are healthy, resilient and resourceful. They can access the right help when they need it
- Providing our residents with the accessible housing and homeless prevention services they need

These are the big ambitions and complex issues and by their nature the missions are bigger than the housing services we provide. Coupled with extraordinary pressures in relation to housing demand and supply, we need much more creative and longer-term solutions, focusing on prevention and building stronger collaboration between our teams, our partner organisations and our communities. This requires new ways of joint working and collaboration. In doing so, we stand to achieve better things for everyone, making what we have go further.

Our councils have identified three principles in Our Plan, to reshape how we work and continue to adapt as an organisation, to be able to provide more resilient services that are created with and by our staff, elected members, partners and communities. These principles, along with the councils' priorities, have guided the development of the strategy and will provide the framework for its implementation:

- **Resilience:** To move beyond efficiency to making the best of our collective resources. We will work with our teams and partners to build a more sustainable coalition that makes us greater than the sum of our parts. We will build a digital approach and make best use of our collective assets (people, money, buildings), capacity and capabilities. This also means getting the basic foundations right through good systems, data and processes.

- **Adaptable:** To plan and deliver in ways that recognise and embrace ongoing change, using digital and systems, people and data to enable us to innovate and constantly meet the changing needs of our places and communities. Developing a digital approach that enables us to be more technologically intuitive and use our people to do brilliant person centred work.
- **Participative:** This principle is about putting people at the heart of decision-making and services. We will as part of this approach seek to involve people more closely in the design and provision of housing services. We will offer genuinely participatory ways for our teams and residents to be involved in decision - making and provide inclusive services by listening to underrepresented voices, creating equal access and meeting our equality duties.

3. Context for our strategy

Since the last strategy was agreed there have been a number of changes to our context impacting on our residents and the provision and delivery of housing in Adur and Worthing, including the national housing crisis and significant changes to legislative and planning frameworks.

This section explores the context in which we are developing the strategy and the issues we are seeking to address. Information provided below includes data, feedback and lived experience gathered through the Homeless and Rough Sleeping Assessment carried out in 2023.

The Housing Crisis

Our communities are experiencing a significant housing crisis with those on low and or fixed incomes at the sharpest end. The acute shortage of housing, particularly genuinely affordable housing, is a significant driver for the crisis and has led to spiralling rents and house prices in both Adur and Worthing. Many young people and families on low to middle incomes struggle to afford to rent or buy a decent home. In part this is a result of the cost of living crisis driving up costs in every part of life for families and residents and the increased vulnerability of many, including mental and physical health, after the COVID pandemic. The severe lack of available affordable housing and rising demand is also raising costs in both the private rented sector and with house purchases, especially for first time buyers.

Our area features a variety of housing types, including large Victorian properties, many of which have been subdivided into flats, alongside more modern housing developments. These housing styles are often concentrated in specific wards, creating distinct neighbourhood profiles. A key challenge we face is the disproportionate concentration of supported accommodation in certain areas, as it is often commissioned into these wards rather than being evenly distributed. This clustering can create pressures on local services, strain community relations, and raise concerns about the balance between meeting housing needs and maintaining neighbourhood cohesion. As a result, locating new supported accommodation presents challenges, especially in terms of engaging with communities to ensure that development happens in a way that fosters inclusion and addresses local concerns.

The private rented sector is a vital part of the housing infrastructure in both Adur and Worthing and has the potential to help alleviate homelessness but many good private landlords are leaving the sector following regulatory and tax changes combined with rising interest rates and this is driving both rising rental costs and homelessness.

A small minority of landlords are exploiting the situation and are making considerable financial gain through the constraints of the market circumstance and the vulnerable situation of some of our residents. A further minority of landlords are also abusing the lack of available accommodation and choice by providing substandard accommodation that can often be detrimental to the health of the occupants, despite both central and local government striving to improve housing standards.

Benefits payments have not kept pace with these changes, for example, maximum Housing Benefit levels for residents who rent privately are set by the government's Local Housing Allowance (LHA) and these have failed to keep track of rising costs in rent. National research, conducted by YouGov on behalf of the Trussell Trust in early 2024, revealed that 12% claiming Universal Credit have been forced to use a food bank in the last month (Dec 23/Jan 24), and more than half (55%) ran out of food in the last month and couldn't afford more. Also, in the last three months, 22% of people claiming Universal Credit were unable to cook hot food as they couldn't afford to use their oven or other utilities. Half (52%) of people claiming Universal Credit are either behind on bills and credit commitments or are finding it a constant struggle to keep up with them. The impact of inadequate Universal Credit stretches even further, with one in four (26%) people missing an essential appointment, such as visiting the doctor or travelling to work, because they couldn't afford the cost of transport in the last three months. In the same period (42% had to skip meals to keep up with other essential costs like utilities or rent and 43% people reported being unable to keep their home warm in winter. Both Adur & Worthing Councils are part of a partnership with other councils to lobby on the unfairness of the current benefit systems.

In this context and through these policies overcrowding, evictions, rent arrears and homelessness are all on the rise and the costs to the councils in rehousing homeless residents, often into temporary accommodation, is placing significant burdens on council finances and displacing families in less than suitable locations, sometimes a distance from Adur and Worthing. Details of housing demand, temporary accommodation and pressures on the housing waiting lists are described in the Local Context: Housing Need, Homelessness and Rough Sleeping section later.

Both Adur and Worthing district councils as service providers have also had to deal with the impact of the pandemic and the cost of living crisis, impacting on both demand and the resources available to provide services. The impact of the costs of homelessness and temporary accommodation are very significant and this has led to increased financial pressures for both authorities, but especially Worthing. The two councils spent a combined £4.4m on temporary accommodation in 2023/24. This is forecast to increase to almost £5m in 2024/25. The pressures these costs put on the housing and wider council budgets is unprecedented and unsustainable, again especially in Worthing. These costs are projected to increase further in the next three years without significant changes in national policy and local service provision.

The broader historic policy landscape has exacerbated this situation further with a lack of appropriate government funding to invest in social rented homes; the dramatic reduction in the supply of genuinely affordable housing through policies such as the Right to Buy and the lack of effective regulation in the private rented sector.

In addition, social care providers have suffered from significant disinvestment at a local level as authorities face significant cuts to their settlement. These reductions are being accompanied by some social care providers having to raise the eligibility criteria for access to services in order to balance their books, excluding some vulnerable people with low level needs. This downward pressure on budgets is also being seen in the health service as budgets are increasingly under pressure through demand, inflation and limits to annual funding increases. The total impact is that access to services, that could prevent the need for acute care at high cost, is being made more difficult. The risk of greater numbers of vulnerable people being left without the valuable preventive and supportive services, which can help them to avoid crisis situations such as homelessness means that effective partnerships between housing and health services are more important than ever.

The Legislative Context

Since our last housing strategy was agreed in 2020 there have been a number of major changes in national housing policy. In terms of legislation, the Homelessness Reduction Act (2017) significantly changed our legal duties towards households facing homelessness and, following the end of the 'Everyone In' policy implemented during the pandemic to ensure no-one was left without a place to live, there is now an even greater emphasis on the prevention of homelessness. This strategy sets out our ongoing response to these and other related statutory requirements.

The continued rise in rough sleeping and homelessness, and concerns over the quality of rented homes, have informed further improvements in housing rights and standards. This has led to the introduction of new regulations like the Social Housing Regulation Act, which aims to improve the standards, safety, resident voice and landlord accountability.

The "Everyone In" policy referred to above demonstrated just what could be achieved with everyone striving towards a common aim. The initiative, launched in March 2020, succeeded in providing temporary accommodation to thousands of people who were sleeping rough or in unsafe conditions. It involved securing hotel rooms, hostels, and other forms of temporary housing. The accommodation often came with access to support services, including health care, substance abuse treatment, and mental health support. This holistic approach aimed to address some of the underlying issues contributing to homelessness.

For some individuals, the initiative provided a bridge to longer-term solutions, such as permanent housing or more stable forms of accommodation.

With the election of the new national government we await announcements regarding further policy and legislative changes. The main thrust of these announcements is to 'unlock' the planning system to address the housing crisis while delivering economic growth. It should be noted that these proposed changes very much focus on the delivery of homes with an emphasis on affordability.

Initial announcements include:

- **Changes to planning regulations and the implementation of local housing targets to accelerate development and the provision of social housing.** In general terms housing targets are set to increase through these proposals but it is important to note that the presumption in favour of sustainable development will be determined through the Local Plan process. Authorities will be able to justify housing requirement (target) figures on the basis of local need, opportunities and constraints on land and delivery.
- **Prioritisation of development on brownfield land and increasing housing density.** For both Adur and Worthing, the constrained geographies mean that the majority of development is already on brownfield land. There may be requirements, through the Local Plan process, to review housing densities for potential schemes and development sites.
- **Prioritisation of genuinely affordable homes, with a focus on the increased provision of social rented homes.** Both the Adur and Worthing Local Plans already specifically refer to the significant need for social rented homes and makes clear these are a priority for delivery. Changes to the Affordable Homes Programme (AHP) have also been proposed to ensure that it delivers more social housing from existing funding.
- **The Government proposes to introduce new mechanisms for cross-boundary strategic planning to address key spatial issues including meeting housing needs and delivering strategic infrastructure.** Both Adur & Worthing have worked with other authorities in West Sussex and Greater Brighton to develop Local Strategic Statement however, as yet this process has not been able to address the significant shortfalls in housing. The proposed approach may provide opportunities to influence decisions on appropriate geographies, allowing factors such as housing market areas, travel to work areas, functional economic areas and similar to be taken into account.
- **A review of the Right to Buy** is proposed including the discounts introduced in 2012 and to "increase protections" on newly built social housing.
- **The ending of no fault evictions** and actions to reduce homelessness.
- **Improvements to building safety standards.**
- **Increased powers for local authorities**, and an expectation to use them, to take action against criminal landlords.

The interventions announced so far in the housing market will be helpful in addressing some of the challenges faced in Adur and Worthing and the councils will need to develop a joined up position which cuts across housing needs and new homes that work for each council. The increased emphasis on social and affordable housing through the planning process is again helpful for both councils and their challenges and work will be required to ensure the economic viability of new developments. The renewed focus on strategic planning and also cooperation between councils to deliver ambitious targets is also helpful and could provide the councils with the opportunity to develop and promote a Sussex footprint and connect to emerging ambitions around enhancing sub regional decision making and the opportunities offered through devolution.

In addition to the above the Ministry of Housing, Communities and Local Government (MHCLG) has announced plans to provide better care and support for veterans, care leavers and those fleeing domestic violence seeking access to housing by removing the requirements around local connection and residency tests. Other changes include bringing forward Awaab's Law to better tackle hazards such as damp and mould, new Competence and Conduct standards for housing staff and minimum energy efficiency standards for the social rented sector

In summary, we are working in a space with ever evolving and multi layered policy demands including focusing on planning delivery, housing affordability, sustainability and energy efficiency technological integration and data led outcomes. The action plans associated with our missions will be flexible to respond to these and other emerging policy and legislative changes.

Housing and Healthy Neighbourhoods

Our homes and the neighbourhoods we live in are fundamental building blocks for our health and lay the foundations for our involvement in things like: education, employment and connecting with others. The conditions we live in can have a profound effect on health outcomes, with poorer living conditions increasing risks to health - for example damp, overcrowding, lack of heating and insecurity of tenure.

Local Authorities have responsibility for Public Health through the Social Care Act¹; as councils therefore we will ensure that implications for the health and wellbeing of local residents is at the heart of the decisions we make, with the aim of improving the health of the population and reducing inequity. Evidence from a range of sources indicates that the quality and security of someone's home can have a significant impact on both their physical and mental health.

¹ [Health & Social care Act \(2012\)](#)

Housing that is secure and accessible, that's set in pleasant and safe environments well connected to facilities and transport links makes a significant contribution to helping people to live healthy and active lives, and to remain living independently as long as possible. Addressing housing related health inequalities needs a systems approach that not only improves the quality of housing, security and affordability - but also the quality of the neighbourhoods where people live, including social cohesion, crime rates and transport infrastructure.

Through this strategy Adur & Worthing councils wish to support and extend collaborative working with partners to drive innovation in how health, social care and housing can deliver more personalised and cost effective services that give people the outcomes they want - good health and the opportunity to live well and successfully. Working together as partners in a system, housing and related support services can provide earlier intervention and help to prevent problems worsening and becoming a crisis. A collaborative, preventative approach can help to provide effective solutions and better outcomes - not only for the individuals and households concerned, but also significant savings for wider public services, such as health and social care.

As part of this the councils are committed to working with our NHS and other council and voluntary sector partners to consider the housing environment in which people live, to make sure that it supports and enables what health partners are aiming to achieve and doesn't undo what they are trying to achieve. For example, developing housing's role in the 'reablement' agenda, to ensure that people do not return to hospital because their housing places them at risk of falls, or repeat episodes of ill health.

We will work with all of our communities but will focus harder on those that experience poor health and wellbeing, especially those that have been hit hardest by the pandemic and those that have protected characteristics under the Equalities Duty. The risk of higher numbers of people who are vulnerable being unable to access preventive and supportive services, to help avoid their problems escalating to crisis, means that effective collaborative working between Housing and Health is more important than ever.

Our Collective Role

Each council has a wide range of housing duties and responsibilities including the allocation and provision of social housing, the provision of housing advice and information, services aimed at preventing homelessness, and the development of new housing to meet local housing needs.

Whilst Adur and Worthing Councils share the same duties, the needs and assets for each local authority are quite different. In addition, Worthing Borough Council transferred its housing stock to Worthing Homes (a community-based Housing Association) in 1999 whilst Adur District Council continues to directly manage its own housing stock through its housing service called 'Adur Homes'.

As set out in the corporate plan, Our Plan, and the statement of priorities between the two councils, we believe these duties and responsibilities are shared (between the councils but also with our partners) and we have a collective responsibility, delivered through systems partnership, to achieve better housing outcomes for our residents. Through this strategy the councils are seeking to form a coalition of the willing, focusing on a shift to prevention and the use of our shared assets more widely.

In working this way the councils want to explore and trial new ways of working and solutions such as cooperative living, cohousing and 'homeshare' where two or more people who are not related share a home or apartment. We will seek to use information from lived experience, data and examples of best practice from elsewhere to direct and shape our work.

Adur Homes and Self Referral to the Regulator

Adur Homes is Adur District Council's local authority housing service. Delivering housing and related support services in Adur for over 40 years, Adur Homes owns and manages over 3,000 properties and over 1,000 garages. Adur Homes also provide a Community Alarm service that helps over 1,500 customers to live independently in their own homes.

In terms of tenure:

- 76% of Adur homes are general needs properties for rent
- 9% are sheltered housing
- 16% are leaseholder
- Adur Homes owns 52% of social sector housing within the Adur District

On 22nd November 2022, following the death of Awaab Ishak in Rochdale, the Regulator of Social Housing wrote to all registered providers requesting that they identify properties not meeting standards relating to decent homes and repair. The Regulator said that any registered providers not meeting these standards should 'self-refer' immediately.

In 2023 the then new Director for Communities undertook a diagnostic review of compliance within Adur Homes housing stock and this process identified a number of areas where Adur Homes was not compliant with required housing standards.

In consultation with the Leader of the Council and the Cabinet Member for Adur Homes and Customer Services, Adur District Council self-referred to the Housing Regulator on 24th February 2023.

In May 2023, Adur Council received formal notice from the Regulator confirming that the Council is in breach of two sections of the Home Standard. The Home Standard sets expectations for registered providers of social housing to provide tenants with quality accommodation, including the provision of decent homes, effective management of health and safety compliance and the provision of cost effective repairs and maintenance. In discussions subsequent to the self referral, the Regulator also indicated that Adur Homes performance against other standards including tenant participation and engagement were not optimal, and suggested that the response by the Council should be comprehensive and address all areas of underperformance.

In response to this the council has developed a comprehensive Improvement Plan and is making progress to address the areas of non compliance. Through the development of the action plan we have been able to better understand and diagnose our challenges, refocus our efforts on the priorities and are working purposefully to rebuild trust and confidence with our residents through improved delivery.

Housing Need, Homelessness and Rough Sleeping

In November 2023 the councils commissioned Cordis Bright to undertake a Homeless and Rough Sleeping Assessment for Adur District and Worthing Borough. Information from this assessment has been used to inform and shape this Housing Strategy.

The full analysis of housing needs can be accessed in the accompanying documents on the website and summary of the findings are provided below. Where more up to date data is available since the publication of the assessment this has been provided below.

Housing landscape

In terms of household tenure, home ownership levels in Adur, at 73%, were higher than the South East, at 67%, while Worthing more closely aligns with the South East at 69%. In both Adur and Worthing, the majority of housing is owned by the private sector, and there is no local authority owned housing in Worthing.

Median house prices increased by 41% in Adur and 39% in Worthing between 2013 and 2022, far exceeding income growth of 17%. Lower quartile house prices were over 10 times local earnings in both areas in 2022. The discrepancy between local wages and house prices highlights a significant barrier for households in Adur and

Worthing that are wanting to get on the property ladder. Young people are disproportionately impacted by the decrease in affordability. The increases in rent and housing costs makes accommodation increasingly out of reach. Supported housing can be an essential and life-enhancing option for young people leaving the care system or for adults with support needs. However, the lack of move-on options for people who are ready to live independently means they can become “stuck” in accommodation that they no longer need, which also results in longer waiting lists for the people who now need the support.

The median rental values between April 2022 and March 2023 average £1,100 per calendar month (pcm) in Adur, and £950 pcm in Worthing. Adur rates were above the South East average and notably above the national average of £825; Worthing rates were slightly below the South East average but were also markedly above the national average. In Adur and Worthing private rents between 2013/14 to 2022/23 have increased by 32%, more than the rate of increase for the region (25%) and nationally (28%). Figures published by the Office of National Statistics (ONS) on the average rents in September 2024 demonstrate the shortfall tenants in the private rental sector face if they are on a low income and require assistance with paying their rent.

Monthly LHA rates for Brighton & Hove BRMA and ONS average rent Sept 24 (Includes Adur east of the River Adur)					
	1 Bedroom (Shared)	1 Bedroom (Self contained)	2 Bedroom	3 Bedroom	4 Bedroom
LHA 2024	£585	£917.50	£1,196.69	£1,446.03	£1,994.50
ONS Average	£929	£929	£1,209	£1,501	£1,956

Monthly LHA rates for Worthing BRMA and ONS average rent Sept 24 (Includes Adur west of the River Adur)					
	1 Bedroom (Shared)	1 Bedroom (Self contained)	2 Bedroom	3 Bedroom	4 Bedroom
LHA 2024	£443.78	£757.90	£947.40	£1,176.76	£1,460.98
ONS Average	N/A	£855	£1,141	£1,381	£1,895
Shortfall	N/A	£97.10	£193.60	£204.24	£434.02

In addition, in Adur, the different Broad Market rental areas make it more unaffordable to rent in Lancing, Sompting & Worthing than east of the river.

Housing development fell short of targets from 2012-2022 in Adur, with completions averaging 97 homes per year against a target of 177. In Worthing, completions averaged 312 versus a target of 200.

Demand for housing support

Data which tracks both the number of households placed in temporary accommodation and the number of households on the waiting lists for social housing in Adur and Worthing over the last four years give a strong indication of the growing demand for housing and housing support.

The increase in the number of households in temporary accommodation and on the housing register are indicators of the range of difficulties facing our residents that have an impact on their ability to find and sustain suitable, affordable housing. From their modelling and analysis, the Cordis Bright assessment identified that there is a large unmet need for affordable housing, with approximately 1,440 households in Adur and 2,800 in Worthing living in unsuitable housing and unable to afford market options (such as home ownership or private rented accommodation) without assistance.

This means that many households in our area, both single people and families with children, are living in precarious or unstable housing, such as with family and friends, where there is a risk of arrangements breaking down and with households living with the threat of homelessness. Increasingly, working households are priced out of the private rental market resulting in them requiring the assistance of the councils when their accommodation arrangements break down or when they are served notice by their private landlord. Being unable to find their own alternative accommodation that is affordable, households are increasingly seeking the support of the councils which have a statutory duty to provide housing advice and assistance to anyone who finds themselves homeless or at risk of homelessness.

At the end of July 2024 there were almost 3,000 households on the waiting lists for social housing in Adur and Worthing (Adur 976 and Worthing 1,949). These figures have increased year on year from the beginning of April 2019 when there were approximately 1,900 households registered (Adur 608, Worthing 1,299). Applicants to a local authority's housing waiting list apply for a variety of reasons, such as homelessness, current accommodation becoming unsuitable due to changes in mobility and physical health, and the housing register provides invaluable insights into the growing demands for housing in our areas.

Overcrowding is also a key factor where families are increasing in size and children getting older. A household may be statutorily overcrowded for example where children of the opposite sex over the age of 10 have to share a room.

The increase in the number of households placed in temporary accommodation is another significant indicator of the level of housing difficulties faced by the residents of Adur and Worthing. At the end of July 2024 there were 537 households (Adur 127 and Worthing 410) in temporary accommodation, waiting on an offer of more permanent housing, either through the housing register or into supported housing or private sector housing. This includes 192 households with children placed in temporary accommodation (Adur 54, Worthing 138).

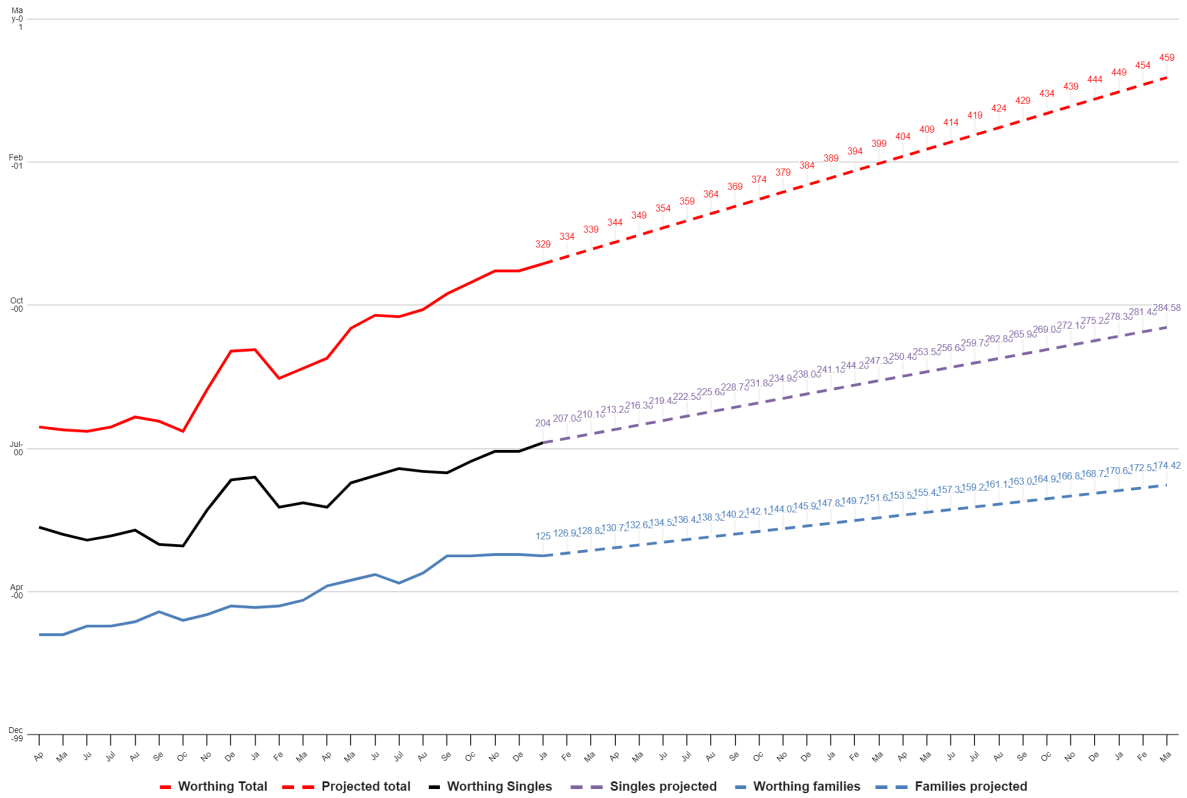
Out-of-area placements are increasingly used due to limited supply and availability of temporary accommodation locally, creating financial pressures and disrupting support networks. As well as being very costly for the councils, clients placed in out-of-area accommodation may lose their local support system, leading to disengagement with local services and networks and adding further pressure to households already experiencing hardship as a result of homelessness and living in temporary accommodation. Of all households temporarily housed by the Councils at the end of July 2024, around 300 (Adur 122 and Worthing 211) were housed outside their own local authority area; this includes 104 households with dependent children (Adur 50 and Worthing 54).

The number of households in temporary accommodation has increased sharply year on year and is projected to continue increasing. At the beginning of April 2019 there were 150 households placed in temporary accommodation by both Adur & Worthing councils (Adur 44, Worthing 106), increasing to 440 at the beginning of April 2023 (Adur 91, Worthing 349).

In Adur the demand for temporary accommodation has risen by 98% over a three year period. By March 2025 it is projected to increase by a further 42%. Nightly average cost of accommodation is £42 per night (September 23) and the shortfall between Local Housing Allowance (LHA) - the rate the council can claim - and market rents for a 2 bed property is £321.00. In Worthing, demand for Temporary Accommodation (TA) has risen rapidly, with the numbers of households in TA rising by 157% over a three year period. By March 2025 the council projects a further rise of 38%. Nightly average cost of accommodation is £49 per night (Sept 23). In Worthing the shortfall between Local Housing Allowance (LHA) - rate the council can claim - and market rents for a 2 bed property is £578.00.

The graphs below demonstrate the increase in the number of placements in temporary accommodation since February 2023 and the projected increase in placements to March 2025.

Worthing EA Projection Feb 2023 - Mar 2025



Information about people who were at risk of, or experiencing, homelessness in Adur and Worthing

Information taken from the Cordis Bright assessment shows that in the 2022-23 financial year the most common household type owed a homelessness prevention duty in Adur were single female parents with dependent children (41%). In Worthing, the most common household type were single adult males (30%). For households owed a relief duty (homeless at the point of presenting to the council), more than half of household types were single adult males in Adur and Worthing at 41% and 30% respectively.

A number of priority groups have been identified through this research: (1) single adult men, (2) people aged under 35, (3) older people, (4) people experiencing hidden homelessness, and (5) asylum seekers and refugees.

Additionally, a number of needs of concern were identified. Mental health challenges and physical disability or ill health, health were the top two support needs in both areas. Other factors included financial challenges, substance and alcohol abuse and domestic abuse. The assessment also identified that it is becoming increasingly common for homeless people to have complex and multiple needs.

Drivers of homelessness

In the assessment numerous short-term factors were recognised as drivers of homelessness, including the current financial climate, housing affordability, and limited support service capacity across housing and health/social care services. Longer-term drivers include the limited genuinely affordable housing supply, a mismatch between housing costs, local wage growth, Local Housing Allowance rates and service budget cuts.

Homelessness and Housing Provision

All local authorities have a statutory duty to provide advice and information about housing and homelessness to anybody in the district or borough, even those that are not currently homeless or threatened with homelessness. If a person is threatened with homelessness, they are eligible for a prevention duty which requires an authority to 'take reasonable steps to help the applicant to ensure that accommodation does not cease to be available'. Local authorities are also required to support people experiencing homelessness, if they are satisfied that an applicant is homeless and eligible for assistance, under the relief duty which requires an authority to try to secure suitable accommodation for the homeless household. If this is not successful, the authority must assess whether a main housing duty is owed by deciding whether the household is in priority need and not intentionally homeless.

There are a range of housing options for applicants owed a relief or main duty, depending on a person's need. These include in-area, out-of-area, emergency, temporary, and supported accommodation and support to find more permanent accommodation.

The number of individuals sleeping rough is rising and this is the result of a number of factors described above. The closure of Turning Tides' provision at Lyndhurst Road in 2022 had a significant impact on the provision of supported accommodation available in Worthing. In addition, individuals sleeping rough are frequently unable to sustain temporary accommodation due to the complexity of their support needs, resulting in multiple temporary accommodation placements until accommodation options are exhausted.

The increasing numbers of single homeless people with complex needs means that there are fewer suitable housing options other than temporary accommodation, which often doesn't meet all of an individual's needs. There is also a very limited number of specialist supported accommodation to move them into from temporary accommodation and rough sleeping situations with long waiting lists resulting in people having to stay in unsupported temporary accommodation for long periods.

In recent years, demand for temporary accommodation in both Adur and Worthing has continued to grow and this demand is projected to continue to grow. This increasing demand for temporary accommodation is due to a number of events and factors including:

- The COVID-19 Pandemic changed the way we live and work including how services are delivered. The court system being effectively "closed" creating a significant backlog of potential cases of homelessness.
- The cost of living crisis which has seen more people on low income struggle to maintain their homes and rendering accommodation increasingly unaffordable for families and single people who need to find a new place to live if they become threatened with homelessness.
- An increase in private sector landlords leaving the market due to increased regulation of the sector through the Renters Reform Bill and increased interest rates impacting the financial returns

It is challenging to secure suitable temporary accommodation in both Adur and Worthing areas. We have been taking action to deliver additional temporary accommodation through new developments which take time to work through the planning and delivery stages and private market property buy backs to bolster the access to local accommodation.

As already highlighted within this document, a lack of supported or move on accommodation negatively affects people's journey to live independently. Two sites of supported accommodation are being developed in partnership with Turning Tides and Worthing Homes. The sites in Worthing will provide 21 accommodation units in addition to a service hub, clinical and counselling space in one location and a further 13 units of accommodation as move on from supported accommodation in another.

In this context we need to be creative to support the delivery of new genuinely affordable homes across both council areas. There is not a one size fits all approach in this area and we need to bolster our enabling work to really understand the blockers to on site delivery. We need to be helping to shape the size and type of homes being recommended for sites and building meaningful partnerships with local Registered Providers to understand their delivery aspirations and motivators. We also need to develop our work with Homes England to explore possibilities for partnership working, unlocking delivery blocks such as access to grants whilst we work with the Regulator for Social Housing.

Housing Complaints and Standards

Between April 2023 and December 2023, the Councils received 179 complaints from residents; 153 (Adur - 46, Worthing - 107) which were about their housing conditions. Our councils are committed to continue to use their powers to drive up standards in the private rented sector by making landlords carry out improvements where these are necessary and by licensing Houses in Multiple Occupation (HMOs).

The Councils carried out 22 (Adur - 8, Worthing - 16) formal Housing Health and Safety Rating System (HHSRS) inspections and served 44 formal notices (Adur - 10, Worthing - 34). About 11 enforcement notices have been revoked meaning that required actions have been completed by the landlords and the properties in question are now safer to use. The Councils served 12 Fixed Penalty Notices (Adur - 4, Worthing - 8), where owners have failed to maintain properties in a safe condition or have not complied with statutory notices.

In Adur and Worthing, there are now around 191 licensed Houses in Multiple Occupation (HMO). 21 of these are in Adur and 170 are in Worthing. The numbers of HMOs in Worthing reflect a number of factors including the makeup of our housing stock, particularly large houses in and around central Worthing that are suitable for conversion into smaller units of accommodation. The character of HMOs varies with some for young single professionals but many others are lower cost accommodation options for single people on low incomes. There are 13 new HMO properties awaiting HMO licences (Adur - 4, Worthing - 9). Three properties in Worthing are currently under active investigation as an unlicensed HMO.

Housing and Homelessness Support

The Homelessness and Rough Sleeping Assessment identified a number of gaps in support including: limited temporary accommodation, transitional and step-down housing models, assistance for those with complex and multiple needs, as well as preventative early intervention initiatives.

The main pathways to access housing support include self-referral, duty to refer, and outreach services. However, these pathways were identified through the assessment as complex and too complicated for service users. Key access barriers include strained capacity across housing teams and partner agencies, inflexible service delivery models that exclude some groups, complex online forms, uncoordinated systems that fail to provide holistic assistance, restrictive eligibility thresholds, and generic pathways that do not address diverse needs. Those with complex intersecting issues face particular challenges securing adequate support.

The assessment also identified that while services at a high level have shared values and goals around supporting people with their housing needs and ending homelessness, different sectors and services have distinct approaches and views about how best to support these ambitions, which in practice results in separate ways of working, a lack of shared responsibility, and potential inefficiencies in providing support. There is not yet an integrated, multi-agency response to homelessness that recognises the complex nature of the issue; instead, many services operate in silos. However, the assessment did identify that there are positive examples of services working collaboratively together in Adur and Worthing which the wider system can learn from.

Priorities for the future

Several recommendations were offered by stakeholders (housing providers, charities and health services) through the Homelessness and Rough Sleeping Assessment process to enhance service responses and improve outcomes for people with housing support needs:

- Providing wrap-around, holistic support
- Increasing the focus on prevention
- Supplying housing with the right support
- Introducing specific pathways for different groups
- Co-locating services
- Introducing systemwide learning events and training days

Further details of these are provided in the Homelessness and Rough Sleeping Assessment report. These recommendations have been integrated into the suggested actions for the Draft Housing Strategy below.

4. Delivering Our Housing Missions

As described above, this strategy document presents an overview of the national and local housing policy context as well as painting a picture of the current housing situation in Adur District and Worthing Borough. Below we have set out, in more detail, the overarching objectives that will guide the whole strategy period, looking at the challenges and steps we wish to take to address the issues.

Detailed action plans are being developed for each mission area to describe the actions, outcomes, objectives and the times scales for delivering. A key outcome from the consultation process is to identify potential actions for these mission action plans.

Mission 1: Making sure all our existing homes are safe, of good quality and are sustainable (they are affordable to run and have a low carbon footprint).

Many properties in Adur and Worthing, across all types of tenure, need work to ensure that they are accessible, suitable, safe and sustainable, now and in the future. The quality of our homes plays a key role in residents overall wellbeing and is a fundamental factor affecting people's health - both physical and mental (see Mission 4). Many properties are poorly maintained, failing to meet housing standards and some properties are coming to the end of their life and need to be replaced.

Adur Council manages approximately 2600 rented (of which approximately 270 are sheltered housing) and 400 leasehold properties and following a recent review and subsequent referral to the housing regulator the council is undertaking a far reaching improvement plan to improve the quality and safety of our homes. This work will help ensure the councils comply with the Social Housing (Regulation) Act 2023 and meet the Regulator of Social Housing Consumer Standard on safety and quality. As part of this work we are improving services and increasing investment in our buildings including fire prevention, gas and electrical safety, asbestos, legionella and other health and safety risks such as damp and mould, to ensure safe, good quality council homes.

Registered providers of social housing in Adur and Worthing, including Worthing Homes, are subject to the same regulatory frameworks and will be reviewing their service standards and investment priorities accordingly.

The private rented sector in Adur and Worthing plays an increasingly significant role. In Adur just over 12% of households are in social rented accommodation whilst nearly 15% privately rent. In Worthing the role of the private rented sector is even more significant with just under 10% of households in the social rented sector and 22% in private rented accommodation.

While many landlords manage their priorities responsibly, there are concerns that some do not and basic housing standards are not being met. For this reason we need to improve the safety and quality of housing provision in this important part of housing provision. The councils have an active programme of housing quality inspections and issue notices for improvement where these are required.

Both Adur and Worthing Councils have declared climate emergencies and as part of this are committed to reducing the emission of greenhouse gases. Housing is a major source of greenhouse gas emissions and we can therefore make significant improvements to our carbon footprint by improving the energy efficiency of our homes.

Reducing fuel use can help manage costs for households, helping to reduce the impacts of the cost of living crisis. We will therefore work to improve the energy efficiency of council homes and accommodation and, where possible, support other residential property owners to make improvements. We will as part of this work seek to secure funding from sources including the Public Sector Decarbonisation Scheme (PSDS).

Our Plans:

Improve the quality of our homes and neighbourhoods

- Through the implementation of the Adur Homes Improvement Plan, provide an effective, efficient, and timely service for repairs and maintenance to Adur's homes, ensuring we continue to reduce the backlog of routine housing repairs and ensure all council-owned homes meet the national Decent Homes Standard. As described below, a key part of this work will be to improve resident involvement and engagement work to build trust and confidence in the service.
- We will develop and implement a new Housing Asset Management Strategy for Adur Homes to ensure we understand the condition of our homes and inform the delivery of our planned and major works programmes.
- We will deliver a range of programmed planned improvement works to address issues and priorities identified by the Housing Asset Management Strategy, ensuring Adur Homes are upgraded to regulatory standards within agreed timescales.
- In Worthing we will ensure the management of council owned and managed provision meets both the expectations of the Housing Regulator and the needs of our residents.
- In both Adur and Worthing we will also work with residents to transition to a more preventative model for maintaining and upgrading council owned and managed properties.

- In both Adur and Worthing we will continue to prioritise dealing with damp and mould and other health and wellbeing hazards in all our properties and the temporary accommodation we use.
- We will ensure that Adur & Worthing Councils comply with health and safety requirements in all our homes. As part of this we will continue to invest in building and fire safety to meet our new duties under the Building Safety Act 2022 and Fire Safety (England) Regulations 2022.
- We will ensure Adur Worthing Councils will comply with the Social Housing (Regulation) Act 2023, other forthcoming legislation including Awaabs law, and meet the Regulator of Social Housing consumer standard including the Safety and Quality Standard.

Improve private rented sector housing standards

- We will seek to improve the condition of Houses in Multiple Occupation through the existing mandatory licensing of larger properties.
- We will seek to secure funding to introduce selective licensing schemes in Worthing in key Wards - Heene, Selden and Central.
- Where we identify that improvements are required in a residential property, we will communicate this clearly with the landlord/owner. This may include the service of statutory notices, setting out work that must be completed within specific timescales.
- We will continue to invest in and support our Opening Doors service, aimed at derisking part of the housing market in order to open up supply for people in housing need:
 - Helping the councils save on temporary accommodation costs by supporting people in private rental accommodation where possible.
 - Helping people stay in private rental accommodation where they are already in but have fallen into more difficult circumstances.
 - Helping people move into private rental accommodation from either a social or from other parts of the private rental sector.
- We will prepare to respond to the expected changes to the Renters Reform Bill and other relevant legislation currently being developed by the new national government.

Increase sustainability and improve energy efficiency in our homes

- We will improve the sustainability of our housing by reducing our carbon footprint, minimising waste, adapting to climate change and enhancing biodiversity. New development where possible will enhance biodiversity by providing new habitats and strengthening wildlife corridors.
- We will as part of this work seek to secure funding from sources including the Public Sector Decarbonisation Scheme (PSDS), the Warm Homes Social

Housing Fund and explore opportunities through the Biodiversity Net Gain Scheme and other opportunities to protect and enhance local nature value.

- We will advise residents on opportunities and measures that can be taken to tackle fuel and utility poverty and help reduce carbon emissions.
- We will continue to assist private landlords and homeowners in enhancing the energy performance of their properties by facilitating access to grant funding and directing them to resources for home energy efficiency advice and support.
- We undertake the required planning to resource and deliver the anticipated new Minimum Energy Efficiency Standard.

Measuring our progress

Each year we will update our progress using a range of possible indicators.

Suggested measures include:

- Proportion of Adur Homes properties that do not meet the Decent Homes Standard
- The proportion of non-emergency repairs completed within Adur Homes' target timescales.
- The proportion of emergency repairs completed within Adur Homes' target timescales.
- Proportion of Adur Homes properties for which all required gas safety checks have been carried out.
- Proportion of Adur Homes properties for which all required fire risk assessments have been carried out.
- Proportion of Adur Homes properties for which all required asbestos management
- Proportion of Adur Homes properties for which all required legionella risk assessments have been carried out.
- Proportion of Adur Homes properties for which all required communal passenger lift safety checks have been carried out.
- Percentage of Adur Homes tenants satisfied with the level with repairs
- Percentage of Adur Homes tenants satisfied with time taken to complete their most recent repair
- Percentage of Adur Homes tenants satisfied that their home is well maintained and safe to live in
- Percentage of Houses in Multiple Occupation where all special conditions have been met
- Number of fully licenced properties within mandatory, additional and selective licensing schemes
- Total number of Opening Doors tenancies
- Energy efficiency rating of council-owned homes

- Energy efficiency rating of Opening Doors tenancies

Mission 2: Ensuring there is enough genuinely affordable housing

We recognise that access to truly affordable and suitable housing is very important to ensuring our residents and communities are able to live well and thrive. The financial burden on both councils in dealing with homelessness, often caused by a lack of genuinely affordable and suitable accommodation, poses a very significant risk to the councils' budgetary sustainability.

Both Adur and Worthing are relatively expensive places to live seeing significant recent rises in both the cost of purchasing and particularly the cost of private renting. The cost of living crisis (inflationary costs and rises in interest rates) has been so significant that even some 'affordable' homes are now beyond the reach of many. Data provided through our homelessness and housing allocations service shows that there is a particular shortage of family-sized homes in both Adur and Worthing.

Sandwiched between the sea and the South Down National Park, with Brighton to the East and Littlehampton to the West, available land for housing development is very limited. The requirements to ensure new housing has appropriate associated facilities such as schools, health services, open space and transport infrastructure is an additional challenge in this context. High land values and escalating building costs can affect the viability of development sites that continue to present barriers to accelerated development. In this context, the changes to planning regulations and the implementation of local housing targets to accelerate development and the provision of social housing currently being considered by central government will be challenging.

Our focus in this strategy is on providing more genuinely affordable housing either through our own new build programmes, partnership initiatives, developer contributions or registered providers. The council's are also interested in exploring other options for affordable housing provision including different construction methods, Community Land Trusts and self/custom build. In undertaking this work we will seek to improve the supply of housing or different housing options, from social rent to home ownership. In response to the changing needs of our residents we will also seek to provide homes that can be adapted to changing needs (for example ageing), as well as temporary and supported accommodation.

Reflecting the councils shared commitments our developments will be sustainable, keeping costs down and reducing impact on the environment.

We are currently working with Brighton & Hove City Council (BHCC) and the South Downs National Park Planning Authority (SDNPA) to carry out an update to the Gypsy and Traveller Accommodation Assessment. Through this work we aim to have a better understanding of need and be able to undertake the consultation and planning work to ensure appropriate provision is made for gypsy and traveller communities in Adur and Worthing.

Our Plans

Increase the supply of genuinely affordable homes that meet the needs of our communities.

- In the context of our Local Plans we will respond to the changes in planning regulations currently being considered by central government with regard to housing targets, use of S106 off site contributions and where possible accelerate development and the provision of genuinely affordable housing
- For Adur District this will focus on how we work with partners to enable delivery given the challenges faced in accessing appropriate funding for the delivery of new homes. In Worthing this will include a focus on the provision of temporary accommodation to meet local housing pressures both through in house delivery and maximising partnership opportunities.
- We will explore the benefits of developing a protocol, setting out how the council will enable developers and Registered Providers to develop and maximise the provision of genuinely affordable housing.
- We will as part of this seek to work with our partners in an enabling role to develop and provide a balanced mix of property sizes and tenures appropriate for the future needs of our residents and communities, including family housing, housing for single people and a range of adaptable and specialist homes to meet people's changing needs throughout their lives. Housing density for planned schemes, in line with national governments emergent guidance, will be reviewed as part of this work. An updated Strategic Housing Market Assessment will be undertaken to support this work.
- We will identify opportunities to work with our partners to develop new sites, including opportunities for developing and regenerating local authority owned land and assets. Our continued focus will be on developing sites on brownfield land in line with emergent national guidance.
- We will be innovative, including using modern methods of construction and building partnerships to design creative solutions where appropriate.
- We will explore a variety of other housing development options including Community Land Trusts and self/custom build
- In line with planning policy frameworks we will ensure the design of new homes are easy to maintain and manage and meet the highest environmental and sustainability standards.

- We will review our housing allocations policy to ensure that allocations are fair and give appropriate access to our housing. We will as part of this review our Transfer Incentive Scheme to reduce under-occupation and better match people to homes that really meet their needs.
- Work with property owners to bring long-term empty housing back into use, informed by for example by our Empty Homes Strategy and the new council tax charges for empty homes.
- Work to ensure long-term voids are brought back into use either through restoration or disposal.
- We will, where possible and appropriate, buy back homes lost through the right to buy schemes and consider the purchase of other properties where there is opportunity and a strong business case.
- We will work with local, regional and national partners to ensure there are new homes that meet the needs of residents. We will as part of this explore the benefits of the new mechanisms for cross-boundary strategic planning being proposed by national government to address issues linked to housing needs and delivering strategic infrastructure.
- We will work with our residents in both Adur and Worthing, through our neighbourhood management teams to ensure our neighbourhoods are well run, safe, clean and green.
- Complete the Gypsy and Traveller Accommodation Assessment and with partners undertake the consultation and planning work required to ensure appropriate provision is made for gypsy and traveller communities in Adur and Worthing.

Measuring our progress

Each year we will update our progress using a range of possible indicators. Suggested measures include:

- Number of additional genuinely affordable homes delivered by the councils (new build, acquisitions and conversions).
- Number of additional genuinely affordable homes delivered by Registered Providers.
- The percentage of genuinely affordable homes achieved in new housing developments.
- The number of accessible homes that meet the space standards of 'Lifetime Homes'.
- The numbers of people on the housing allocations waiting list.
- Satisfaction levels by Adur Homes residents with the care of their neighbourhood.

Mission 3: Preventing homelessness and providing proactive early help for those that need it, with our partners and communities.

More and more of our residents are struggling to find, secure and sustain their housing. Driven by rising interest rates, shortages of housing provision and inflation, housing costs of every type have increased leading to an increase in the number of households at risk of losing their home or becoming homeless.

In responding to urgent housing needs and homelessness we aim to:

- **Make homelessness rare:** We will be proactive and do everything we can to make sure homelessness is prevented from happening in the first place
- **Make homelessness brief:** When homelessness does occur, we will make sure that people and families are quickly connected to housing and other support.
- **Make homelessness non-recurring:** Where homelessness cannot be prevented, we will find a long-term solution, so that people and families do not experience multiple experiences of homelessness.

We recognise that tackling and preventing homelessness requires ways of working that are trauma informed, person centred and collaborative. We will, as part of this approach, work with individuals, families, landlords, other council services and our partners, including the Integrated Care Team and Public Health, to prevent and alleviate homelessness. We have seen increasing demand for accommodation for people with urgent housing needs, including those fleeing domestic violence, vulnerable families and people with complex needs. We will ensure that in responding to urgent needs we will tailor our response to ensure fair access to support and services.

In the past three years the number of households living in temporary and emergency accommodation has risen to unprecedented levels. This type of accommodation is problematic for a number of reasons:

- It is extremely expensive and the costs being incurred by both councils are so significant they are impacting on the ability of both councils to deliver other services.
- The accommodations are often unsuitable, for example they are out of the area, and there is evidence that living in temporary accommodation can have a negative impact on children and vulnerable adults
- Housing problems are not equally distributed - driving health inequalities

The associated action plan for this mission being developed will set out our plans in more detail regarding our duties and priorities to reduce homelessness and rough sleeping. This strategy and action plan will inform the development of Adur & Worthing Councils' revised Homelessness and Rough Sleeping Strategy, aiming to address the needs of those who find themselves threatened with homelessness and those who are homeless and rough sleeping.

Our Plans:

Improve our homelessness prevention services and reduce rough sleeping

- We will review and deliver an improved homelessness prevention service that is focused on preventing homelessness and is person centred and trauma informed.
- We will use data and information from lived experience gathered through the Homelessness and Rough Sleeping Assessment to ensure protection, and support services are targeted at groups who are particularly vulnerable, including women headed households, single adult males, people under 35, older people, asylum seekers and refugees, people with mental health issues, physical ill health and disability, those struggling with substance and alcohol misuse, those experiencing domestic violence and those with complex needs.
- We will work collaboratively with partners, including the NHS, West Sussex County Council and the Third Sector to form a genuine multi-agency response to homelessness that agrees shared ways of working and recognises the complex nature of the issues and reduces silo working. This work will include services for rough sleepers, strengthening prevention, supporting off street placements, addressing unmet needs and improving transition support out of supported accommodation.
- We will seek to improve accessibility of services and support pathways by simplifying application forms and better coordinating systems. As part of this we will explore the possibility of improving wrap-around support to help people navigate access to services. This could include the provision of specific roles that could advocate and coordinate services on behalf of clients, as seen in neighbouring areas, such as the My Team Around Me approach and the navigator model.
- A particular focus will be given to work with health and social services to ensure people with complex and multiple needs are better assisted and as part of this address waiting lists, assessment formats, and improving transition support between primary and secondary mental health services.
- In reviewing and improving service provision focus will be given to improving engagement and communication, ensuring services are accessible and

suitable for people with differing needs (for example ethnic minorities and neurodivergent people).

- Through our proactive service model and work on service redesign, we will encourage people to access our support services early as a key prevention approach.
- We will further invest in our tenancy support team to better help people in sustaining tenancy and preparation for independent living. We will review and update our tenant handbook and tenant agreement, supporting people to maintain their tenancies and offer advice and assistance to prevent them becoming homeless and improve our neighbourhood approach. As part of this we will develop a plan to ensure we are able to meet the Tenancy Housing Regulator Standards.
- We will review and actively use our allocations policy to support the prevention or relief of homelessness.
- We will seek to improve the provision of step-down, semi-supported accommodation for people that are not ready for independent living, ensuring they don't become 'trapped' in emergency and temporary accommodation.
- We will explore a variety of other housing solutions to help with housing needs such as cooperative, cohousing and 'Homes Share' solutions.
- We will ensure our housing support and allocations policies meet the requirements set out by the new government with reference to meeting the housing needs of veterans, care leavers and those escaping domestic violence.

Reduce the number of households in temporary accommodation and work with partners to better support people whilst they are in temporary accommodation.

- We will review and actively use our allocations policy to ensure it is managed well: that allocations are fair and our residents from our different communities and neighbourhoods have access to our housing.
- Ensure enough TA in our area to meet local needs and review our approach to the use of temporary and emergency accommodation and aim to reduce allocations to this type of accommodation and its associated costs. We will also work with our partners to improve move on accommodation.
- We will actively review and further develop our 'Opening Doors' rental service, seeking to increase this type of provision in partnership with private landlords.
- Work collaboratively with our Local Community Network and Health and Wellbeing partners to better support the health and wellbeing needs of people in TA

Work with our partners to review and improve the provision of supported accommodation

- We will further support our homelessness services, including working with the Department for Levelling Up, Housing and Communities to increase our Homeless Prevention Grant levels.
- We will work with our partners to influence and ensure the right type of supported and accessible move on accommodation, for example through the third Sector, to meet the needs of our vulnerable households.
- We will work with West Sussex County Council Social Care departments and health colleagues to better understand and respond to the housing and support needs of those in urgent housing need. We will through this work develop joined up approaches for those most at risk of harm or where there is greater impact if they become homeless.

Measuring our progress

Each year we will update our progress using a range of possible indicators. Suggested measures include:

- Cases assessed as homeless or threatened with homelessness & a statutory duty owed
- Number of households homelessness relieved
- Number of households homelessness is prevented
- Number of households in Temporary Accommodation
- Net expenditure on Temporary Accommodation
- Number of households with an active housing register application
- Number of people sleeping rough
- Total number of Opening Doors lets

Mission 4: People are healthy, resilient and resourceful. They can access the right help when they need it

Our ambition in this strategy is to build much stronger connections between housing and providers of health and support services. We want to ensure access to good homes that are safe, warm, secure and meet the needs of our communities and that people can access the right support at the right time. Ensuring people have appropriate, good quality housing and access to support can help them retain independence, and promote their health and wellbeing for longer. It can help delay or reduce their need for social care and health services in the future.

Neighbourhoods matter - housing that's set in pleasant and safe environments with easy access to green spaces, opportunities for physical activity, that are well connected to facilities, healthcare services and transport links makes a significant contribution to helping people to live healthy and active lives, and to remain living independently as long as possible. We want our neighbourhoods to be inclusive, where everyone is equally valued, celebrated and encouraged and has a sense of belonging.

As councils for the community we are committed to doing what we can to support our communities to thrive by enabling communities to build their connections, resilience and capability. We also want to support our communities to influence the decisions that affect the places in which they live. We recognise there are demographic changes and health and wellbeing needs in our communities that influence this strategy; we will work with our health and community partners to provide and advocate in ways that better meet local needs.

For people with physical disabilities, mobility problems or poor health, remaining in their own home can become difficult, yet we know that when people are required to leave their homes, their overall health and wellbeing can worsen. The councils provide a range of grants which can help those who need it to adapt or repair their homes, so they can stay living at home, safely. Mandatory Disabled Facilities Grants are available for a range of works needed to help people on a low income who have a disability to live more independently in their home. Working closely with West Sussex County Council's Occupational Therapy service, we will continue to assist residents to remain in their accommodation or make it more accessible.

People with mental health issues can find it harder to cope with housing problems - and problems where you live, being homeless or lacking security of housing can make people's mental health worse. For people with two chronic disorders at the same time, for example a severe mental health illness and a substance misuse disorder - often referred to as *dual diagnosis*, managing issues and accessing the right services can be exceptionally challenging.

With regard to helping people to live well in their homes the Community Alarm and Telecare Service is a well-established and valued service enabling older, disabled and vulnerable people to get emergency help at their home 24/7. The low-cost basic service provides an alarm button, which is worn as a pendant or on the wrist, linked to a base station which connects to a call centre. We will continue to work closely with West Sussex County Council's Adult Social Care teams as this service helps keep people at home who otherwise might need to move into a more supported environment.

The councils work with West Sussex County Council in delivering the function of corporate parent for care leavers. This work will include supporting young people in securing appropriate accommodation and helping them to independently.

Our Plans:

Work collaboratively with residents and partners to tackle housing and associated health inequalities

- When developing mainstream and specialist housing, we will consider how local health, care and housing provision can better support healthy ageing and enable independent living for people with health and care needs. This will include integrating health, care and housing as well as housing related services that support and improve people's health and wellbeing.
- In collaboration with planning policy the councils will seek to guide and influence local housing markets to deliver additional mainstream, accessible and specialist housing that will better meet the needs of older people and working age people with care/health related needs. This will help to reduce demand on health and care services and support individuals to lead healthier lives. The councils will seek to work with a wide range of housing providers at a local level to help deliver a mix of good quality mainstream accessible housing and specialist housing, for rent and for sale, that support an ageing population and working age adults with health and care needs.
- We will work to improve housing conditions to keep people well at home by improving the provision of warm homes initiatives; energy efficient homes with lower running costs; and by improving housing standards, including in the private rented sector.

Work with communities and partners to develop safer and healthy neighbourhoods

- We will redesign our services and commission activities to improve the involvement of residents and community organisations in the design and management of housing provision and neighbourhoods.
- We will work with our residents and partners to deter and tackle antisocial behaviour, domestic abuse and hate crime in our neighbourhoods and homes.
- Working with our partners and through our preventive services and approaches to provide joined up support to more vulnerable residents and communities.
- Develop neighbourhood approaches to how we work with our tenants in Adur, focusing on how we can work alongside them and our partners to improve their places.

- We will develop a plan to ensure we are able to meet the relevant Housing Regulator Standards including the 'Neighbourhood and Community Standard' and the 'Transparency, Influence and Accountability Standard'.

Support residents so they can stay well and live independently, for longer

- The councils will support people to remain independent for longer in their homes through providing adaptations and retrofitting to existing homes in both the social and private housing sectors, to improve accessibility, housing standards and long-term housing sustainability
- The councils will work with health and social care providers to make the best use of mainstream digital technology and care-enabled devices to support older people and other people with health and care needs to live independently in mainstream and supported housing.
- We will work with commissioning partners and providers to review the provision of exempt supported accommodation to ensure we meet the needs of vulnerable households who need our services.
- We will work with our partners to develop and deliver new supported housing solutions for people with physical disabilities.
- We will continue and improve our work with colleagues in the NHS and wider community partners to develop Integrated Community Teams that focus on health and housing and improving wellbeing
- We will continue to work in partnership with Public Health West Sussex to deliver a local programme of public health activities for adults aged 18+ including: free support to stop smoking, free support to manage a healthy weight and free support to reduce alcohol levels and support people to take responsibility for their health and decide for themselves to live a healthy lifestyle
- We will work with West Sussex County Council Social Care services to design and commission preventative and support services jointly.
- We will develop and provide better and more accessible information and advice to residents who want to move to accommodation which is better suited to their needs.

Measuring our progress

Each year we will update our progress using a range of possible indicators. Suggested measures include:

- Number of Disabled Facilities Grant applications processed (private sector)

- Number of applications for major adaptations in council homes processed
- Number of residents, across tenures, supported in sustaining their tenancies.
- Adur Homes tenant satisfaction that the landlord makes a positive contribution to neighbourhoods
- Customer satisfaction with community alarm provision.
- Number of residents engaged and supported through the Wellbeing Programme
- Numbers of failed tenancies
- Number of residents still on housing register because of no suitable, accessible housing.

Mission 5: Provide our residents with the accessible services they need

The councils are seeking to provide safe, secure and sustainable homes for their residents, located in communities and neighbourhoods that are sustainable, happy, vibrant, safe, connected and thriving.

A key part of the work to achieve these ambitions is to transform and improve our resident engagement and communication, building trust and empowering residents to shape and determine the improvements required in the neighbourhoods in which they are located.

Following the 2017 Grenfell Tower fire, new legislation affecting all social landlords has established a Regulator of Social Housing. The Social Housing (Regulation) Act 2023 requires the council and other social landlords to fully meet and ensure compliance with the new regulatory framework, including standards around service information, engagement and participation.

We will work to develop and provide high quality community development and engagement provision for our residents that helps ensure the councils are able to meet these information, participation and engagement elements of Regulator's standards.

In terms of achieving the engagement and participation elements of these standards we will use an asset based approach that:

- a) strengthens resident voice, influence and participation in good quality decision making and service delivery
- b) improves communication and trust, community resilience and adaptation and builds social value
- c) has a clear focus on equality, diversity and inclusion.

We have much work to do in this area, to build, trust, improve communication and re-establish the link between engagement and improvement. Our focus in the first part of the strategy period will therefore be on foundations, getting the basics right and building better relationships. As part of this work our complaints and feedback service will be redesigned and improved and we will prioritise the improvements needed to respond effectively to residents, support service improvement and achieve the required regulatory standards.

Our Plans

Listening and responding to our residents

- We will, in partnership with residents, deliver and commission services and activities that will establish relationships and trust with neighbourhoods, community groups, individual residents and partners.
- Our approach will be based on understanding how communities are already working with a focus on complementing and supporting existing community activity. As part of this, we will develop and use collaborative approaches to working with housing officers, local community organisations and partners who already hold relationships and facilitate spaces where Adur Homes residents meet.
- We will engage with residents with lived experience to re-establish the link between engagement, empowerment and change. As part of this trial a neighbourhood management approach.
- We will broaden and strengthen engagement with our residents by providing a range of opportunities to engage more diverse voices.
- We will improve our processes and systems for handling resident complaints to ensure they are addressed fairly, effectively and promptly. We will capture learning from complaints to identify issues and help us improve our performance.
- We will communicate more clearly and provide information so that people understand what they can expect from us.
- We will collect and share information about our performance.
- We will develop a plan to ensure we are able to meet the relevant Housing Regulator Standards including the 'Neighbourhood and Community Standard' and the 'Transparency, Influence and Accountability Standard'.

Ensure our housing services are accessible and fair

- We will collect and use data and resident feedback to help us better understand and respond to the needs of our residents, including those arising from protected characteristics and additional support needs.
- We will retain resource investment in our communities through the use of community wealth building principles in the delivery of our contracts and procurement activities.

Delivering good quality housing services

- Adur Homes will deliver its improvement plan and achieve compliance sign off by the regulator.
- We continue to review and improve the Adur Homes repairs service, ensuring it is responsive and well regarded by the tenants, achieving good value for money.
- We will invest in our digital infrastructure to improve systems working and associated service delivery across housing. We will as part of this increase our use of data and technology to support residents to access our services
- Adur Homes will improve tenancy support and care of communal areas through an increased investment in housing officers, better procurement and service monitoring. In partnership with residents we will trial neighbourhood management approaches in key areas.
- We will ensure that our housing workforce has the relevant skills and competencies to deliver an effective service to residents.
- We will develop a plan to ensure we are able to meet the relevant Housing Regulator Standards including the 'Neighbourhood and Community Standard', the 'Transparency, Influence and Accountability Standard' and the Safety and Quality Standard. We will update these plans to include other legislation, for example the anticipated Awaab's Law.

Work with our partners to agree and deliver shared priorities

- We will work with our partners to develop and deliver integrated services at a neighbourhood level. This work will include work with the NHS Integrated Care Board, Public Health, the Community Safety Partnership and West Sussex Social Care Services.
- We will seek to develop the neighbourhood management pilots and design services with our partners and residents to address the needs of our most vulnerable residents, including people with complex needs.
- We learn from others and share good practice by engaging with regional and national networks of housing authorities and providers of social housing.

- We will proactively engage with regulatory bodies as the standards and requirements evolve.

Measuring our progress

Each year we will update our progress using a range of possible indicators.

Suggested measures include:

- Housing related complaints responded to within Complaint Handling Code timescales
- Adur Homes repairs completed within target timescale
- Adur Homes tenant overall satisfaction with the service provided.
- Adur Homes tenant satisfaction with repairs
- Adur Homes tenant satisfaction that their home is well maintained and safe to live in
- Adur Homes tenant satisfaction that the landlord listens to tenant views and acts upon them
- Adur Homes tenant satisfaction that the landlord keeps tenants informed about things that matter to them
- Adur Homes tenant agreement that the landlord treats tenants fairly and with respect
- Adur Homes tenant satisfaction that the landlord keeps communal areas clean, safe and well maintained
- Adur Homes tenant satisfaction with the landlord's approach to handling of anti-social behaviour
- Adur Homes tenant satisfaction with the landlord's approach to handling of complaints
- Adur Homes tenant knowledge of how to make a complaint

5. Delivering the Strategy

This strategy document presents an overview of the national and local housing policy context as well as painting a picture of the current housing situation in the Adur District and Worthing Borough. It also sets out in more detail the overarching objectives that will guide the whole strategy period, looking at the challenges and steps we wish to take to address the issues.

The housing strategy and its priorities are complemented by linked and supporting strategies and plans including the Corporate Plan, 'Our Plan', the councils' shared priorities, the two separate Local Plans for Adur and for Worthing and the Joint Health and Wellbeing Strategy.

Detailed action plans are being developed for each mission area to set out the actions, outcomes, objectives and the times scales for delivery. Feedback from the consultation process will be used to develop these action plans appropriately. Work will commence in the new year on the updated Homelessness and Rough Sleeping Strategy for Adur & Worthing.

The Adur Housing Revenue Account is a ring fenced budget that contains the income and expenditure relating to the Adur council's social landlord duties. Resources from this fund are used exclusively for the management and maintenance of council-owned housing stock. The council's annual budget planning processes includes the additional agreement for the allocation of funds for building maintenance, health and fire safety compliance and ensuring adherence to the Regulatory Standards for Housing.

The general budget for both councils also continues to support investment in new housing supply and sustainable homes as well as in the work of our housing services. Housing and health and wellbeing services are also funded by the General Fund and through grants from external funding bodies, including West Sussex County Public Public Health.

Performance reporting on the Housing Strategy will be annual, through the Joint Strategic Committee and the Joint Overview and Scrutiny Committee for Adur & Worthing Councils. Additional delivery and performance oversight will be provided by the Adur Home Advisory Board, attended by members, tenants and leaseholders.

The councils will also invest in training and development. This investment will help ensure our housing services and staff teams have the right skills, behaviours and experience to carry out their roles, which often involve supporting some of the most vulnerable in our society. In line with the proposed Competence and Conduct Standard, this commitment to learning and development will enable the councils to deliver the strategy and ensure our residents receive a professional service and are treated with respect and dignity.

Adur & Worthing Housing Strategy - EIA Stage 1 Strategy Development (Consultation and Engagement)

An Equality Impact Assessment or EIA is a way of considering how changes to a policy, service or process might impact differently on different groups protected in law by the Equality Act 2010. It's not about completing a form, it's about developing an approach to planning, delivering and evaluating our services so they are both accessible and actively address inequality. We use EIAs therefore to find and remove barriers in services which might stop people knowing about the service, using it, and getting the best from it. EIAs also help us to open services up to new groups and make services better. They stop us from making decisions that might negatively affect some communities and also help us get services right the first time, saving money and time.

EIAs therefore are a practical way in which we can deliver on Our Plans principle of 'participation' where we have pledged to improve our services and make them accessible to everyone.

Our Equality Impact Assessment Approach

To support the development of a new Housing Strategy for Adur and Worthing we will undertake a 2 stage EIA process:

- **Housing Strategy Development EIA** - An EIA to support and guide the consultation and drafting of the strategy.
- **Housing Strategy EIA** - An update to EIA to ensure the final draft of the strategy is adequately supported and informed through the EIA.

In general terms, who are the people/groups affected, what is the intended change or outcome for them and who are the key customers?

Housing is a basic need for all people and therefore the Housing Strategy has potential to impact all current and future residents in Adur and Worthing, across all of the protected groups. The Housing Strategy will be focussed on creating a positive impact on residents, housing availability, current housing stock conditions, quality of new build homes and housing related support and other services provided by the Council and others, helping to lever in funding to do so.

The strategic aims of the Housing Strategy will aim to be inclusive, to ensure that the housing needs of various sections of the community are identified and services are designed

to ensure that they are accessible for all. The strategy will seek to take into account the diverse needs of current and potential residents across all tenures and types of housing.

Key groups, partners and customers that will be consulted and where possible engaged with in the strategy's development process include:

- General public, those unable to access the housing market due to high property prices and rents.
- Key groups that are able to represent people and communities with protected characteristics.
- People presenting themselves as homeless or potentially homeless.
- Those applying for grants to improve their homes.
- Key partners involved in the delivery of the strategy include housing associations, developers, landlords and letting agents, Worthing Homes, Turning Tides, the Royal British Legion, CAB's, West Sussex County Council, the Community safety Partnership and Parish Councils.
- Other stakeholders include the Homes England, the Housing Regulator and Department for Levelling Up, Housing and Communities and the Home Office.
- Internal customers and partners in the delivery of the Strategy outside of Housing Services include Environmental Health, Planning Policy, Revenues and Benefits, Building Control, Property Services and Development Control.

The EIA and Housing Strategy development process will be informed by the Homelessness and Rough Sleeping Assessment (HRSA) data and recommendations.

In general terms, how will this work advance equality of opportunity between different groups

In seeking to meet the Equality Duty we need to consider how the strategy development process and the final strategy ensures the intended outcomes promote equality of opportunity for users who have protected characteristics.

Our consultation and engagement will be through general consultation on the main strategy with representative groups and forums. More focused consultation will then be undertaken with key groups on the work programmes themes.

The approach is designed to promote equality of opportunity between different groups by:

- Removing or minimising disadvantages for protected groups of people
- Taking steps to meet the needs of people from protected groups where these are different from the needs of other people

- Encouraging people from protected groups to participate in the consultation processes and in broader public life or in other activities where their participation is disproportionately low.

In general terms, how will this work foster good relations between different groups (tackling prejudice and promoting understanding).

In seeking to meet the Equality Duty we need to consider how the strategy development process and the final strategy contributes to good relations or to broader community cohesion objectives.

The housing strategy development process sets out steps to better understand housing needs across all groups and tenure and will promote actions to meet them across various supporting policies and plans. It is expected to directly help contribute to better community cohesion by widening community understanding of local housing needs.

It is designed to promote equality of opportunity between different groups by:

- Building services around people and communities and involving them.
- Considering if there are strong and positive relationships between groups/communities affected by the strategy development process
- Undertaking the strategy development process in such a way that it brings together groups of people not used to interacting with each other.
- If the service is seen as unfair by certain groups work will be undertaken to tackle the myths and communicate this.

Who are the people/groups affected by the strategy and the strategy development process that we need to better understand and engage?

Protected characteristic groups from the Equality Act 2010	What do you know? Summary of data available	What does this mean in planning and undertaking the strategy engagement and development work? Impacts identified from data and feedback (actual and potential).	What can we do to: <ul style="list-style-type: none"> • advance equality of opportunity, • eliminate discrimination, and • foster good relations
Age	Young People: As identified in the HRSA there are particular issues with young people and homelessness. It can be difficult to allocate tenancies to people under 18. Young people seeking housing advice may not want to access information from Council offices. Young people in need of temporary accommodation, ideally need to be placed close to their	The engagement of young people and children in the strategy development process needs to be an area of priority. Areas of focus to consider for younger people include access to appropriate temporary and emergency accommodation,	General engagement with the themes and areas of focus of strategy will be required with this group. Targeted engagement may be required with young people and families with the various action plans, through for example, partnerships with the third sector, the health sector and the West Sussex County Council. Similarly engagement with older people will need to be sought, for example through third sector groups such as Age Concern, social care providers in the private sector, West Sussex Adult Social Care and NHS providers. Areas of engagement focus to include the following action plans

	<p>support networks and education.</p> <p>Unaffordability of accommodation disproportionately impacts young people who are increasingly priced out of most housing options (home ownership, private rental market, social housing landlords now refusing nominations for YP on affordability grounds). Specifically this makes it difficult for support services to move young people on from supported housing, resulting in them getting “stuck” as move-on options are inaccessible.</p> <p>There has been an increase in the number of young people affected by poor mental health, some of whom will require additional support to be able to live independently. The pandemic also caused high levels of disruption for young people, impacting their education,</p>	<p>affordability, support for young people with complex needs and ensuring children's needs are considered appropriately when considering family accommodation. For older people the connection with social and health care providers is key, ensuring people can be safely supported in their own homes and have access to additional supported accommodation pathways as appropriate and required.</p>	<ul style="list-style-type: none"> ● Single homelessness ● Wider homelessness - understanding the drivers of homelessness and prevention ● Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate ● Housing register and allocating social or affordable housing - does the current model work ● Complex needs and mental health ● Ability to access and navigate services.
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	<p>social connection, and emotional wellbeing. Long waiting lists for YP supported housing means vulnerable young people spend longer periods in unsuitable housing, such as sofa-surfing arrangements or temporary accommodation. Through the HRSA Stakeholders expressed that there will be an increased need for services focused on sustaining tenancy and preparation for independent living. This is due to changing population trends within the homelessness cohort as increasingly young people are appearing as hidden homeless.</p> <p>With regard to supported accommodation the HRSA identifies provision as being 'too generic' and 'low level' for the complex and challenging needs of the cohort. For example, stakeholders noted that although there is supported accommodation for young people, it is not</p>		
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	<p>equipped to manage challenging behaviour. People with lived experience emphasised the importance of tailoring support to different cohorts of people and support needs. This was because concern was expressed about people commonly being housed in unsuitable accommodation. For example, one person shared that it was common for young adults to be housed with ex-offenders and people with substance use challenges. Stakeholders in the HRSA report stated that there is limited provision for individuals under the age of 25, and that a lack of suitable housing interventions for this age group can lead to instability and trauma.</p> <p>People aged under 35 were reported in the HRSA to be a key priority group due to a growth in complexity and intensity of need, specifically mental health needs. Emergency</p>		
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	<p>and temporary accommodation for young people is limited, while young people also face unique challenges in finding stable housing and support. Young people have particular difficulties when trying to transition out of homelessness due to a lack of preparedness for independent living, and a lack of support tailored to their age group. Stakeholders also commented that there is a growing subgroup of young people 'sofa-surfing'.</p> <p>Limited specialist homelessness prevention support for young people was identified by the HRSA report as an issue and that the lack of suitable housing interventions for this age group can lead to instability and trauma.</p> <p>Children: To consider the needs of children whose families are in housing need</p>		
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	<p>or who become homeless and the particular impact that this can have on the immediate and future wellbeing of the child; if temporary accommodation is needed, this can separate children from the wider support network around the family - extended family, friends, and even schools. Some children will have to travel long distances by public transport to school or have to move to a new school, nearer to their new accommodation. Impact of TA on a child's welfare - lack of space to play, learn, develop, lack of privacy. Witnessing distress and stress of parents facing housing issues including homelessness.</p> <p>Older people: Older people form a significant and important part of housing provision in Worthing and to a lesser extent in Adur. Worthing for example has a significant number of older people, supported housing</p>		
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	<p>and care homes.</p> <p>The population of older people is set to increase. The HRSA reports identifies a decrease of 10% in Adur and 7% in Worthing in the proportion of people under the age of 25 between 2018 and 2043; while there is an increase of 37% and 42% respectively of people 75 and older.</p> <p>The LGA estimates that between 2014 and 2039, over 70 per cent of projected household growth will be made up of households with someone aged 60 or older. The suitability of the housing stock is of critical importance to the health of individuals and impacts on public spending, particularly adult social care, and the NHS. Significant issues for older people include ensuring homes are the right size and able to be sustainably maintained, availability of care</p>		
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	<p>and support, ensuring appropriate adaptations are put in place as needs and impairment change and there are pathways to additional support as required, for example sheltered housing, extra care housing and nursing and care home facilities.</p> <p>The HRSA identifies a growing concern about the ageing population within the homeless cohort, with stakeholders noting that as individuals “bounce” in and out of the system it is likely their needs will become increasingly complex. Older individuals often have additional health issues, which can make it more challenging to find suitable, long-term accommodation. Mainstream temporary and supported accommodation does not cater for the needs of older people. In general, the needs of older homeless people seem less well understood compared to</p>		
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	<p>other groups, and therefore there is a need for more focus on supporting this demographic.</p>		
Disability	<p>The HRSA report identifies physical ill health and disability as the second most common support need for applicants owed a duty in Adur and Worthing. The report also identifies mental health challenges and physical disability/ill health as the two top support needs in in Adur and Worthing for residents at risk of homelessness.</p> <p>In general terms, people with disabilities are more likely to live in social rented and experience multiple disadvantages and be excluded from work and accessing public life.</p> <p>Shortage of accommodation for people requiring disabled units- purpose built or adapted. Not all the supported housing schemes are</p>	<p>The engagement of disabled people in the strategy development process, including those experiencing mental health problems, needs to be an area of priority.</p> <p>Areas of focus to consider include: consideration of the impact of multiple deprivation, access to appropriate accommodation including temporary and emergency accommodation, hospital discharge and the relationship with Adult Social Care and the development and provision of more supported accommodation. The</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement will be required with disabled people (a diverse and wide ranging community) with the various action plans, through, for example, partnerships with the third sector, NHS partners including mental health and the West Sussex County Council. Also mental health charities and support services.</p> <p>Areas of engagement on the following action plan areas to include:</p> <ul style="list-style-type: none"> ● Single homelessness ● Wider homelessness - understanding the drivers of homelessness and prevention ● Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate ● Housing register and allocating social or affordable housing ● Delivery - how are we supporting the delivery of the homes our residents need ● Complex needs and mental health ● Ability to access and navigate services.

	<p>accessible to those with physical disabilities. Disabled Facilities Grants are only available to those individuals who are registered or capable of being registered as disabled.</p> <p>Lack of accessible temporary accommodation for people ready to leave hospital but who cannot return home due to changes in health/mobility, leading to delayed discharge and placement into unsuitable temporary accommodation.</p> <p>Action to better understand and provide sheltered and supported housing and housing support will disproportionately positively impact disabled, vulnerable and older people who are the primary end users of such accommodation</p> <p>Provision of more housing that is accessible and adaptable should increase choice in all tenures and help mitigate existing identified</p>	<p>provision of mental health services and support, including for those with complex needs.</p>	
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	<p>shortfall and barriers.</p> <p>With regard to mental health the HRSA report identifies a history of mental health problems as the most common support need in both Adur and Worthing for applicants owed a duty. Stakeholders consulted reported that there has been a substantial increase in mental health challenges following the COVID-19 pandemic, especially for young people and individuals already experiencing mental health challenges. Mental health can be both a contributing factor to homelessness as well as a consequential need following homelessness. Complex emotional needs and personality disorders were raised by stakeholders as specific mental health needs of concern.</p> <p>Mental health challenges were described by people with lived experience as the</p>		
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	<p>most acute and widespread issue experienced by homeless people. Mental health challenges were also seen as the cause of other issues, such as substance use.</p> <p>The HRSA report outlined that homeless people often have complex needs, such as mental health issues, substance misuse, and/or a history of trauma. Stakeholders consulted mentioned that there has been an increase in complex and multiple needs across the system, and that it is increasingly common for people with housing needs to have a combination of one or more other support needs. The level of additional needs for people at risk of or experiencing homelessness was discussed by stakeholders, and a number reported that it has become increasingly common to see people with high-level needs, which require support from</p>		
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	<p>multiple services. High-level needs were reported to act as a barrier in themselves for people trying to access support, as services may deem their needs as 'too-high' and therefore be unable to provide the required level of support.</p> <p>In addition the HRSA report noted that stakeholders reported that there are high thresholds for many services that this cohort need, such as mental health support. People are therefore unable to access services because they are not currently in crisis and/or their needs are too 'low level'. As a result, people are unable to access the services that they need, or they are referred to alternative services that are unable to provide the required support.</p> <p>The HRSA report identified difficulties transitioning people out of supported accommodation. Once individuals enter the</p>		
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	<p>homelessness sector, it is often challenging for them to transition out. Complex living environments with substance misuse issues and mental health challenges can exacerbate their situations, leading to prolonged stays within the temporary or supported accommodation.</p> <p>With regards to support services the HRSA report identified that many services are stretched and have limited capacity. Mental health support was mentioned most frequently and stakeholders reported that it is under-resourced, with long wait lists, lengthy assessments, and challenging transitions between primary and secondary mental health services. Stakeholders reported that housing needs to be accompanied with a range of support, recognising that homelessness often coexists with mental health issues. The focus is not just on providing physical housing</p>		
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	<p>but also on helping individuals maintain their tenancy and rebuild their lives. Some reported that this could be achieved by transitioning away from hostel-based models towards smaller accommodation options, to make it easier to support people effectively.</p> <p>The report went on to say that stakeholders reported that current provision of support is not reflective of everyone in the community it aims to serve, and that support is not always suitable for minority groups, particularly ethnic minorities and neurodivergent people.</p>		
<p>Gender reassignment</p>	<p>Trans people are amongst the most excluded groups, experiencing severe discrimination. A common theme is people who – because of discrimination or a lack of acceptance around</p>	<p>The engagement of the Trans Community in the strategy development process needs to be considered.</p> <p>Areas of focus to</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement is required with the trans community, through partnerships with the third sector and NHS gender services..</p> <p>Areas of engagement on the following action plan areas to include:</p>

	<p>their identity – have not been able to get a job to support themselves to get secure housing.</p> <p>The trans community is overwhelmingly affected by housing insecurity, ranging from rough sleeping to couch-surfing, to young people in insecure housing positions because their families do not accept them.</p> <p>In some studies Trans people are less than half as likely to own a home and about 20% more likely to rent privately.</p> <p>Stonewall survey indicates that 25% of trans people have experienced homelessness at some point.</p>	<p>consider include: consideration of the impact of multiple deprivation, housing insecurity and homelessness, access to appropriate accommodation including temporary and emergency accommodation, links to community safety and wellbeing services.</p>	<ul style="list-style-type: none"> ● Single homelessness ● Wider homelessness - understanding the drivers of homelessness and prevention ● Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate ● Housing register and allocating social or affordable housing ● Complex needs and mental health ● Ability to access and navigate services.
<p>Pregnancy and maternity</p>	<p>If a woman is pregnant and homeless, they qualify for emergency housing from the council as long as they meet immigration and residence conditions.</p> <p>Priority housing needs are</p>	<p>The engagement of this group in the strategy development process needs to be considered.</p> <p>Areas of focus to consider include: how</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement is required with this group with key action plan areas, through partnerships with the third sector, West Sussex County Council and the health community.</p> <p>Areas of engagement on the following action plan areas to include:</p>

	<p>extended to residents where children and the children are dependent on them.</p> <p>Shortage of in-borough temporary accommodation means that pregnant households may have to be placed in out-of-area temporary accommodation, far from their families, support network and services.</p>	<p>we managing priority housing needs for this group (see section on children above) and the provision of appropriate local temporary and emergency accommodation.</p>	<ul style="list-style-type: none"> ● Single homelessness ● Wider homelessness - understanding the drivers of homelessness and prevention ● Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate ● Housing register and allocating social or affordable housing ● Ability to access and navigate services.
<p>Race</p> <p>Including migrants, refugees and asylum seekers</p>	<p>People in need of housing related services may have English as a second language. BME families can require larger dwellings and there is a shortage of this size of affordable/social housing.</p> <p>The census data indicates a growing ethnically diverse population and in <u>Adur</u> just over 6.5% of residents are from Black, Asian, multiple or having non white ethnicity and in <u>Worthing</u> this figure is just over 8.5%.</p> <p>The HRSA report says that compared to the 2021</p>	<p>The engagement of minoritised ethnic communities in the strategy development process needs to be considered.</p> <p>Areas of focus to consider include: consideration of the impact of multiple deprivation, larger accommodation needs and the requirements of children, multi generational families, community safety and the specific needs of Gypsy and Traveller</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement is required with this group with key action plan areas, for example through third sector and faith groups, Gypsy and Traveller Liaison officers, Traveller health and education workers, and planning enforcement officers.</p> <p>Areas of engagement on the following action plan areas to include:</p> <ul style="list-style-type: none"> ● Single homelessness ● Wider homelessness - understanding the drivers of homelessness and prevention ● Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate ● Housing register and allocating social or affordable housing ● Complex needs and mental health ● Ability to access and navigate services.

	<p>Census, ethnic minorities were overrepresented within housing applications by 10% in Adur and 8% in Worthing. The report went on to say that the current support offer for those at risk for experiencing homelessness was not suitable for everyone. Stakeholders reported that current provision is not reflective of everyone in the community it aims to serve, and that support is not always suitable for minority groups, particularly ethnic minorities and neurodivergent people. It was suggested that this may be because there is a lack of diversity at the strategic level and this may lead to services to be inherently focused on western cultures and values, thereby introducing systemic barriers for individuals from other countries and cultures. Stakeholders reported that services need to be flexible and provide different approaches to support, depending on the client's</p>	<p>communities.</p>	
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	<p>background and needs.</p> <p>Asylum and refugee seeking people were seen as a priority group by a small number of stakeholders who took part in the HRSA report, as a vulnerable cohort that has increased over the last few years due to the global political climate. There is a growing concern that individuals who have been granted asylum may no longer be offered accommodation, rendering them homeless.</p> <p>There is a shortage of Gypsies and Travellers sites. They suffer from some of the worst levels of exclusion and health amongst minority groups.</p>		
<p>Religion or belief</p>	<p>Particular faith groups report in national studies lower incomes, larger family sizes and increased experiences of ASB and other forms of discrimination.</p>	<p>The engagement of faith groups in the strategy development process needs to be considered.</p> <p>Areas of focus to</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement is required with this group with key action plan areas, through partnerships with the third sector, faith groups and the community safety partnership.</p>

	Suitable cooking, food storage and preparation areas are required for faiths and this needs to be considered for shared, EA and TA.	consider include: consideration of the impact of multiple deprivation, larger accommodation needs and the requirements of children and multi generational families, community safety and the provision of suitable temporary and emergency accommodation linked to, for example, the storage and preparation of food.	<p>Areas of engagement focus to include:</p> <ul style="list-style-type: none"> • Wider homelessness - understanding the drivers of homelessness and prevention • Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate • Housing register and allocating social or affordable housing • Complex needs and mental health • Ability to access and navigate services.
Sex	Female: The HRSA report has identified that the in Adur, the most common type of household owed a prevention duty was a single female parent with dependent children (41%). Most single parent headed households are female, and single income households are more likely to face poverty and challenges in accessing and affording housing particularly private rented homes if in need of	<p>The engagement with different genders in the strategy development process needs to be considered.</p> <p>Areas of focus to consider include: consideration of the impact of multiple deprivation, the requirements of children, Domestic Abuse and community</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement is required with this group with key action plan areas, through partnerships with the third sector (including DV and violence against women and girls), community safety partnership, and key institutions including hospitals and prisons.</p> <p>Areas of engagement focus to include:</p> <ul style="list-style-type: none"> • Single homelessness • Wider homelessness - understanding the drivers of homelessness and prevention • Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate

	<p>housing benefit assistance and more likely to live in social rented housing and be impacted positively by housing strategy aims to expand and improve these sectors.</p> <p>In a survey carried out by Crisis the reasons for homelessness most often cited by female participants, were physical or mental health problems and escaping a violent relationship.</p> <p>Women suffering domestic violence require temporary refuge or secure home accommodation. They need rapid intervention and access to support services and safe accommodation.</p> <p>The HRSA report identified that individuals fleeing domestic abuse, particularly women, are a significant subgroup of clients in need of emergency and temporary accommodation. Stakeholders reported that</p>	<p>safety, links to addiction, mental health and discharge arrangements from hospitals, prison and other institutions.</p>	<ul style="list-style-type: none"> ● Housing register and allocating social or affordable housing ● Complex needs and mental health ● Ability to access and navigate services.
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	<p>many women experiencing homelessness have histories of domestic abuse. Domestic abuse is also linked to other issues experienced by this cohort, such as substance misuse. The report identified concerns raised by stakeholders that existing temporary accommodation is not always suitable for specific groups, such as people with experience of domestic abuse.</p> <p>A person experiencing domestic abuse may need rapid intervention and access to support services and safe accommodation. If the perpetrator is not able to be removed, then other options will need to be considered for finding somewhere to stay. This could be a temporary option, to allow time to consider their rights to remove the perpetrator and move back in. In other cases, the survivor and their children might want or need to find somewhere new to live</p>		
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	<p>permanently.</p> <p>Men: The HRSA report has identified that in Worthing, the most common household type owed a prevention duty was single adult males (30%). For households owed a relief duty, more than half of household types were single adult males in Adur (52%, n=98) and Worthing (56%, n=211). Stakeholders also reported that the size of this cohort has been consistent for a long period of time, and that single adult men are often overrepresented in local homelessness statistics, particularly within the street homeless cohort. It was reported that this cohort can often feel marginalised and excluded from services. Stakeholders reported in the HRSA report that there is a gap in support for single men, aged 35 and over.</p> <p>A number of studies indicate single men are at significant risk of homelessness and</p>		
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	<p>make up a disproportionate number of rough sleepers. The most frequently reported reasons for male participants in a Crisis survey experiencing homelessness were relationship breakdown, substance misuse, and leaving an institution (prison, care, hospital etc).</p>		
<p>Sexual orientation</p>	<p>The HRSA report identified that Four-fifths of homeless applicants in Adur (85%) and Worthing (86%) were heterosexual.</p> <p>National research indicates that young LGB people, especially young people experience high levels of homelessness as a result of the homophobia they experience. Being homeless makes people even more vulnerable to other risks and to mental health problems.</p> <p>Research from Stonewall shows that almost one in five LGBT people have experienced homelessness at</p>	<p>Consideration of sexual orientation in the strategy development process needs to be considered.</p> <p>Areas of focus to consider include: consideration of the impact of multiple deprivation, vulnerably housed young people, community safety, links to health and wellbeing.</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement is required with these groups with key action plan areas, through partnerships with the third sector, community safety partnership, Children's Services West Sussex County Council and health partners.</p> <p>Areas of engagement focus to include:</p> <ul style="list-style-type: none"> ● Single homelessness ● Wider homelessness - understanding the drivers of homelessness and prevention ● Housing register and allocating social or affordable housing ● Complex needs and mental health ● Ability to access and navigate services.

	some point in their lives.		
Marriage and civil partnership	No specific issues identified.		
<p>Other relevant groups:</p> <p>Low literacy, digital excluded, offenders, care leavers, ex forces personnel, affected by DV, rough sleepers etc</p>	<p>Care Leavers: West Sussex County Council's new policy is to extend 'protected characteristics' to include care leavers due to the particular challenges faced by these young people in transitioning from childhood to adulthood, as a result of lack of family support and their experience of having been a looked after child; this experience can impact their ability to find and to maintain housing, with limited support network to protect them from changes in circumstances.</p> <p>The HRSA study identified that the number of approaches due to be served notice or evicted from supported housing in 2022 in Adur was small with a total of 7 and 3 were care leavers. In</p>	<p>Consideration of these key groups will need to be undertaken in the strategy development process..</p> <p>Areas of focus to consider include: consideration of the impact of multiple deprivation, service accessibility, community safety, links to health and wellbeing (including mental health and addiction). .</p>	<p>General engagement with the themes and areas of focus of strategy will be required with this group.</p> <p>Targeted engagement will be required with these groups with each key action plan areas, as appropriate.</p> <p>Engagement through partners as appropriate, including the third sector (including DV and violence against women and girls), community safety partnership, and key institutions, including hospitals and NHS Hospitals, Veterans UK, RBL and prisons.</p> <p>Areas of engagement focus to include:</p> <ul style="list-style-type: none"> ● Single homelessness ● Wider homelessness - understanding the drivers of homelessness and prevention ● Existing accommodation - ensuring it remains suitable, safe and sustainable where appropriate ● Housing register and allocating social or affordable housing ● Complex needs and mental health ● Ability to access and navigate services.

	<p>Worthing the total figure is much higher at 69 22 on these were care leavers.</p> <p>Low Income: Entry level home ownership is inaccessible to most newly forming households. Housing needs are most acute amongst those on low incomes, and particularly those with poor skills. Help may be required with completing application forms etc.</p> <p>Homelessness applications and requests for housing advice are most common from people on low incomes. Worklessness tends to be high amongst RSL tenants. People on low incomes are most likely to experience Fuel Poverty.</p> <p>The HRSA study identified that local wages have not risen in-line with the housing market. This has made it increasingly difficult for residents in Adur and</p>		
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	<p>Worthing to afford to rent in the area or buy property. Between 2013 and 2022, median annual incomes have increased by 17% in both Adur and Worthing (see Figure 54); whereas median house prices have increased by 41% and 39% respectively, and median rents have increased by 32% in both Adur and Worthing.</p> <p>The HRSA study commented that an increased focus on prevention was needed and stakeholders unanimously agreed that there needs to be a shift in focus towards prevention. There is a need for services that are resourced to identify and support people with the causes of homelessness, including poverty and deprivation. Currently there is</p> <p>limited support available for people with lower support needs, and as a result, level of need is escalating.</p>		
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	<p>The HRSA report identified that financial challenges have increased in prevalence and complexity within the cohort. Stakeholders noted that due to the current financial climate and cost-of-living crisis, more households are struggling to afford basic amenities and housing. It has also become more common for people to present with complex, financial challenges that go beyond the scope of advice and support services.</p> <p>Low literacy, digital excluded: Low literacy and digitally excluded people pay a 'poverty premium', lacking the same access and information about accommodation options, advice and support and access to cheaper utility options and unable to "shop around" or compare different services. Research by HATC identifies the top three negative impacts of digital poverty on a person's life as the ability to access</p>		
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	<p>education, to claim benefits and to access employment opportunities. Other impacts noted were the ability to access health and wellbeing support , affordable energy bills and affordable food , and the ability to connect with the local community, family and friends. These factors mean people with low literacy and digital skills are less able to afford and sustain their homes.</p> <p>Prison Leavers: People often lose accommodation when they enter custody. On release they can struggle to find accommodation with a private landlord or get the housing element of Universal Credit quickly enough. As a result people often quickly become ‘hidden homeless’ (living in unsuitable temporary accommodation, sofa surfing or squatting) or sleep rough. Research indicates that around a third of people about to leave prison don't have anywhere to stay. Significant</p>		
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	<p>proportion of people rough sleeping have had a custodial sentence and people leaving prison are known to re-commit crime to avoid homelessness. Links to addiction and mental health are significant. Having stable accommodation can reduce the risk of re-offending by 20%.</p> <p>Complex Needs: Homeless people often have complex needs, such as mental health issues, substance misuse, and/or a history of trauma. Stakeholders in the HRSA report mentioned that there has been an increase in complex and multiple needs across the system, and that it is increasingly common for people with housing needs to have a combination of one or more other support needs. It can be challenging for people with multiple needs to access the support they need from services, as each service is predominantly designed to provide support for one need</p>		
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	<p>and has its own criteria. This means that people who do not fit a set of criteria can get lost in the system or disengage. Many stakeholders noted that the pathway to homelessness or housing support is too generic and does not take into consideration that certain needs require specific support, particularly complex needs</p> <p>The level of additional needs for people at risk of or experiencing homelessness was discussed by stakeholders, and a number reported that it has become increasingly common to see people with high-level needs, which require support from multiple services. High-level needs were reported to act as a barrier in themselves for people trying to access support, as services may deem their needs as 'too-high' and therefore be unable to provide the required level of support.</p>		
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	<p>The report also identifies that service cutbacks have particularly affected the provision of wraparound services that supplement the generic housing provision and which are often more appropriate for individuals with multiple, complex needs.</p> <p>In addition the report identified that current supported accommodation is often 'too generic' and 'low level' for the complex and challenging needs of the cohort. This was a repeated sentiment from stakeholders across the sector and who are serving various demographics. For example, stakeholders noted that although there is supported accommodation for young people, it is not equipped to manage challenging behaviour.</p> <p>Once individuals enter the homelessness sector, it is often challenging for them to transition out. Complex living</p>		
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	<p>environments with substance misuse issues and mental health challenges can exacerbate their situations, leading to prolonged stays within the temporary or supported accommodation.</p> <p>Stakeholders noted that housing support is often not considered or delivered in parallel to the other support needs that a person is experiencing. This means that people at risk of, or experiencing, homelessness are required to access different services for each of their support needs, resulting in people having to retell their story multiple times, which can be retraumatising and contribute to disengagement.</p> <p>The HRSA report also states that housing services do not always follow a trauma informed approach. Stakeholders highlighted a gap in trauma informed practice within the current housing support and across</p>		
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	<p>the system more broadly. As one stakeholder noted, any service interacting with people experience homelessness are interacting with clients who are vulnerable and traumatised. Therefore, it is essential for service workers to be trained and trauma informed to prevent further harm.</p> <p>Substance and alcohol misuse: The HRSA study identified substance and alcohol abuse as a prevalent need among the homeless cohort. Substance and/or alcohol misuse when co-occurring with mental health challenges, or 'dual diagnosis', can act as an additional barrier to people in need of support, as fragmented care can lead to people falling through service gaps. Stakeholders reported that there is a gap in support of appropriate and flexible interventions.</p>		
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	<p>Rough sleepers: Rough sleeping is the most visible, extreme and damaging form of homelessness. People who sleep rough often have complex physical and mental health needs and may be struggling with addiction. They are often very vulnerable. People who sleep rough are more likely to face physical and emotional abuse. Long-term exposure to the elements can lead to severe medical conditions. The reasons why people sleep rough demands complex solutions. Most of the time there's no quick fix. The provision of a home does not always solve a person's issues or long-term housing situation. Instead, the solution involves a comprehensive assessment of the individual's other needs and life skills. Also, there is a need to consider what support is needed to successfully maintain accommodation. This can range from intensive</p>		
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	<p>onsite help in supported accommodation to lighter touch tenancy sustainment support through floating support services.</p> <p>The HRSA report noted that Stakeholders noted that Adur and Worthing councils rely on out-of-area emergency accommodation due to the limited stock and availability of temporary accommodation within the county. As well as this being very costly, clients placed in out-of-area accommodation may lose their local support system, and this can lead to disengagement. This is viewed as a particular concern for people with experience of street homelessness as they often have highly localised social links. Furthermore, stakeholders were concerned about potential negative impacts when people with low-support needs are placed with people with high-level and complex</p>		
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	<p>support needs.</p> <p>There is a lack of step-down, semi-supported accommodation for people that are not ready for independent living, which means people can become 'trapped' in emergency and temporary accommodation. Stakeholders reported that people may be moved to independent living before they are ready and without the appropriate level of support in place, and this may lead to people subsequently being evicted or becoming voluntarily homeless. This cycle exacerbates the pressure placed on emergency accommodations and limits further choice for independent living as evictions may lead to lifetime bans from social housing.</p> <p>Armed Forces: The Armed</p>		
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	<p>Forces Covenant Duty sets out requirements for local authorities with regard to housing and housing allocations policies. Some veterans and their families struggle to find appropriate housing, often complicated by other difficulties associated with employment, physical and mental injuries, or difficulties with relationships.</p>		
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Assessment of overall impacts and any further recommendations:

The above data gives a high level picture of housing, homelessness and rough sleeping needs for people and communities with protected characteristics. The issues are wide ranging and the key message from the analysis is that many groups are affected and that the issues and characteristics are interrelated / intersectional and shouldn't be considered in isolation.

Data collected from the consultation will be used to further update the EIA and a second iteration of the EIA will be developed and used to shape the Housing Strategy and the associated action plans.

Adur and Worthing Councils

Homelessness & Rough Sleeping Assessment

November 2023

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We would also like to thank colleagues from the councils, Homelessness Prevention Board and Homelessness Forum who helped develop the methodology of this needs assessment and supported us to collect the necessary data.

Authors: Bethan Peach, Ross Murray, and Dorothy Watters

Executive summary

Introduction

This report provides the findings of a homelessness and rough sleeping assessment conducted for Adur and Worthing Councils. The purpose of the research is to inform the development of the councils' Homelessness and Rough Sleeping Strategy, which aims to address the needs of those threatened with or experiencing homelessness.

The needs assessment has been produced through a mixed methods approach. The methods included a review of relevant documentation, interviews with strategic stakeholders from across the system and people with lived experience of homelessness, and analysis of national and local quantitative data.

Housing landscape

In terms of household tenure, home ownership levels in Adur, at 73%, were higher than the South East, at 67%, while Worthing more closely aligns with the South East at 69%. In both Adur and Worthing, the majority of housing is owned by the private sector, and there is no local authority owned housing in Worthing.

Median house prices increased by 41% in Adur and 39% in Worthing between 2013 and 2022, far exceeding income growth of 17%. Lower quartile house prices were over 10 times local earnings in both areas in 2022. The discrepancy between local wages and house prices highlights a significant barrier for households in Adur and Worthing that are wanting to get on the property ladder.

Housing development fell short of targets from 2012-2022 in Adur, with completions averaging 97 homes per year against a target of 177. In Worthing, completions averaged 312 versus a target of 200. Projections indicate that completions will exceed housing targets in Adur and Worthing in the short-term.

Demand for housing support

Adur had 906 applicants on the housing register and Worthing had 1,729, between January and March 2023. At the 2021-22 financial year end, Adur had 829 households on the housing waiting list, and Worthing had 1,551.

Between January 2022 and March 2023, there were 89 households in temporary accommodation in Adur, and 349 in Worthing. Use of temporary accommodation has risen sharply, increasing by 78% in Adur and 36% in Worthing between 2020 and 2022. Out-of-area placements are increasingly used due to limited local supply, creating financial pressures and disrupting support networks.

Analysis drawing on multiple sources indicates that there is substantial unmet affordable housing need, and our modelling estimates that there are 619 households in Adur and 1,298 in Worthing living in unsuitable housing and unable to afford market options without assistance.

Profile of cohort

The most common household type owed a prevention duty in Adur was single female parents with dependent children (41%). In Worthing, the most common household type was single adult males (30%). For households owed a relief duty, more than half of household types were single adult males in Adur and Worthing at 41% and 30% respectively.

A number of priority groups have been identified through this research: (1) single adult men, (2) people aged under 35, (3) older people, (4) people experiencing hidden homelessness, and (5) asylum and refugee seeking people.

Additionally, a number of needs of concern were identified. Mental health challenges and physical disability/ill health were the top two support needs in both areas. Financial challenges, substance misuse, and domestic abuse were also mentioned frequently. Stakeholders commented that it is becoming increasingly common for homeless people to have complex and multiple needs.

Drivers of homelessness

Numerous short-term factors were recognised as drivers of homelessness, including the current financial climate, housing affordability, and limited support service capacity across housing and health/social care services.

Longer-term drivers include the limited affordable housing supply, a mismatch between housing costs and local wage growth, and service budget cuts.

Support available

All local authorities have a duty to provide advice and information about housing and homelessness to anybody in the district, even those that are not currently homeless or threatened with homelessness. If a person is threatened with homelessness, they are eligible for a prevention duty which requires an authority to 'take reasonable steps to help the applicant to secure that accommodation does not cease to be available'.

Local authorities are also required to support people experiencing homelessness, if they are satisfied that an applicant is homeless and eligible for assistance, as a result of the relief or main duty. There are a range of housing options for applicants owed a relief or main duty, depending on a person's need. These include in-area, out-of-area, emergency, temporary, and supported accommodation.

A number of gaps in support were identified: limited temporary accommodation, transitional and step-down housing models, assistance for those with complex and multiple needs, as well as preventative early intervention initiatives.

Accessing support

The main pathways to access housing support include self-referral, duty to refer, and outreach services. However, these pathways were described as complex and complicated for service users.

Key access barriers include strained capacity across housing teams and partner agencies, inflexible service delivery models that exclude some groups, uncoordinated systems that fail to provide holistic assistance, restrictive eligibility thresholds, and generic pathways that do not address diverse needs. Those with complex intersecting issues face particular challenges securing adequate support.

Partnership working and collaboration

While services at a high level have shared values and goals around supporting people with their housing needs and ending homelessness, different sectors and services have distinct approaches and views about how best to support these ambitions, which in practice results in separate ways of working, a lack of shared responsibility, and potential inefficiencies in providing support.

There is not yet an integrated, multi-agency response to homelessness that recognises the complex nature of the issue; instead, many services operate in silos. However, there are positive examples of services working collaboratively which the wider system can learn from.

Priorities for the future

Several recommendations were offered by stakeholders to enhance the system response and improve outcomes for people with housing support needs:

- Providing wrap-around, holistic support
- Increasing the focus on prevention
- Supplying housing with the right support
- Introducing specific pathways for different groups
- Co-locating services
- Introducing systemwide learning events and training days

1 Introduction

1.1 Overview

This report provides the findings of a homelessness and rough sleeping assessment for Adur and Worthing, conducted by Cordis Bright.

The purpose of this research is to inform the development of Adur and Worthing Councils' Homelessness and Rough Sleeping Strategy, which will aim to address the needs of those who find themselves threatened with homelessness and those who are homeless and rough sleeping, and identify gaps in local provision in meeting those needs through housing and support services. Following the approval of the preferred way forward, it is recommended that a full Housing Needs Assessment is undertaken of residents on the estate and an Equalities Impact Assessment prepared based on the information contained in the Housing Needs Assessment.

1.2 About the homelessness and rough sleeping assessment

This needs assessment has been produced through a mixed methods approach, agreed in collaboration with colleagues from the councils as well as the Homelessness Prevention Board and Homelessness Forum.

The methods included:

- **Review of documentation.** We reviewed documentation provided by council staff and wider strategic stakeholders. This included local plans, strategic documents, and policy papers.
- **20 semi-structured interviews with strategic stakeholders** across Adur and Worthing, conducted in July 2023. Interviewees were identified by colleagues from the councils, Homelessness Board and Homelessness Forum, and included representation from stakeholders from across the system, including housing teams, homelessness outreach, police and probation, substance misuse services, emergency care and VCSE organisations.
- **Seven semi-structured interviews with people with lived experience** of homelessness, conducted in August and September 2023.
- **Quantitative analysis of national data.** We have identified national, open-source data to help develop our understanding of housing and local need in Adur and Worthing. This included homelessness and housing statistics, census data, and data on registered provider social housing stock and rents.
- **Quantitative analysis of local data** provided by the councils' staff and wider strategic stakeholders. Data was shared with Cordis Bright securely and anonymously. The data sets we received were:

- Homeless and Housing statistics
- Supported housing evictions report
- Worthing – Hope Extract Homeless data
- Worthing – Housing Register application form
- Worthing – Housing Register Live & Housed Cases

1.3 Challenges and limitations

The key challenges and limitations of this research are outlined below.

- It is likely that local and national data underrepresents certain groups. In particular, this is likely for people who are at risk of homelessness but have not been in contact with support services, and the hidden homeless cohort.
- Making projections is difficult and cannot account for future local or national policy or social or economic changes. The relationships between the various factors are complex and largely unknown. Therefore, predictions throughout should be considered within this context.
- Evidence has been triangulated from multiple data sources, some of which are more recent than others. We have used the most recently available data available throughout, however, there are occasions where the data used is a year or multiple years out of date.
- A small sample of seven people with lived experience of housing support were interviewed as part of this research. This report may therefore only provide a partial picture of people's lived experience of the system.

These challenges, where possible, are mitigated by triangulating evidence to give greatest confidence in the findings, based on the evidence available.

1.4 Report structure

The remainder of the report is structured as follows:

- Chapter 2: Housing landscape
- Chapter 3: Demand for housing support
- Chapter 4: Profile of cohort
- Chapter 5: Drivers of homelessness
- Chapter 6: Support available
- Chapter 7: Accessing support
- Chapter 8: Partnership working and collaboration
- Chapter 9: Priorities for the future

2 Housing landscape

2.1 Overview

This chapter provides an overview of the housing landscape in Adur and Worthing.

2.2 Housing offer

2.2.1 Tenure profile by Households

The level of home ownership in Adur and Worthing was higher than the South East and England (see Figure 1). The tenure profile in Adur includes a relatively high level of home ownership at almost three quarters (73%) of all households; Worthing was more broadly in line with the South East as a whole.

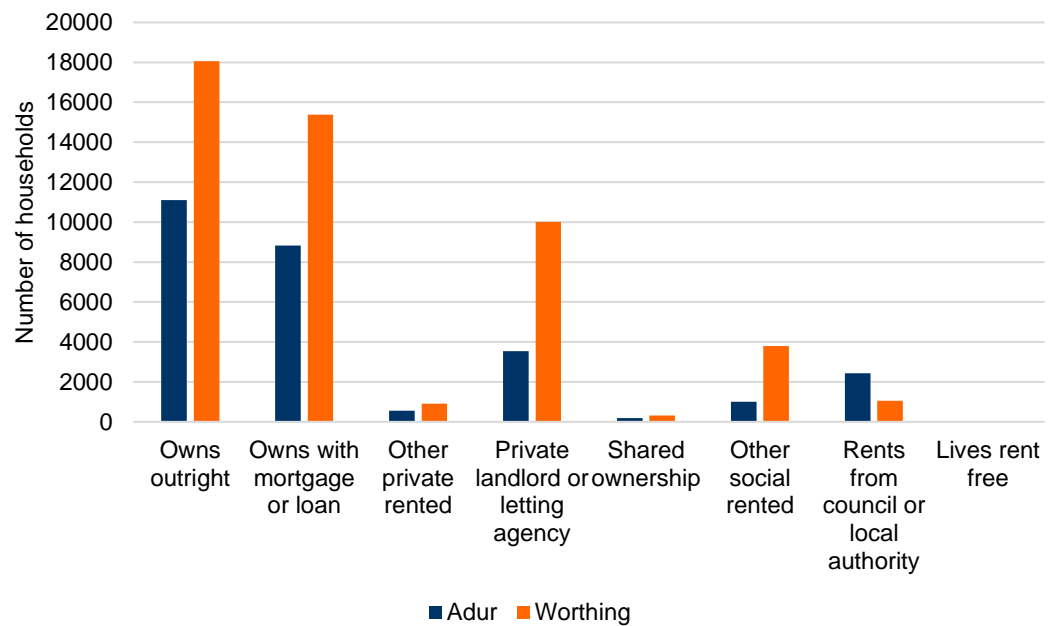
Adur and Worthing had fewer social renters than the national average of 17%, at 12% and 10% respectively, although closer to the proportion in the South East at 13%. The proportion of households in private rents was notably lower than the regional and national average in Adur at 15%, 6% less than the proportion nationally, whereas the proportion of households in private rents in Worthing was close to the national average at 22%. Further detail about the breakdown in tenure type is provided in Figure 2.

Figure 1 Tenure type

Tenure type	Adur	Worthing	South East	England
Owned	73%	69%	67%	62%
Social rents	12%	10%	13%	17%
Private rents	15%	22%	19%	21%

Source: ONS, Census 2021 (2023)

Figure 2 Tenure type



Source: ONS, Census 2021(2023)

In both Adur and Worthing, most of the housing is owned by the private sector at 87% and 91% respectively (see Figure 3). There is no local authority owned housing in Worthing.

Figure 3 Dwellings by tenure in 2020 – see appendix for further breakdown over previous years

Dwellings	Adur	Worthing
Local Authority Owned	2,534 (9%)	(0%)
Other Public Sector	1,089 (4%)	4,873 (9%)
Private Registered Provider	(0%)	(0%)
Private Sector	25,066 (87%)	46,598 (91%)
Total	28,689 (100%)	51,471 (100%)

Source: ONS, Dwelling stock by tenure (2022)

2.2.2 Social units

The Regulator of Social Housing provides a summary of affordable housing owned or part owned by Registered Providers. There are 19 providers in Adur and 24 operating in Worthing.

Figure 4 below shows that as of March 2022, there were:

- 3,126 general needs low-cost rentals in Adur, and 4,155 in Worthing.

- 478 supported housing/housing for older people rentals in Adur, and 729 in Worthing.
- 203 low cost-home ownership, and 203 in Worthing.

Figure 4 Social units

Social units	Adur			Worthing		
	LARP ¹ Units	PRP Units	All units	LARP Units	PRP Units	All units
Low-cost rental						
General needs	2,240	886	3,126	36	4,119	4,155
Of which, general needs self-contained	2,240	886	3,126	36	4,119	4,155
Of which, general needs non-self-contained	-	-	-	-	-	-
Supported housing/housing for older people	276	202	478	-	729	729
Low-cost home ownership (LCHO)						
Low-cost home ownership	-	203	203	-	203	203
Total	2,516	1,291	3,807	36	5,051	5,087

Source: Regulator of Social Housing, Registered provider social housing stock and rents in England 2021 to 2022 (2022)

2.2.3 House sizes and type

The most common accommodation type in Adur was semi-detached (38%, n=27,678). In Worthing, the most common accommodation type was purpose-built block of flats or tenements (24%, n=49,538) – see Figure 5.

¹ LARP: Local authority registered provider of social housing

PRP: Private provider of social housing

Figure 6 below shows that in both Adur and Worthing, the most common size of household was two people (35% and 34% respectively), followed by one person (30% and 34%).

Figure 5 Accommodation type

Accommodation type	Adur	Worthing
Detached	5,030 (18%)	10,539 (21%)
Semi-detached	10,567 (38%)	11,725 (24%)
Terraced	5,758 (21%)	9,788 (20%)
In a purpose-built block of flats or tenement	5,004 (18%)	11,817 (24%)
Part of a converted or shared house, including bedsits	638 (2%)	4,466 (9%)
Part of another converted building, for example, former school, church or warehouse	136 (0%)	442 (1%)
In a commercial building, for example, in an office building, hotel or over a shop	308 (1%)	746 (2%)
A caravan or other mobile or temporary structure	237 (1%)	15 (0%)
Total	27,678 (100%)	49,538 (100%)

Source: ONS, Census 2021 (2023)

Figure 6 Household size

Household size	Adur	Worthing
0 people in household	(0%)	(0%)
1 person in household	8,414 (30%)	16,764 (34%)
2 people in household	9,684 (35%)	17,066 (34%)
3 people in household	4,360 (16%)	7,455 (15%)
4 people in household	3,696 (13%)	5,837 (12%)
5 people in household	1,128 (4%)	1,729 (3%)
6 people in household	269 (1%)	495 (1%)
7 people in household	85 (0%)	132 (0%)

Household size	Adur	Worthing
8 or more people in household	41 (0%)	57 (0%)
Total	27,677 (100%)	49,535 (100%)

Source: ONS, Census 2021 (2023)

2.3 Profile of households

There were 27,678 households in Adur and 49,538 in Worthing at the point of the 2021 Census. The living arrangements of those households is shown in Figure 7 below, with a similar profile across both Adur and Worthing.

Figure 7 Living arrangements

Living arrangements	Adur	Worthing
Does not apply	11,462 (18%)	18,974 (17%)
Living in a couple		
Opposite-sex couple: Married or in a civil partnership	23,132 (36%)	38,875 (35%)
Same-sex couple: Married or in a civil partnership	350 (1%)	558 (1%)
Separated, but still married or in a civil partnership	64 (0%)	81 (0%)
Opposite-sex couple: Cohabiting	7,774 (12%)	13,166 (12%)
Same-sex couple: Cohabiting	378 (1%)	752 (1%)
Not living in a couple		
Single (never married and never registered a civil partnership)	11,651 (18%)	21,447 (20%)
Married or in a registered civil partnership	426 (1%)	758 (1%)
Separated (including those who are married and those who are in civil partnerships)	954 (1%)	1,819 (2%)
Divorced or formerly in a civil partnership which is now legally dissolved	4,037 (6%)	7,571 (7%)
Widowed or surviving partner from a civil partnership	3,626 (6%)	5,665 (5%)
Total	63,854 (100%)	109,666 (100%)

Source: ONS, Census 2021 (2023)

2.3.1 Occupation of households

A household is considered to be overcrowded where the accommodation has fewer bedrooms than required. The overall rate of overcrowding in England in 2021-22 was 3%.

In 2021, there were 835 (3%) households in Adur which were overcrowded; in Worthing, there were 1,645 (3%) overcrowded households (see Figure 8). This is the same as the overall rate of overcrowding in England in 2021-22.

In both Adur and Worthing, over two-thirds (70%) of households were under occupied, i.e. a household's accommodation had more bedrooms than required.

Figure 8 Occupation of households

Area	Under occupancy	Over occupancy
Adur	19,380 (70%)	835 (3%)
Worthing	32,285 (70%)	1,645 (3%)
South East	2,682,480 (70%)	131,350 (3%)
England	16,132,750 (69%)	1,024,6901 (4%)

Source: ONS, Census 2021 (2023)

The highest proportion of overcrowded households was found in social rented accommodation in both Adur and Worthing at approximately 9.5% (see Figure 9).

Figure 9 Percentage of overcrowded households by tenure

Area name	Owns outright	Owns with a mortgage, loan or shared ownership	Private rented or lives rent free	Social rented
Adur	0.9%	1.94%	5.70%	9.45%
Worthing	0.72%	2.13%	6.59%	9.50%

Source: ONS, Census 2021 (2023)

2.4 Rental trends, house prices and sales

2.4.1 House prices

The median house price in Adur was £375,000 in December 2022; 1.35% more than the South East median, but 39% more than the median for England and Wales – see Figure 10. The median house price in Worthing was £338,000, 9% less than the median for the South East but still 28% more than the median for England and Wales.

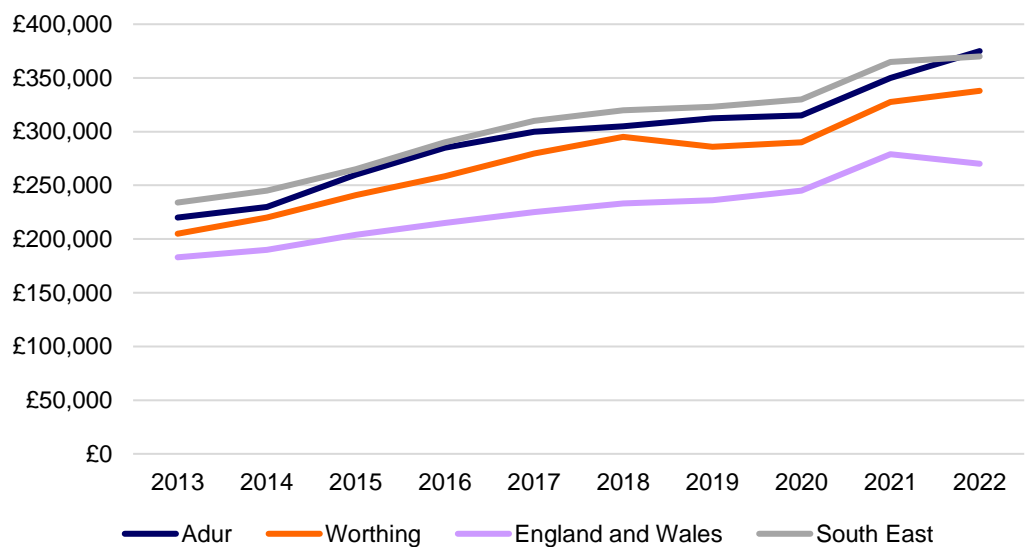
Figure 10 House prices in December 2022

Area	Median house price	Mean house price	Lower quartile price
Adur	£375,000	£425,994	£310,000
Worthing	£338,000	£ 381,546	£243,000
South East	£370,000	£467,254	£275,000
England and Wales	£270,000	£365,818	£182,500

Source: ONS, House prices for small areas in England and Wales year ending December 2022 (2023)

Figure 11 shows the trends in median house prices over the last decade. Between 2013 and 2022, median house prices in Adur rose from £220,000 to £375,000; an increase of 41%. In Worthing median house prices increased from £204,950 to £338,000; an increase of 39%. Median house prices have increased above the average rate of increase in the South East (37%) and England and Wales (32%).

Figure 11 Median house price trends, 2013-2022



Source: ONS, House prices for small areas in England and Wales year ending December 2022 (2023)

The mix of properties sold influences median house prices. Therefore, it is also important to consider house prices by profile of sales. We have examined sales by type of property for the year ending December 2022 in Figure 12, which shows that:

- House prices are higher in Adur than Worthing for all property types.

- Median house prices for all property types in Adur were more than the national median; the same applied to Worthing, apart from flats/maisonettes.
- Detached house prices in Adur and Worthing are lower than the South East average.
- Semi-detached and terraced house prices are higher in Adur and Worthing than the South East average.

Figure 12 Median house price by type

Area	Detached	Semi-detached	Terraced	Flats/maisonettes
Adur	£547,500	£411,000	£375,000	£245,000
Worthing	£590,000	£416,000	£365,000	£224,000
South East	£625,000	£405,000	£330,000	£224,750
England and Wales	£426,000	£265,000	£228,000	£225,000

Source: ONS, House prices for small areas in England and Wales year ending December 2022 (2023)

2.4.2 Rental trends

The median rental values between April 2022 and March 2023 average £1,100 per calendar month (pcm) in Adur, and £950 pcm in Worthing – see Figure 13 below. Adur rates were above the South East average and notably above the national average of £825; Worthing rates were slightly below the South East average but were also markedly above the national average.

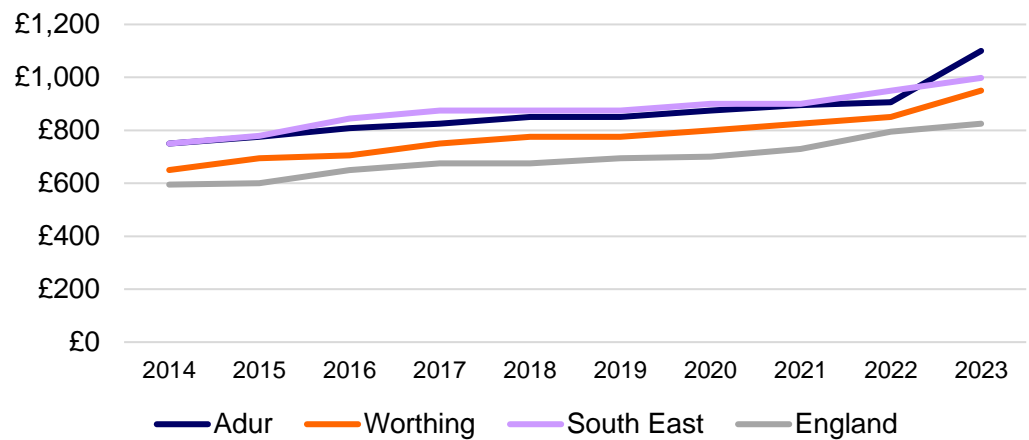
Figure 13 Median rents April 2022 to March 2023

Area	Median Average Rent (PCM)
Adur	£1,100
Worthing	£950
South East	£998
England	£825

Source: ONS, Private rental market summary statistics in England: April 2022 to March 2023 (2023)

Figure 14 shows the change in median private rents between 2013/14 to 2022/23. Over the period for both Adur and Worthing, median private rents have increased by 32%, more than the rate of increase for the region (25%) and nationally (28%).

Figure 14 Change in median private rents, 2013/2014 to 2022/23²

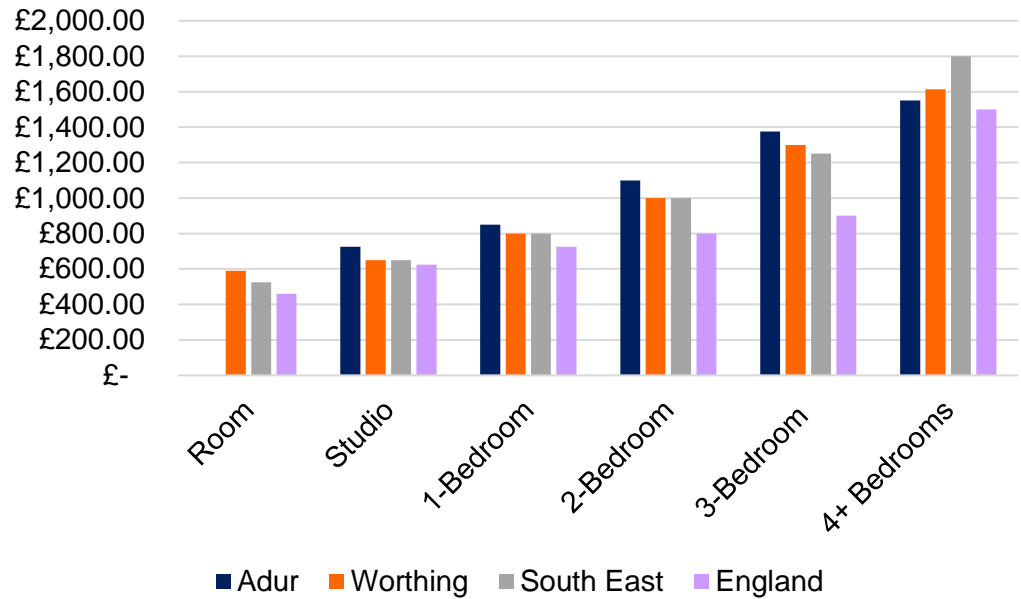


Source: ONS, House price to workplace-based earnings ratio (2023)

Median rental values by property size shows variation in prices across property size (see Figure 15). Studio, one-, two-, and three-bedroom properties in Adur have higher median rental values than the regional and national price, although lower than the South East for four-bedroom plus properties. Generally, median rental values are higher in Adur than Worthing, apart from four-bedroom plus properties.

² Please note that where statistics are derived from fewer than 5 observations, no data is shown (i.e. the room rate for Adur)

Figure 15 Median rental values by size, April 2022 to March 2023³



Source: ONS, House prices for small areas in England and Wales year ending December 2022 (2023)

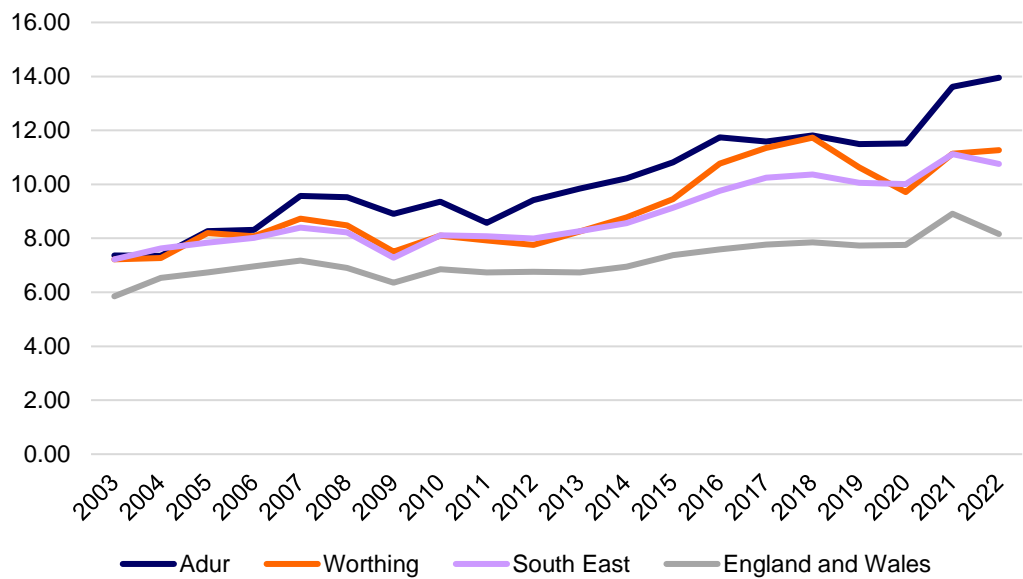
2.4.3 Housing affordability

Figure 16 below shows the change in the workplace based housing affordability, comparing house prices to earning of people working locally, between 2003 and 2022. It shows that affordability has declined in Adur and Worthing.

In 2003, house prices were 7.36 times earnings in Adur and 7.22 times in Worthing. Between 2003 and 2022, this has increased to 13.95 times in Adur and 11.26 in Worthing. This means that **market housing for sale is increasingly unaffordable.**

³ Please note that no data is shown where statistics are derived from fewer than 5 observations (i.e. the room rate for Adur)

Figure 16 Workplace-based Median Affordability Ratio, 2003-2022



Source: ONS, House price to workplace-based earnings ratio (2023)

Figure 17 shows the most recent median and lower quartile workplace-based affordability ratios at the year ending December 2022. As noted above, median house prices were 13.95 times median earnings in Adur and 11.26 times in Worthing.

Lower quartile house prices in Adur were 13.49 times earnings and 10.22 times in Worthing. The discrepancy between local wages and house prices highlights a significant barrier for households in Adur and Worthing that are wanting to get on the property ladder, particularly for young people and first-time buyers.

Young people are disproportionately impacted by the decrease in affordability. The increases in rent and housing costs makes accommodation increasingly out of reach. This makes it difficult for support services to move young people on from supported housing, resulting in them getting “stuck” as move-on options are inaccessible.

Figure 17 Affordability Ratio 2022 (Workplace Based)

Area	Lower quartile ratio	Median ratio
Adur	13.49	13.95
Worthing	10.33	11.26
South East	10.69	10.75
England and Wales	7.19	8.16

Source: ONS, House price to workplace-based earnings ratio (2023)

2.5 Housing supply trends

2.5.1 Housing completions

The Adur Local Plan was adopted in 2017 and sets out a housing target for the development of 3,718 homes over the 2011-32 plan period, an annual average of 177 homes per annum. Between 2012/12 and 2021/22, the annual average for net dwelling completions in Adur was 97. There have been fluctuations in the delivery rates per annum over the period. Adur's local monitoring data highlights that these fluctuations can, in part, be attributed to economic conditions. The availability, location and size of sites coming forward also plays a role. Yet, much of Adur's new development has traditionally been on small infill brownfield sites.

Worthing adopted a new Local Plan in March 2023. The previous Core Strategy from 1st April 2006 set a target of 200 additional net dwellings per annum. Between 2012/13 and 2021/22, the average for net dwelling completions was 312 per annum and as such, there has been a sustained period of over-delivery during this period against the 2006 target.

Please note that both the Adur and Worthing Local Plans have a shortfall of housing necessary to meet local housing needs.

The below figure provides the net number of additional dwellings in Adur and Worthing, which consists of new build dwellings minus demolitions plus conversions between 2012 and 2022.

Figure 18 Net additional dwellings 2012-2022 (Adur and Worthing Monitoring Reports)

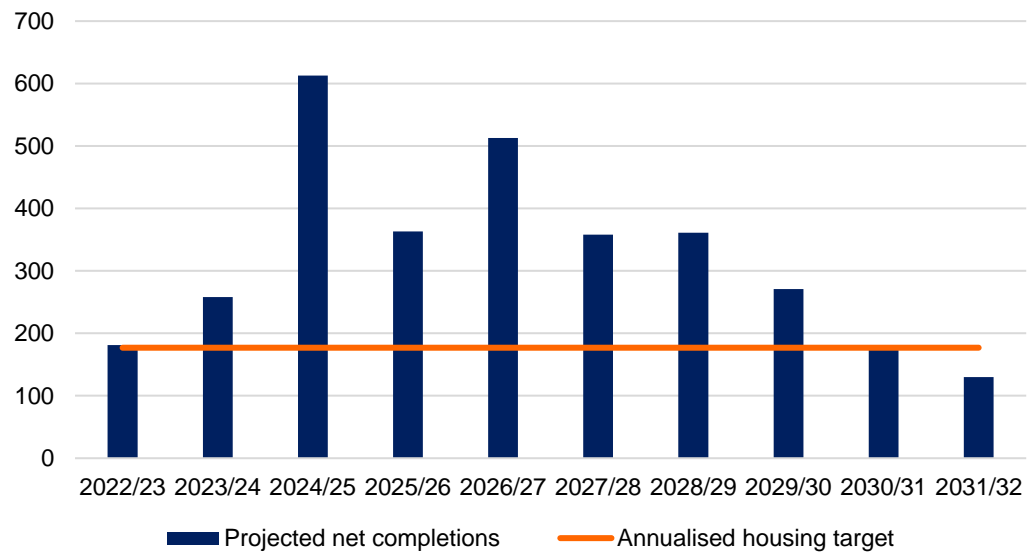
Year	Net additional dwellings	
	Adur	Worthing
2012- 2013	146	172
2013-2014	93	245
2014-2015	96	351
2015-2016	31	484
2016-2017	64	347
2017-2018	114	482
2018-2019	111	293
2019-2020	13	396
2020-2021	208	107
2021-2022	97	247
Total 2012-2022	973	3,124

Source: Annual Monitoring Report 2021-2022 (Adur and Worthing)

2.5.2 Housing projections

In Adur’s most recent annual monitoring report, there are 3,224 projected completions between 2022/23 and 2031/32. In all years apart from one, projections exceed the annualised housing target of 177. Figure 19 below highlights projected net completions.

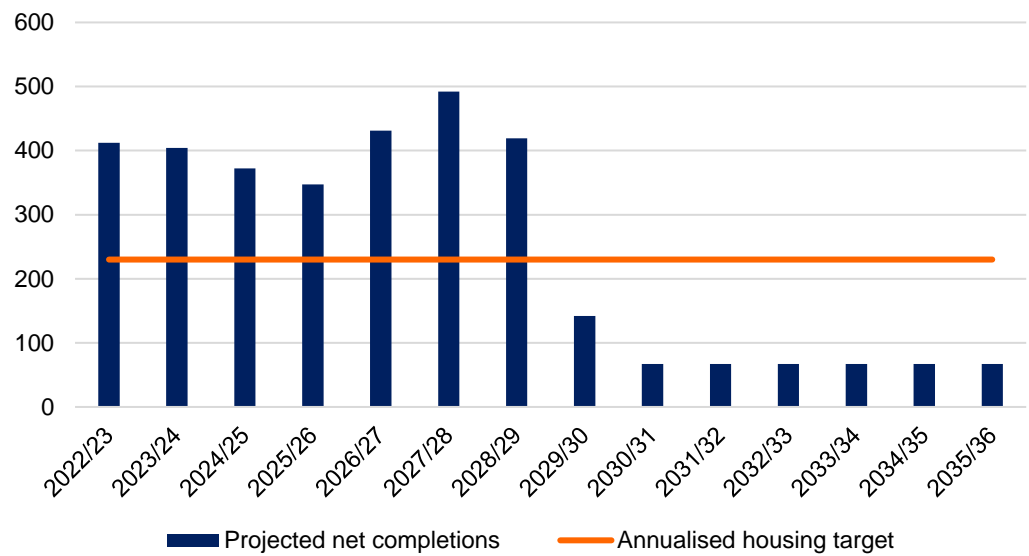
Figure 19 Adur housing projections 2022/23-2031/32



Source: Annual Monitoring Report 2021-2022 (Adur)

In Worthing’s monitoring report, it is projected that 3,421 houses will be completed between 2022/23 and 2035/36. In the immediate future, until 2028/29, projected net completions greatly exceed the annualised housing target of 230, after which projected net completions dip notably below the target.

Figure 20 Worthing housing projections 2022/23-2035/36



Source: Annual Monitoring Report 2021-2022 (Adur and Worthing)

3 Demand for housing support

3.1 Overview

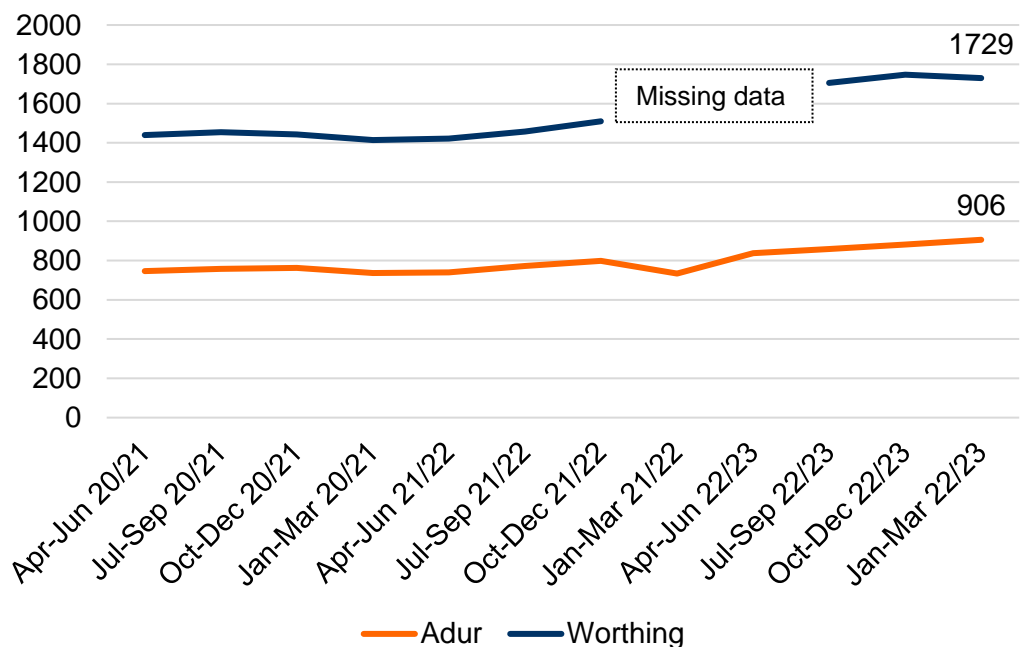
This chapter explores current demand for housing support, projected housing need, and current and future affordable housing need, following the National Planning Policy Framework.

3.2 Current demand for housing support

Figure 21 and Figure 22 show that:

- Between January and March 2023 there were 906 housing applications in Adur and there were 1,729 in Worthing.
- Over half of these applications were Band C in both Adur (53%) and Worthing (56%).
- Almost half of these applications were for one bedroom in both Adur (46%) and Worthing (48%), followed by two bedrooms (32% and 29% respectively).

Figure 21 Live housing applications⁴



Source: Local data received from councils

⁴ There is a gap in live housing applications data for Worthing between January and June 2023.

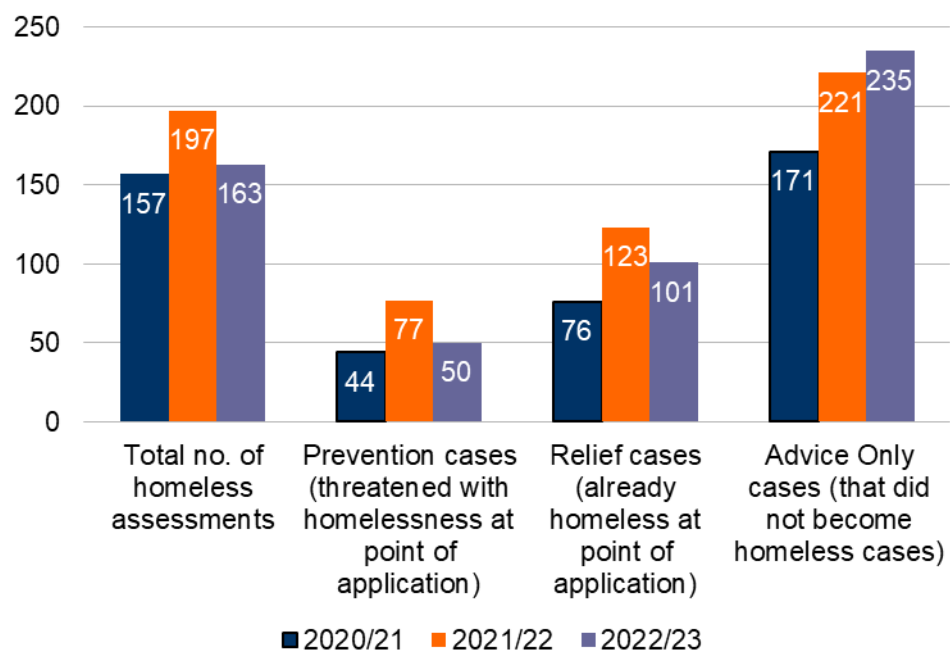
Figure 22 Live Housing Register Bands

Live Housing Register Cases	Adur	Worthing
Band		
Band A	126 (14%)	104 (6%)
Band B	45 (5%)	92 (5%)
Band C	480 (53%)	917 (53%)
Band D	255 (28%)	616 (36%)
Bedroom		
1 bed	416 (46%)	827 (48%)
2 bed	288 (32%)	496 (29%)
3 bed	175 (19%)	352 (20%)
4 bed	27 (3%)	54 (3%)
Total	906 (100%)	1,729 (100%)

Source: Local data received from councils

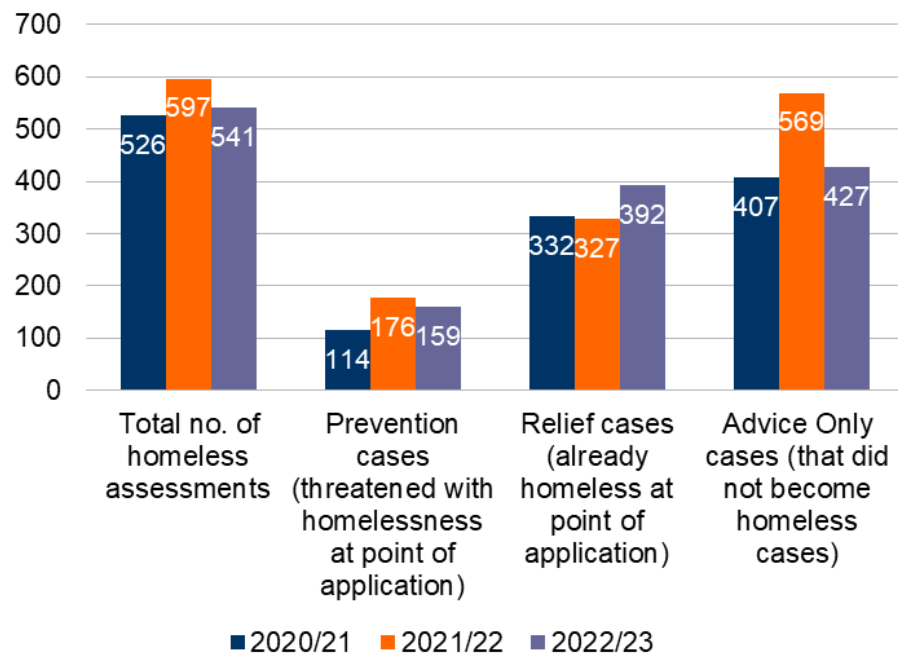
In 2022/23, there were 163 homeless assessments in Adur and 541 in Worthing (see Figure 23 and Figure 24 respectively).

Figure 23 Adur, demand on housing team



Source: Local data received from councils

Figure 24 Worthing, demand on housing team



Source: Local data received from councils

At the 2021-22 financial year end, Adur had 829 households on the housing waiting list, and Worthing had 1,551.

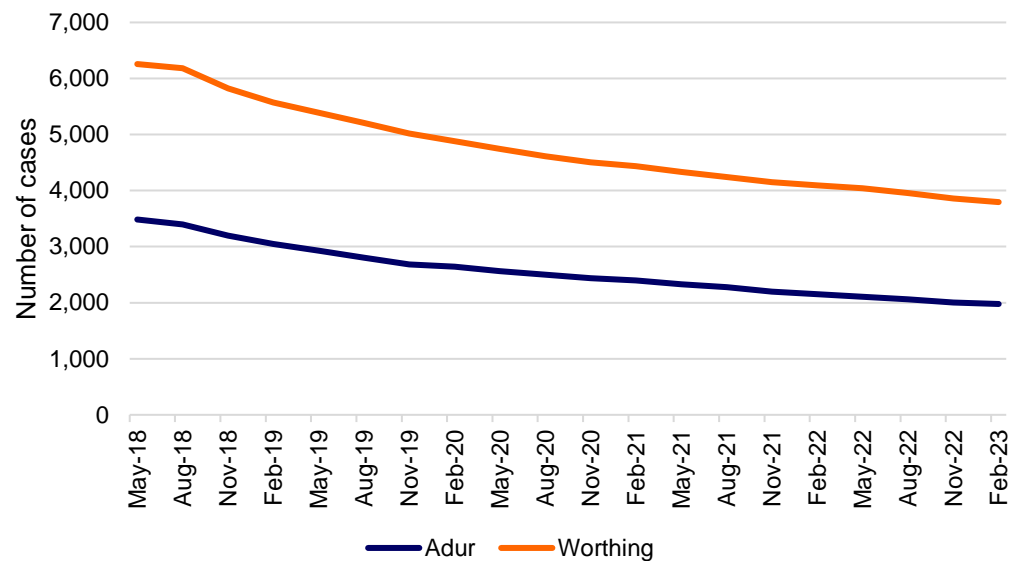
Figure 25 Housing waiting list (national data)

Allocations	Adur	Worthing
Housing waiting list		
Total households on housing waiting list	829	1,551
Number of bedrooms households required:		
1 bedroom	355	725
2 bedrooms	278	469
3 bedrooms	173	311
More than 3 bedrooms	23	46

Source: Department for Levelling Up, Housing and Communities, Local authority housing statistics data returns for 2021 to 2022 (2023)

Over the last five years, the number of people receiving housing benefit has declined in both Adur and Worthing. The number has declined by 57% in Adur and 61% in Worthing over this period – see Figure 26.

Figure 26 Housing benefit by caseload



Source: Stat-Xplore, Housing benefit by caseload (2023)

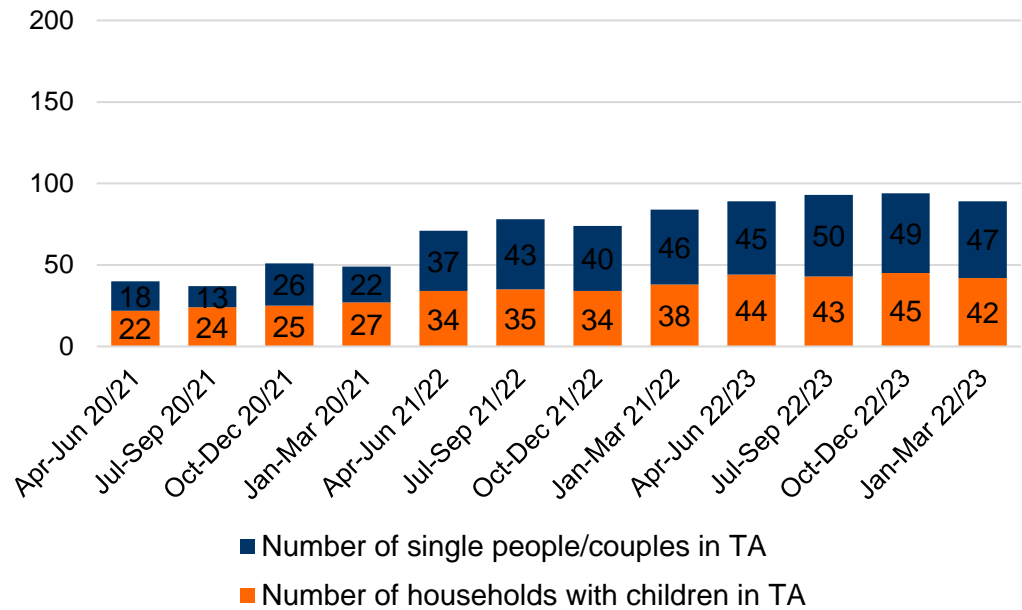
3.2.1 Use of temporary accommodation

Figure 27 and Figure 28 below show the number of households that were in temporary accommodation in Adur and Worthing based on the councils' housing register data. Between January 2022 and March 2023, there were 89 households in temporary accommodation in Adur, and 349 in Worthing. Between 2020/21 and 2021/22, the gross cost of expenditure on temporary accommodation increased by 78% in Adur and 36% in Worthing.

Stakeholders noted that Adur and Worthing councils rely on out-of-area emergency accommodation due to the limited stock and availability of temporary accommodation within the county. As well as this being very costly, clients placed in out-of-area accommodation may lose their local support system, and this can lead to disengagement. This is viewed as a particular concern for people with experience of street homelessness as they often have highly localised social links.

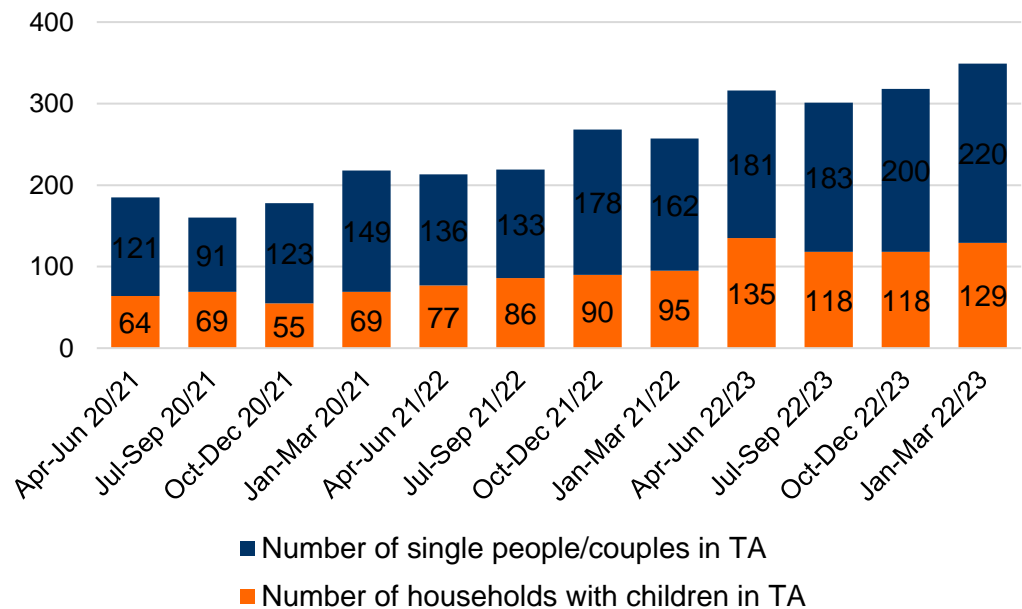
“We have a massive issue with people trapped in emergency accommodation, increasingly are being placed out of area. This is threatening to bankrupt us.”

Figure 27 Number of households in temporary accommodation in Adur



Source: Local data received from councils

Figure 28 Number of households in temporary accommodation in Worthing (Housing register)



Source: Local data received from councils

3.2.2 Projected housing need

Housing need has been calculated following the methodology outlined in the standard method, which is set out by the Government in Planning Practice Guidance. The standard method is an unconstrained assessment of homes

needed in an area. The actual number that can be delivered once constraints, such as land capacity, are considered will be addressed via the Local Plan process.

Setting the baseline

The baseline is drawn from the 2014-based Household Projections and explores the average household growth over a ten-year period, starting from the current year, i.e. 2023, to 2033. Over the period, the number of households increases from 30,285 to 31,858 in Adur (3,202 increase, 320 per annum) and from 53,825 to 60,233 in Worthing (6,419 increase, 642 per annum) – see Figure 29.

Figure 29 Household estimates

Household estimate	Adur		Worthing	
	Num	% change	Num	% change
2023	30,285	-	53,825	-
2028	31,858	5%	57,000	6%
2033	33,487	5%	60,224	6%

Source: ONS, Population projections for local authorities, 2014-based edition (2016)

Affordability Adjustment

An uplift has been applied to the demographic baseline, to take account of market signals, such as relative affordability of housing. The adjustment has increased the housing need where house prices are high relative to workplace incomes, by using published median affordability ratios from the ONS based on workplace-based median house price to median earnings ratio for the most recent year for which data is available. The latest (workplace-based) affordability data is for 2022 and was published by ONS in March 2023.

The annual projected household growth figure is adjusted based on the affordability of the area.

The Government's Guidance states that for each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a per cent, with the calculation being as follows: $[Adjustment\ Factor = ((local\ affordability\ ratio - 4)/4) \times 0.25 + 1]$.

Based on this calculation, the local housing need with affordability adjustment is 518 in Adur and 931 in Worthing per annum for the period 2023 to 2033 – see Figure 30.

Figure 30 Local Housing Need per annum, 2023-2033 – Affordability Adjustment

	Adur	Worthing
2014-based Household Growth	320	642
Median Affordability Ratio 2022	13.95	11.26
Adjustment factor	1.62	1.45
Local Housing Need	518	931

Source: Data modelling

Capping the level of any increase

Lastly, the application of a cap on any increase is considered to ensure the figure does not exceed a level that can be delivered. There are two situations where a cap is applied:

1. An authority has received their plan or adopted a plan within the last five years. The need can be capped at 40% above the requirement figure set out in the plan.
2. If plans and evidence are more than five years old. A cap may be applied at 40% of the higher of the projected household growth or the housing requirements in the most recent plan.

The first consideration is relevant for Worthing, which has a plan for 2020-36 (adopted in March 2023). The second case is relevant for Adur, as their plan was adopted in 2017.

Taking the cap into account, the minimum local housing need is calculated as 448 per annum for Adur and 322 per annum for Worthing – see Figure 31.

Both adopted local plans have a shortfall in housing and stakeholders reported that this is likely to be the same for the emerging Adur local plan due to physical constraints. This is likely going to increase prices in the local area and increase pressure for social housing.

Figure 31 Local Housing Need – Capping the Increase

	Adur Households	Worthing Households
Plan housing requirement	177	230
1. Cap at 40% above Housing Requirement	248	322

2. Cap at 40% above Household Growth	448	899
Minimum Local Housing Need	448	322

Source: Data modelling

The Planning Practice Guidance (PPG) states that *“the cap reduces the minimum number generated by the standard method, but does not reduce housing need itself. Therefore strategic policies adopted with a cap applied may require an early review and updating to ensure that any housing need above the capped level is planned for as soon as is reasonably possible.”*⁵

3.2.3 Planning for a higher figure

The PPG clarifies that the standard method cannot predict the impact of future government policies, economic changes, or other factors. It suggests considering actual housing need in specific situations, such as when:

- Growth strategies with funding support are feasible.
- Strategic infrastructure improvements will drive local housing demand.
- Authorities accept unmet need from neighbours.

Addressing the first two points is straightforward; there are no relevant funding-driven growth policies or major infrastructure projects in Adur & Worthing. As for the third point, neither Adur nor Worthing is likely to meet their housing needs fully, given their coastal and built-up nature, and there is already a shortfall in housing in adopted local plans. This means there is currently no justification for adjusting the standard method figures upward, considering growth, infrastructure, and unmet needs from neighbouring authorities.

3.2.4 Demographic projections

The affordability adjustment must consider additional household formation and therefore adapted demographic projections have been developed to consider the formation of younger households to ensure there is sufficient population for the standard method.

The latest population projections were published by the ONS in 2020. The projections provide estimates of the future population of local authorities, assuming a continuation of recent local trends in fertility, mortality, and migration. The projections do not attempt to predict the impact that future governments or local policies, changing economic circumstances or other factors might have on demographic behaviour.

Figure 32 below shows projected population growth from 2023 to 2043 in Adur and Worthing. In Adur, it is estimated that the population will increase by 6% from

⁵ Department for Levelling Up, Housing and Communities, Housing and economic needs assessment (2020). Available at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

64,979 to 68,897 over the next twenty years. In Worthing, its estimated that the population will increase by 9% from 113,094 to 123,292.

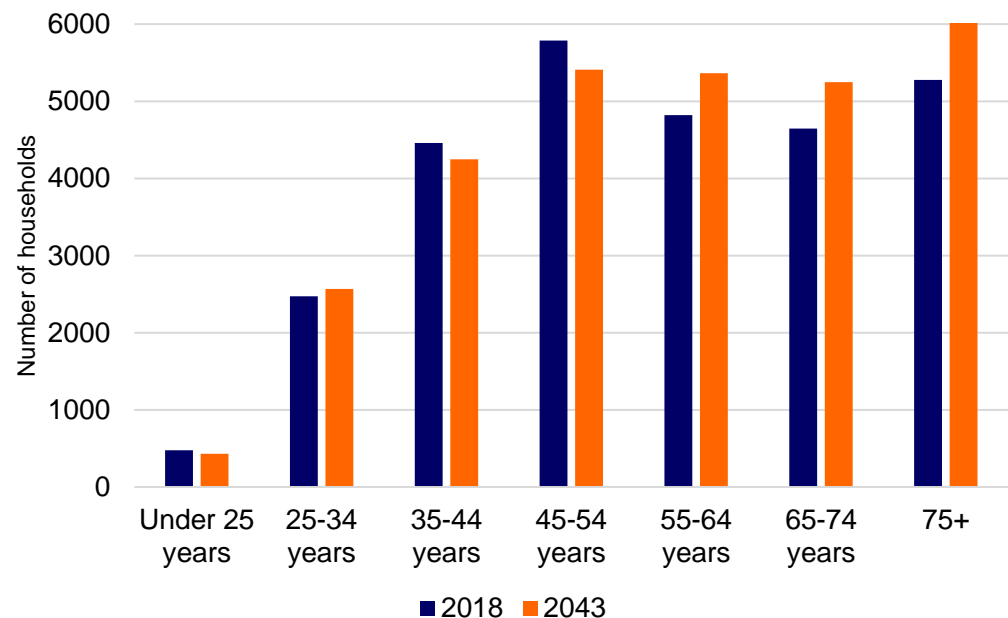
Figure 32 Projected population change, 2023-2043

Population estimate	Adur		Worthing	
	Num	% change	Num	% change
2023	64,978.705	-	113,093.487	-
2028	65,994.181	2%	115,780.163	2%
2033	66,816.777	1%	118,298.347	2%
2038	67,761.693	1%	120,765.664	2%
2043	68,897.079	2%	123,291.748	2%

Source: ONS, Population projections for local authorities, 2018-based edition (2020)

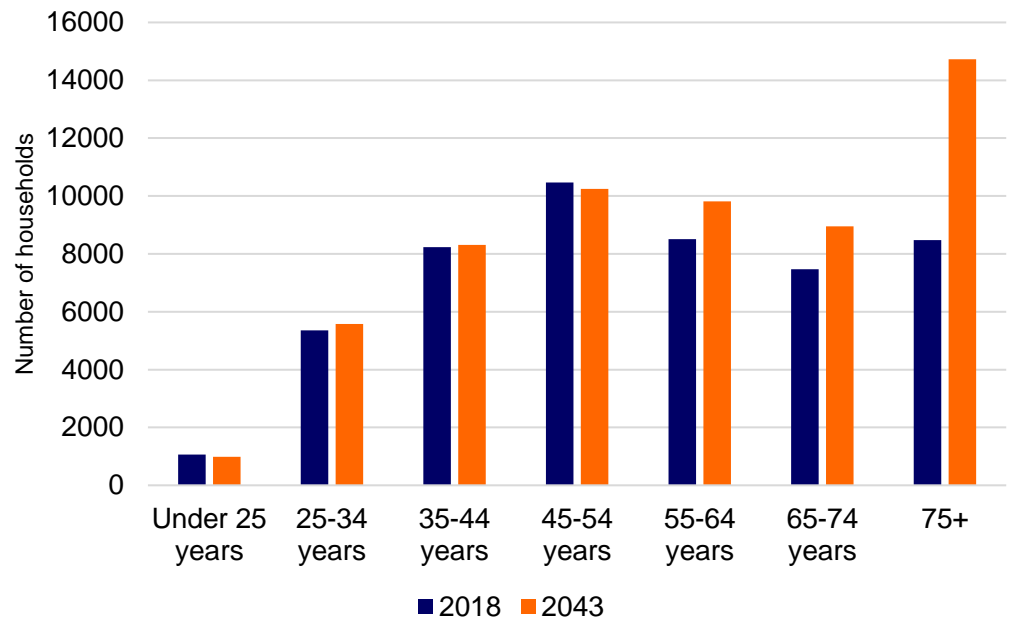
There is an ageing population in Adur and Worthing. In Adur and Worthing, projections indicate that there will be a decrease of 10% in Adur and 7% in Worthing in the proportion of people under the age of 25 between 2018 and 2043; while there is an increase of 37% and 42% respectively of people 75 and older – see Figure 33 and Figure 34.

Figure 33 Household projections by age, Adur 2018-2043



Source: ONS, Population projections for local authorities, 2018-based edition (2020)

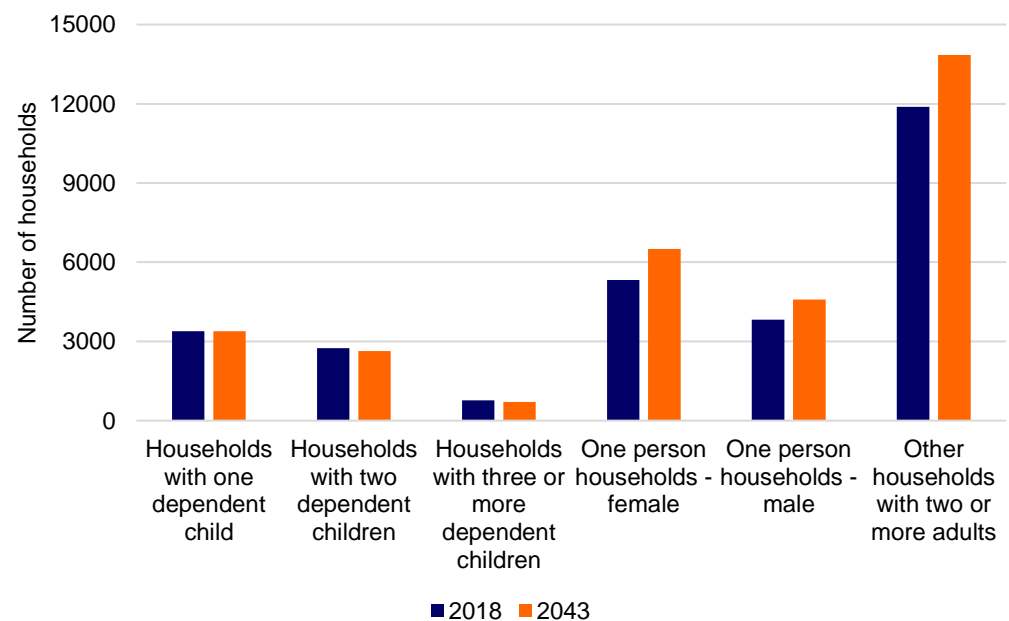
Figure 34 Household projections by age, Worthing 2018-2043



Source: ONS, Population projections for local authorities, 2018-based edition (2020)

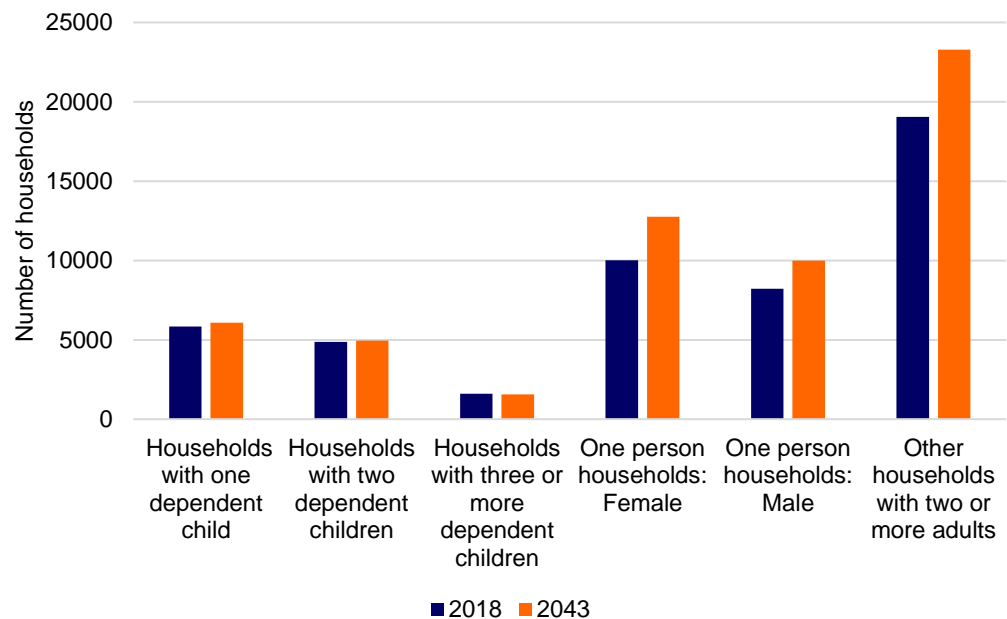
Household projections indicate that **there will be an increase of 20% in the proportion of single person households in Adur and Worthing** between 2018 and 2043, as well as increase of 18% in the proportion of households with two or more adults – see Figure 35 and Figure 36.

Figure 35 Household projections by household type, Adur 2018-2043



Source: ONS, Population projections for local authorities, 2018-based edition (2020)

Figure 36 Household projections by household type, Worthing 2018-2043



Source: ONS, Population projections for local authorities, 2018-based edition (2020)

3.3 Affordable housing need

3.3.1 Current unmet affordable housing need

Affordable housing is defined in the National Planning Policy Framework as ‘Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’ (Revised NPPF 2021, Annex 2)

For this research, households assumed to be unable to afford housing include:

- Households that are currently homeless
- Households in temporary accommodation
- Overcrowded households
- Concealed households
- People in a reasonable preference category on the housing register

Taking these classifications into account, this indicates that 1,442 households in Adur and 2,850 in Worthing are living in unsuitable housing and are unable to afford their own housing – see Figure 37. In total, there are 4,292 households in housing need across both Adur and Worthing.

Figure 37 Unmet need classification

Unmet need classification	Adur	Worthing
Homeless	12	36

Unmet need classification	Adur	Worthing
Households in TA	120	403
Households in overcrowded housing	835	1645
Concealed households	385	529
Households living in unsuitable housing that cannot afford their own home:		
People who need to move on medical or welfare grounds, including grounds relating to a disability.	88	237
People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship	2	0
Total	1442	2850

Source: Department for Levelling Up, Housing and Communities, Local authority housing statistics data returns for 2021 to 2022 (2023); Department for Levelling Up, Housing and Communities, Homelessness statistic (2023); and ONS, Census 2021 (2023)

From the overall number in unsuitable housing, households living in affordable housing are excluded, as these households would release a dwelling on moving and so the net need for affordable housing will not increase. The analysis also excludes 90% of owner-occupiers under the assumption that the vast majority will be able to afford housing once savings and equity are taken into account.

Of the overcrowded households, 2.84% in Adur and 2.85% in Worthing were owner-occupiers.

Adur 2.84% of 27,678 = 814. 90% of 814 = 733

Worthing 2.85% of 49,538 = 1461. 90% of 1461 = 1315

Taking these calculations into account, **the number of households currently in unsuitable housing is 619 in Adur and 1,298 in Worthing** – see Figure 38.

Figure 38 Unsuitable housing taken forward

Unsuitable housing taken forward	Adur	Worthing
Homeless	12	36
Households in TA	120	403
Households in overcrowded housing	$835 - 733 = 102$	$1645 - 1315 = 330$
Concealed households	385	529
Total	619	1,298

Source: Data modelling

3.3.2 Newly formed households

The number of newly formed households has been estimated through demographic modelling (linked to the 2018-based subnational household projections). The volume of newly-forming households has been assessed by first considering the changes in households in specific 5-year age bands relative to numbers in the age band below, 5 years previously, to provide an estimate of gross household formation. Estimated household growth between 2023 and 2033 is then identified. Lastly, this difference is divided by 10 to get the per annum rate of growth.

The number of newly-forming households is limited to households forming who are aged under 45. This is consistent with 2007 Strategic Housing Market Assessment Guidance which notes after age 45 that headship (household formation) rates 'plateau'. There may be a small number of household formations beyond age 45 (e.g. due to relationship breakdown) although the number is expected to be fairly small when compared with formation of younger households.

This analysis suggests that there will be a decline in the number of newly forming households over the next decade, by 61 in Adur and 83 in Worthing (see Figure 39).

Figure 39 Estimated household formation

Area	2023	2033	Difference	Annual change
Adur	31,060	30,450	-610	-61
Worthing	55,342	54,515	-826	-83

Source: Data modelling

3.3.3 Proportion of newly arising households unable to buy or rent in the market

Market purchase

Affordability thresholds are assessed in relation to accessing both the rental and sales market, and the income gap between the two. We have reviewed typical gross household income multiples accepted for lending purposes with the presumption of a 10% deposit. For the purposes of this we have assumed that a household will be able to borrow four times their household income with a 10% deposit.

Market rent

The latest English Housing Survey report 2020-2021 (Private rented sector) indicates that on average households commit 33% of their household income, including Housing Benefit, on rent.

Entry level gross household income

For the purposes of the affordability assessment, it is assumed that the gross household income of existing households in need will be lower than Adur and Worthing overall. Hence the distribution must be adjusted to reflect a lower average income amongst households with an existing housing need as compared to all Adur and Worthing households.

Lower quartile house prices and rent prices in Adur and Worthing are presented in Figure 40 below.

Figure 40 Market housing price and rent

Area	Lower quartile house price	Lower quartile rent price
Adur	£310,000	£1,338
Worthing	£243,000	£1,200

Source: ONS, Lower quartile house prices for administrative geographies (2023); and ONS, Private rental market summary statistics in England: April 2021 to March 2022 (2023)

Figure 41 shows the indicative household income required to purchase/rent without additional subsidy. In Adur, a household income of £69,750 is required to purchase and £48,654.40 to afford market rent. In Worthing, £54,675 is required to purchase and £43,636.32 to afford market rent. This suggests that renting is the most affordable market option in Adur and Worthing

Figure 41 Housing affordability

Tenure	Adur		Worthing	
	Calculation	Household income required	Calculation	Household income required
Market purchase	$310,000 - 10\% = 279,000$ $279,000 / 4 = 69,750$	£69,750	$243,000 - 10\% = 218,700$ $218,700 / 4 = 54,675$	£54,675
Market rent	$1,338 / 0.33 = 4,054.55$ $4,054.55 \times 12 = 48,654.40$	£48,654.40	$£1,200 \times 0.33 = 3,636.36$ $3,636.36 \times 12 = 43,636.32$	£43,636.32

Source: Data modelling

These totals have been considered alongside the idea that a number of households may be able to afford market housing without the need for subsidy. To consider this, the annual survey of hours and earnings for the South East has

been used, as complete data was unavailable for Adur and Worthing, and the distribution has been adjusted to reflect a lower average income amongst households living in unsuitable housing – for the purposes of the modelling an income distribution that reduces the average household income to 90% in Adur and 85% in Worthing of the figure for all households has been used to identify the proportion of households whose needs could not be met within the market (for households currently living in housing). The percentile of households and annual earnings is shown in Figure 42.

Figure 42 Income distributions the South East

Percentile	Annual earning
10	£8,529.60
20	£15,264.00
25	£17,736.00
30	£19,435.20
40	£22,468.80
60	£29,548.80
70	£34,929.60
75	£38,500.80
80	£41,606.40
90	£55,593.60

Source: ONS, Annual Survey of Hours and Earnings (ASHE) (2023)

Figure 43 provides an estimate of the number of existing households currently living independently whose circumstances will change such that there is a requirement for affordable housing – 557 in Adur and 1,103 in Worthing.

Figure 43 Number of households in need unable to afford housing

	Adur	Worthing
Number of households in need	619	1,298
% unable to afford	90%	85%
Total in need	557	1103

Source: Data modelling

3.4 Future households falling into need

Using the projected number of newly forming households and the current number of households in need unable to afford housing, our modelling suggests that

there will be a fall in the number of future households in need by 55 in Adur and 71 in Worthing per annum over the next decade – see Figure 44.

Figure 44 Projected number of households in need unable to afford housing

Projected number of households in need unable to afford housing	Adur	Worthing
Number of new households	-61	-83
% unable to afford	90%	85%
Total in need	-55	-71

Source: Data modelling

4 Profile of cohort

4.1 Overview

This chapter explores the demographic information of people who were at risk of, or experiencing, homelessness in Adur and Worthing.

4.2 Demographic information

Figure 45 to Figure 52 explore demographic information about people assessed as being owed a prevention or relief duty in the 2022-23 financial year:

- In Adur and Worthing, most applicants were of working age (93%, n=152 and 95%, n=537)
- In Adur, the most common type of household owed a prevention duty was a single female parent with dependent children (41%, n=54). In Worthing, the most common household type was single adult males (30%, n=158).
- For households owed a relief duty, more than half of household types were single adult males in Adur (52%, n=98) and Worthing (56%, n=211).
- Most applicants in Adur and Worthing were white (83%, n=152 and n=537). Compared to the 2021 Census, ethnic minorities were overrepresented within housing applications by 10% in Adur and 8% in Worthing.
- Four-fifths of applicants in Adur (85%, n=152) and Worthing (86%, n=537) were heterosexual.

Figure 45 Age of main applicants owed a prevention or relief duty, April 2022 to March 2023

Age of main applicant	Adur	Worthing
16-17	(0%)	(0%)
18-24	25 (16%)	91 (17%)
25-34	44 (29%)	145 (27%)
35-44	32 (21%)	121 (23%)
45-54	20 (13%)	93 (17%)
55-64	21 (14%)	56 (10%)
65-74	7 (5%)	23 (4%)
75+	3 (2%)	8 (1%)
Total	152 (100%)	537 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

Figure 46 Household type of households owed a prevention duty, April 2022 to March 2023

Household type of households owed a prevention duty	Adur	Worthing
Single parent with dependent children – Male	(0%)	2 (1%)
Single parent with dependent children – Female	22 (41%)	33 (21%)
Single parent with dependent children – Other / gender not known	(0%)	(0%)
Single adult – Male	10 (19%)	48 (30%)
Single adult – Female	10 (19%)	25 (16%)
Single adult – Other / gender not known	1 (2%)	6 (4%)
Couple with dependent children	9 (17%)	28 (18%)
Couple / two adults without dependent children	(0%)	9 (6%)
Three or more adults with dependent children	1 (2%)	5 (3%)
Three or more adults without dependent children	1 (2%)	2 (1%)
Total	54 (100%)	158 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

Figure 47 Household type of households owed a relief duty, April 2022 to March 2023

Household type of households owed a relief duty	Adur	Worthing
Single parent with dependent children – Male	1 (1%)	3 (1%)
Single parent with dependent children – Female	12 (12%)	47 (12%)
Single parent with dependent children – Other / gender not known	(0%)	(0%)
Single adult – Male	51 (52%)	211 (56%)
Single adult – Female	19 (19%)	84 (22%)
Single adult – Other / gender not known	1 (1%)	5 (1%)
Couple with dependent children	7 (7%)	17 (4%)
Couple / two adults without dependent children	7 (7%)	12 (3%)
Three or more adults with dependent children	(0%)	(0%)
Three or more adults without dependent children	(0%)	(0%)
Not known	(0%)	(0%)
Total	98 (100%)	379 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

Figure 48 Ethnicity of main applicants owed a duty, April 2022 to March 2023

Ethnicity	Adur	Worthing
White	126 (83%)	445 (83%)
Black / African / Caribbean / Black British	2 (1%)	32 (6%)
Asian / Asian British	7 (5%)	13 (2%)
Mixed / Multiple ethnic groups	2 (1%)	9 (2%)
Other ethnic groups	2 (1%)	11 (2%)
Not known	13 (9%)	27 (5%)
Total	152 (100%)	537 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

Figure 49 Sexual identification of main applicants owed a duty

Sexuality	Adur	Worthing
Heterosexual	129 (85%)	461 (86%)
Homosexual (Gay/Lesbian)	5 (3%)	20 (4%)
Other	4 (3%)	11 (2%)
Prefer not to say	13 (9%)	45 (8%)
Not known	1 (1%)	(0%)
Total	152 (100%)	537 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

Figure 50 Household type of households owed a prevention duty, April 2022 to March 2023

Accommodation at time of application for those owed a prevention duty	Adur	Worthing
Private rented sector	30 (56%)	110 (70%)
Living with family	14 (26%)	22 (14%)
Social rented sector	6 (11%)	14 (9%)
Living with friends	2 (4%)	5 (3%)
Owner-occupier / shared ownership	1 (2%)	1 (1%)
Temporary accommodation	(0%)	3 (2%)
Refuge	1 (2%)	1 (1%)
Other / not known	(0%)	2 (1%)
Total	54 (100%)	158 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

Figure 51 Accommodation at time of application for those owed a relief duty, April 2022 to March 2023

Accommodation	Adur	Worthing
Private rented sector	16 (16%)	74 (20%)
Living with family	37 (38%)	72 (19%)
No fixed abode	5 (5%)	18 (5%)
Social rented sector	7 (7%)	48 (13%)
Living with friends	14 (14%)	37 (10%)
Homeless on departure from institution	5 (5%)	26 (7%)
Rough sleeping	3 (3%)	41 (11%)
Owner-occupier / shared ownership	(0%)	8 (2%)
Temporary accommodation	9 (9%)	41 (11%)
Refuge	(0%)	4 (1%)
Other / not known	2 (2%)	10 (3%)
Total	98 (100%)	379 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

Figure 52 Employment status of main applicants owed a duty, April 2022 to March 2023

Employment status	Adur	Worthing
Registered unemployed	40 (26%)	161 (30%)
Not working due to long-term illness / disability	42 (28%)	151 (28%)
Full-time work	20 (13%)	70 (13%)
Part-time work	25 (16%)	66 (12%)
Not seeking work / at home	10 (7%)	38 (7%)
Not registered unemployed but seeking work	1 (1%)	6 (1%)
Retired	4 (3%)	24 (4%)
Student / training	1 (1%)	3 (1%)
Other	6 (4%)	15 (3%)

Employment status	Adur	Worthing
Not known	3 (2%)	3 (1%)
Total	152 (100%)	537 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

4.3 Key priority groups

The quantitative and qualitative data provides insight into the different priority groups among those at risk of, or experiencing, homelessness in Adur and Worthing. These are:⁶

- **Single adult men experiencing homelessness.** This group was the largest group of applicants owed a relief duty; 52% in Adur and 56% in Worthing. Stakeholders also reported that the size of this cohort has been consistent for a long period of time, and that single adult men are often overrepresented in local homelessness statistics, particularly within the street homeless cohort. It was reported that this cohort can often feel marginalised and excluded from services.

“A main trend is a small, entrenched cohort that is feeling quite marginalised by services.”

- **People aged under 35** were reported to be a key priority group due to a growth in complexity and intensity of need, specifically mental health needs. Emergency and temporary accommodation for young people is limited, while young people also face unique challenges in finding stable housing and support. Young people have particular difficulties when trying to transition out of homelessness due to a lack of preparedness for independent living, and a lack of support tailored to their age group. Stakeholders also commented that there is a growing subgroup of young people ‘sofa-surfing’.
- **Older people.** There was growing concern about the ageing population within the homeless cohort, with stakeholders noting that as individuals “bounce” in and out of the system it is likely their needs will become increasingly complex. Older individuals often have additional health issues, which can make it more challenging to find suitable, long-term accommodation. Mainstream temporary and supported accommodation does not cater for the needs of older people. In general, the needs of older homeless people seem less well understood compared to other groups, and therefore there is a need for more focus on supporting this demographic.

⁶ Please note, these priority groups referring are from a housing perspective and other work is taking place to address the needs of priority groups outlined within the National Planning Policy Framework (2022), including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

- **People experiencing hidden homelessness.** There was concern about the hidden homeless population, which may not be visible on the streets but experiencing unstable or inadequate accommodation, such as sofa surfing. This group was identified by stakeholders as a key priority group, partly because of an increased awareness of the scale of the cohort following the COVID-19 pandemic. People living with family and friends represent 52% of applicants owed a relief duty in Adur and 29% in Worthing. Stakeholders noted that, although there are difficulties identifying and providing support for the hidden homelessness cohort, it is expected to continue to grow due to the current financial climate, discussed further in Section 5.2.
- **Asylum and refugee seeking people** were seen as a priority group by a small number of stakeholders, as a vulnerable cohort that has increased over the last few years due to the global political climate. There is a growing concern that individuals who have been granted asylum may no longer be offered accommodation, rendering them homeless.

“There’s a hidden issue of all the asylum and refugee families that are potentially an at-risk community.”

4.4 Needs of concern

Figure 53 below shows the support needs of households owed a prevention or relief duty in April 2022 to March 2023, in Adur and Worthing. This data has been triangulated with the qualitative insight from stakeholders to identify the most common needs of concern. These were:

- **Mental health needs.** A history of mental health problems was the most common support need in both Adur and Worthing for applicants owed a duty. Stakeholders reported that there has been a substantial increase in mental health challenges following the COVID-19 pandemic, especially for young people and individuals already experiencing mental health challenges. Mental health can be both a contributing factor to homelessness as well as a consequential need following homelessness. Complex emotional needs and personality disorders were raised by stakeholders as specific mental health needs of concern.



Mental health challenges were described by people with lived experience as the most acute and widespread issue experienced by homeless people. Mental health challenges were also seen as the cause of other issues, such as substance use.

- **Physical ill health and disability.** This was the second most common support need for applicants owed a duty in Adur and Worthing.



One person with lived experience reported that following an injury from a car accident, they were no longer able to continue working or afford to pay their rent, resulting in them becoming homeless.

- **Financial challenges** have increased in prevalence and complexity within the cohort. Stakeholders noted that due to the current financial climate and cost-of-living crisis, more households are struggling to afford basic amenities and housing. It has also become more common for people to present with complex, financial challenges that go beyond the scope of advice and support services.
- **Substance and alcohol misuse** was identified as a prevalent need among the homeless cohort. Substance and/or alcohol misuse when co-occurring with mental health challenges, or 'dual diagnosis', can act as an additional barrier to people in need of support, as fragmented care can lead to people falling through service gaps. Stakeholders reported that there is a gap in support of appropriate and flexible interventions, discussed further in Section 6.4.
- **Domestic abuse** was noted by stakeholders as both a common support need within this cohort as well as a frequent driver of homelessness. Stakeholders commented that individuals fleeing domestic abuse, particularly women, are a significant subgroup of clients in need of emergency and temporary accommodation. Stakeholders reported that many women experiencing homelessness have histories of domestic abuse. Domestic abuse is also linked to other issues experienced by this cohort, such as substance misuse.

Figure 53 Support needs of households owed a prevention or relief duty, April 2022 to March 2023

Support needs ⁷	Adur	Worthing
History of mental health problems	59 (36%)	205 (32%)
Physical ill health and disability	40 (24%)	107 (17%)
At risk of / has experienced domestic abuse	11 (7%)	30 (5%)
Offending history	4 (2%)	33 (5%)
History of repeat homelessness	4 (2%)	17 (3%)
Drug dependency needs	3 (2%)	44 (7%)
History of rough sleeping	1 (1%)	17 (3%)
Alcohol dependency needs	10 (6%)	48 (8%)
Learning disability	11 (7%)	32 (5%)
Young person aged 18-25 years requiring support to manage independently	6 (4%)	20 (3%)
Access to education, employment or training	(0%)	2 (0%)

⁷ 112 people in Adur had support needs and 385 people in Worthing. Totals add to more than the number of people, as people could have more than one support need.

Support needs ⁷	Adur	Worthing
At risk of / has experienced abuse (non-domestic abuse)	3 (2%)	12 (2%)
At risk of / has experienced sexual abuse / exploitation	2 (1%)	11 (2%)
Old age	4 (2%)	14 (2%)
Care leaver aged 21+ years	2 (1%)	11 (2%)
Care leaver aged 18-20 years	4 (2%)	20 (3%)
Young person aged 16-17 years	(0%)	2 (0%)
Young parent requiring support to manage independently	1 (1%)	(0%)
Former asylum seeker	1 (1%)	6 (1%)
Total	166 (100%)	631 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

4.4.1 Complex needs

Homeless people often have complex needs, such as mental health issues, substance misuse, and/or a history of trauma. Stakeholders mentioned that there has been an increase in complex and multiple needs across the system, and that it is increasingly common for people with housing needs to have a combination of one or more other support needs mentioned above in Section 4.4.

It can be challenging for people with multiple needs to access the support they need from services, as each service is predominantly designed to provide support for one need and has its own criteria. This means that people who do not fit a set of criteria can get lost in the system or disengage.

The level of additional needs for people at risk of or experiencing homelessness was discussed by stakeholders, and a number reported that it has become increasingly common to see people with high-level needs, which require support from multiple services. High-level needs were reported to act as a barrier in themselves for people trying to access support, as services may deem their needs as 'too-high' and therefore be unable to provide the required level of support.

“We are seeing people with more complex needs, maybe a combination of health issues and substance misuse as well as trauma, which have been refused housing because their support needs are considered too high.”

5 Drivers of homelessness

5.1 Overview

This chapter explores the drivers of homelessness in both the short- and long-term.

5.2 Pressures driving homelessness

5.2.1 Short-term

A number of short-term pressures driving homelessness were identified by stakeholders. These were:

- **The Cost of Living Crisis and current financial climate.** The recent economic situation has negatively and disproportionately impacted low-income households and people in receipt of benefits. The rising cost of living, particularly in the housing market, has exacerbated homelessness issues. Accessing affordable accommodation has become increasingly difficult, especially in the private sector. Private landlords in some areas are evicting tenants, potentially due to new laws and increased competition for housing. Rising rent and mortgage payments has meant that it has become increasingly difficult to afford to be housed. Stakeholders reported that the recent financial landscape has led to a growing trend of people presenting with rent arrears and additional debt.

“We’re seeing people turn up as a result of house repossessions – this isn’t normal. Mortgages have doubled for some people.”

- **Limited availability of support.** Across the types of services that people at risk of, or experiencing, homelessness use, there are well-documented challenges with staff retention, recruitment, and capacity. As a result, stakeholders have observed that both housing services and other related services, such as health, have become increasingly difficult to access. This is having a direct impact on people trying to access services, as they often experience long waitlists or limited support once they have accessed services. Restricted availability of support and limited capacity of services has been having an impact for people at all stages of housing support. For example, people have been unable to get timely housing advice, been on the waitlist to access social housing for multiple years, and when placed, have struggled to access services for additional support needs, such as mental health.
- **Restrictive policies for social housing providers.** Some social housing providers have specific policies, including lifetime bans following eviction, which create additional barriers to providing accommodation to people that have previously been supported, reducing the availability of housing options. Similarly, stakeholders reported that many housing options are unavailable for people with additional challenges, such as substance misuse.

- **The COVID-19 pandemic.** Although efforts were made to provide temporary accommodations during the pandemic, the numbers of people that are street homeless have reportedly increased since, and some individuals who were housed during the pandemic are now living on the street again. Stakeholders reported that the pandemic exacerbated many of the support needs experienced by people at risk of, or experiencing, homelessness, particularly mental health challenges, as well as increasing the prevalence of relationship breakdown and domestic abuse. The pandemic also caused high levels of disruption for young people, impacting their education, social connection, and emotional wellbeing.

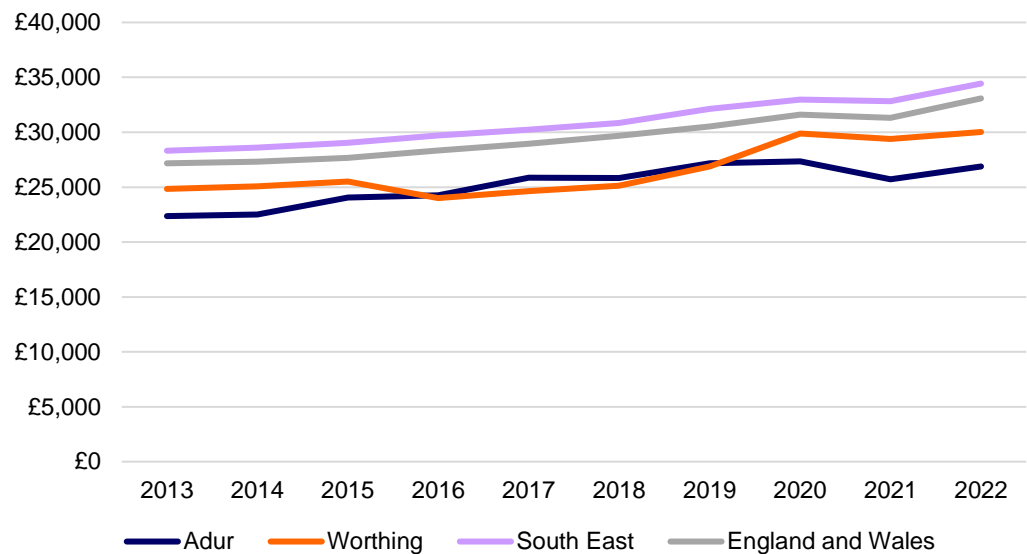
5.2.2 Long-term

Stakeholders also highlighted long-term pressures which contribute to homelessness:

- **Limited housing stock.** In Adur and Worthing, there are not enough available homes to meet the high demand for social housing, and on average, most people wait three years to be offered housing. There is competition for housing stock from the private market. Stakeholders reported that there is a significant gap between the supply of and demand for affordable housing.
- **Frozen local housing allowance (LHA).** The government has frozen LHA since April 2020, despite rising rents and living costs. Therefore, it has become increasingly challenging for people who rely on LHA to pay their rent.
- **Local wages have not risen in-line with the housing market.** This has made it increasingly difficult for residents in Adur and Worthing to afford to rent in the area or buy property. Between 2013 and 2022, median annual incomes have increased by 17% in both Adur and Worthing (see Figure 54); whereas median house prices have increased by 41% and 39% respectively, and median rents have increased by 32% in both Adur and Worthing.

“I think one of the big things [driving homelessness] is the renting market in Worthing. The cost of rent within Worthing is ever increasing and it’s getting higher and higher and higher. A lot of individuals that we work with are low-income households, but there is no rent control and a lack of social housing for people who need it.”

Figure 54 Median gross annual (where available) workplace-based earnings



Source: ONS, House price to workplace-based earnings ratio (2023)

- Limited-service capacity.** As mentioned above, limited-service capacity was identified by stakeholders as both a short- and long-term driver of homelessness. Many services have had to adopt protective organisational practices which has resulted in increased thresholds and more siloed working. Stakeholders reported that people have been increasingly unable to access services when they need to, leading to an escalation of need.
- Funding and service cutbacks.** Stakeholders reported that a number of services have experienced reduced budgets in recent years and some services have been entirely cut. This has been most noticeable in services that provided early-intervention and prevention support, which has led to a growing intensity and complexity of need within the homelessness cohort. Cutbacks have particularly affected the provision of wraparound services that supplement the generic housing provision and which are often more appropriate for individuals with multiple, complex needs.

“We have services in the third sector having their funding slashed so now less people are interacting with these individuals despite how vulnerable they are. By the time services are getting involved, there’s much more to unpick.”

- Changing policies and political approaches to immigration.** In the future, changing political approaches to immigration are likely to impact the number of people in need of housing support. Stakeholders reported that many asylum seeking and refugee people who have previously been accommodated in Adur and Worthing are no longer offered housing support.

“We have a number of asylum and immigration communities who are told they cannot be accommodated in hotels anymore; it has essentially made them homeless.”

6 Support available

6.1 Overview

This chapter discusses the support available for people at risk of homelessness and experiencing homelessness, as well as current limitations and gaps in support.

6.2 Provision of support

6.2.1 Support for people at risk of homelessness

All local authorities have a *duty to provide advice and information* about housing and homelessness to anybody in the district, even those that are not currently homeless or threatened with homelessness. Adur and Worthing Councils provide advice through a range of avenues, including their website. Housing advice can also be sought through a variety of services that support needs such as rent or mortgage arrears, domestic abuse, relationship breakdowns, tenancy problems, and health concerns within a household.

If a person is threatened with homelessness, they are eligible for a *prevention duty* which requires an authority to 'take reasonable steps to help the applicant to secure that accommodation does not cease to be available'.⁸

Stakeholders also highlighted additional services that they are aware of that provide support for people at risk of homelessness:

- **Pathways Home** is a housing support service for people aged 18+ who need housing support to sustain independent living or prevent homelessness.
- **Citizen's advice** is an independent organization that provides free, confidential, and impartial advice to assist people with legal, debt, consumer, and housing problems.
- **Job centres** provide financial and employment advice.

6.2.2 Support for people experiencing homelessness.

Local authorities are required to support people experiencing homelessness, if they are satisfied that an applicant is homeless and eligible for assistance, as a result of the *relief duty*. This obliges authorities to 'take reasonable steps to help the applicant to secure that suitable accommodation becomes available for the applicant's occupation' for at least six months.⁹

⁸ s.195(2) Housing Act 1996 as substituted by s.4(2) Homelessness Reduction Act 2017.

⁹ s.189B(2) Housing Act 1996 as inserted by s.5(2) Homelessness Reduction Act 2017.

An applicant is owed the *main duty* when the duty to relieve homelessness has ended and the local authority is satisfied that an applicant is (1) eligible for assistance, (2) in priority need, and (3) not intentionally homeless. Most homeless applicants owed the main duty will be placed in temporary accommodation initially. The local authority may require the applicant to move from one temporary accommodation to another before a permanent offer is made.¹⁰

There are a range of housing options for applicants owed a relief or main duty, depending on a person's need. These include in-area, out-of-area, emergency, temporary, and supported accommodation. It includes bed and breakfasts, hotels, and hostels. There are 19 social stock owning providers in Adur and 24 in Worthing. Examples include *Turning Tides*, which provides a range of supported housing options in West Sussex, as well as *Southdown Steps* which provides accommodation, housing management and tenancy support for people who have been homeless or living in temporary or supported accommodation, including hostels.



People with lived experience shared diverse observations about their housing situations. For one person, the process of seeking help from the council resulted in a quick placement, with temporary accommodation secured in just two days.

While in temporary accommodation, people with lived experience noted that they received support from an outreach worker but that there was a lack of additional support, particularly in relation to mental health.

The duration of stay in temporary accommodation greatly varied. Most commonly people described being housed in temporary accommodation for several months, and sometimes the stay was significantly over a year before they were able to move to supported accommodation or independent living. Some reported that staying in temporary accommodation for an extended period had a negative impact on their mental health.

There is a range of additional support for people experiencing homelessness in Adur and Worthing. Stakeholders that we spoke to identified the following:

- **Foodbanks, soup kitchens and soup runs.** There are multiple foodbanks in Adur and Worthing that provide support for people in need, including Adur Community Café and Worthing Foodbank.
- **Community hubs.** For example, St. Clare's Community Hub is a day centre in Worthing opened 6 days a week which provides homeless people with support, advice, assessment, and referrals.

¹⁰ Godson v Enfield LBC [2019] EWCA Civ 486; R v Brent LBC ex p Awua (1995) 27 HLR 453, HL.

- **Emerging Futures** is a charity that provides high-quality housing and structured therapeutic support for people affected by homelessness, drug and alcohol problems and physical and mental health needs.
- **Storm Ministries** is a community, charity and church that collects and give away food to the homeless, lonely, insecurely housed and anyone who would benefit from it twice a week.
- **Street outreach.** The outreach workers employed by Adur and Worthing Councils identify rough sleepers and provide flexible support to improve their health and housing situation. This involves collaborating with partner agencies to help rough sleepers access the appropriate housing and health services, including emergency accommodation placements and supported housing.

Additional support from the system

People at risk of or experiencing homelessness often have a range of additional needs, which extend beyond the direct remit of housing, including mental health and substance use challenges. Support for these needs is provided through a variety of different public and voluntary services including drug and alcohol support services, emergency departments, primary and secondary mental health services, and the Department of Work and Pensions.

6.3 Limitations to current support

Stakeholders highlighted a number of limitations to the current provision of support:

- **Current supported accommodation is often ‘too generic’ and ‘low level’** for the complex and challenging needs of the cohort. This was a repeated sentiment from stakeholders across the sector and who are serving various demographics. For example, stakeholders noted that although there is supported accommodation for young people, it is not equipped to manage challenging behaviour.
- **Difficulties transitioning people out of supported accommodation.** Once individuals enter the homelessness sector, it is often challenging for them to transition out. Complex living environments with substance misuse issues and mental health challenges can exacerbate their situations, leading to prolonged stays within the temporary or supported accommodation.
- **The current support offer is not suitable for everyone.** There was a sense that the system works better for some people than others. Stakeholders reported that current provision is not reflective of everyone in the community it aims to serve, and that support is not always suitable for minority groups, particularly ethnic minorities and neurodivergent people. It was suggested that this may be because there is a lack of diversity at the strategic level. There was also a sense that support was not suitable for other groups, however, there was not agreement across stakeholders about which groups experience the biggest gaps in support. For example, some reported that there is a gap in

support for single men, aged 35 and over, while other stakeholders reported that there is limited provision for individuals under the age of 25, and that a lack of suitable housing interventions for this age group can lead to instability and trauma.

“We need more diversity in decision makers and include ex- or current service users so that they have a say.”

“I think the system works better for people that are in families or are younger people. I think there’s a gap for 35 and older, single homelessness men since there is no issue of vulnerability or Care Act.”

- **Services do not always follow a trauma informed approach.** Stakeholders highlighted a gap in trauma informed practice within the current housing support and across the system more broadly. As one stakeholder noted, any service interacting with people experience homelessness are interacting with clients who are vulnerable and traumatised. Therefore, it is essential for service workers to be trained and trauma informed to prevent further harm.

“We need genuinely trauma informed approaches for people at risk of or experiencing homelessness. It’s crucial for people in crisis or with multiple disadvantages.”

- **Insufficient/over-stretched support services.** The availability of support services is crucial for individuals experiencing homelessness. This includes mental health support, addiction treatment, job training, and social services. There was concern that demand for these services often exceeds their availability, leaving many individuals without the support they need to address the causes of their homelessness. Many services are stretched and have limited capacity. Mental health support was mentioned most frequently and stakeholders reported that it is under-resourced, with long wait lists, lengthy assessments, and challenging transitions between primary and secondary mental health services. Similarly, while outreach workers were praised by people with lived experience for the support they provide, they often have high caseloads and restricted capacity which made it difficult to provide the assistance some people required.



People with lived experience highlighted that poor communication is a significant challenge with services. Several individuals described instances where they have been placed on waiting lists without a clear understanding of the process, resulting in extended periods of uncertainty before suddenly being informed of a new housing opportunity requiring them to relocate in a short timeframe.

“People say am I on the housing register, I think I’ve done it, but I don’t have a clue.”

One person described their experience of trying to find out what was happening with their housing support:

“There is a need for more people on the phone – having to press loads of buttons and then you get disconnected. It can be super frustrating. You keep getting the same message or you get through to the wrong department. Sometimes they say they will call you back, but they never do.”

6.4 Gaps in support

The following gaps in the current provision of support were identified:

- **Limited temporary accommodation.** As mentioned in Section 3.3.1, our analysis indicates that there are 1,442 households in Adur and 2,850 in Worthing that are currently living in unsuitable housing and are unable to afford their own housing. Stakeholders noted that there is limited temporary accommodation outside of bed and breakfasts and hotels. Stakeholders were concerned by this gap as people experiencing homelessness are in a challenging period of their life which may require intensive support which larger facilities such as hotels are not always able to provide. Similarly, there was concern that existing temporary accommodation is not always suitable for specific groups, such as people with experience of domestic abuse.

“My focus would be smaller, temporary accommodations. We keep putting everyone in the same place when they are at a very chaotic time of their lives.”



A number of people with lived experience were housed in out-of-area temporary accommodation due to a shortage of accommodation in Adur and Worthing. This was described negatively, and people outlined a number of challenges they encountered as a result, including having to travel long distances for work and health related appointments, and having reduced access to family and friends. As one person said:

“I went kicking and screaming to Eastbourne. My mum had just died and it took me away from my family and support system. After a while, about six weeks, because the hotel staff and outreach team were good, I got over the shock and got my head around it. A lot of people don’t though and stay in a rut.”

- **Lack of semi-supported accommodation.** There is a lack of step-down, semi-supported accommodation for people that are not ready for independent living, which means people can become ‘trapped’ in emergency and temporary accommodation. Stakeholders reported that people may be moved to independent living before they are ready and without the appropriate level of support in place, and this may lead to people subsequently being evicted or becoming voluntarily homeless. This cycle exacerbates the pressure placed on emergency accommodations and limits further choice for independent living as evictions may lead to lifetime bans from social housing.
- **Limited support for people with multiple needs.** As discussed in Section 4.4.1, stakeholders identified that there is growing complexity of need across

the homeless cohort. Nonetheless, stakeholders raised concerns regarding the limitations to the service provision for individuals with complex needs, including both individuals with high need and high complexity as well as those with low level need and high-risk behaviours. There is a gap in the system response for individuals requiring support that goes beyond services targeting a singular, moderate to severe need. Furthermore, stakeholders were concerned about potential negative impacts when people with low-support needs are placed with people with high-level and complex support needs.

“Services are almost universally unable and unwilling to deal with complex, high risk and low need. Systems are much better with people who can actively engage and present as low risk or are better understood by the system, like having access to mental health services or social care.”



People with lived experience emphasised the importance of tailoring support to different cohorts of people and support needs. This was because concern was expressed about people commonly being housed in unsuitable accommodation. For example, one person shared that it was common for young adults to be housed with ex-offenders and people with substance use challenges.

“Drugs are rife at these places. I made myself scarce as I didn’t want to be there all the time.”

“You can’t put drug addicts in with people who just have a disability.”

- **Lack of holistic, wrap-around support.** The above challenge is compounded by a lack of wrap-around support. One stakeholder commented that homelessness is ‘*complex and a symptom of another need*’ and therefore requires a combination of support and services. At present, clients are responsible for coordinating their own support and stakeholders reported that there is a need for specific roles that can advocate and coordinate services on behalf of clients, as seen in neighbouring areas, such as the My Team Around Me approach and navigator model.

“If you are homeless, you probably need wrap-around support. We aren’t very good at offering holistic support.”

- **Lack of preventative support.** Stakeholders noted that there is a gap in the provision that focuses on preventative work and early interventions to prevent individuals becoming homeless or reaching crisis.

“We need to invest in the lower and medium risks to prevent them from ever getting to that high-risk point. We need to invest in the future.”

“I think it’s the fabric [of services] around homelessness that is disintegrating. We are not spotting people at risk of homelessness at the earliest opportunity.”

6.4.1 Projected gaps

Stakeholders made several suggestions about potential future gaps in provision:

- **Limited housing stock.** The limited housing stock was raised as a projected gap of concern, as stakeholders expect that it will worsen overtime as demand for accommodation increases. This may lead to further reliance on out-of-area accommodation, leading to financial strain on Adur and Worthing as well as poor outcomes for individuals.
- **Supported accommodation for people aged under 35 with complex emotional needs.** Stakeholders reported that they expect to see a further increase in young people's mental health needs and the cohort of young people experiencing homelessness.

“For young people, there is a gap for psychologically informed environments for people with complex emotional needs. There's only one service locally that caters to young people with complex needs.”

- **Financial advice and training.** Although services providing financial advice do currently exist, there is an expectation that demand will continue to grow due to the Cost-of-Living Crisis and current financial climate. Stakeholders noted that more individuals with complex financial situations will need practical and intensive support to avoid becoming at risk of homelessness. Therefore, financial advice and training, especially for individuals who have not lived independently before, will be essential in preventing the escalation into homelessness.

“It's all about financial training. We need that preventative work.”

- **Services focused on sustaining tenancy and preparation for independent living.** Stakeholders expressed that there will be an increased need for services focused on sustaining tenancy and preparation for independent living. This is due to changing population trends within the homelessness cohort as increasingly young people are appearing as hidden homeless. These services will also be essential in preventing evictions for people moving out of temporary accommodation that have been repeatedly or entrenched homeless and may not have the skills to live alone.

“We need to be proactive and get the earliest intervention in. We need to focus on helping sustain tenancy.”

“We need to give people the skill to live independently, rebuild their self-worth and identity.”

The projected gaps in provision are representative of a need for supportive accommodation that is equipped to manage the changing needs and population trends of the homeless cohort as well as preventative services that can help individuals avoid homelessness or enable them to remain housed.

7 Access to support

7.1 Overview

This chapter explores access to support for people at risk of becoming, or experiencing, homelessness. It looks at the different pathways to support, how people at risk are identified, and challenges to accessing support.

7.2 Pathways to support

There are a range of pathways to housing and homelessness support. Stakeholders reported that most commonly there are three main pathways to accessing support:

- **Self-identification** to the housing authority as being at risk of becoming homeless or currently homeless to trigger prevention and relief duties, respectively.
- **Duty to refer** to the housing authority from public authorities (e.g., social services, prisons, probation services, youth offending institutions, emergency services, and urgent treatment centres) if an individual is at risk of, or is currently, homeless.
- **Signposting** to the housing authority or additional support services from services outside of the duty to refer such as outreach workers.

Figure 55 below shows the services people were referred from for households that were assessed by the housing team in 2022/23.

Figure 55 Households assessed as a result of a referral, including under the Duty to Refer, April 2022 to March 2023

Households assessed as a result of a referral, including under the Duty to Refer	Adur	Worthing
Total households assessed as a result of a referral	18 (38%)	80 (36%)
Total households referred under the Duty to Refer	12 (25%)	60 (27%)
Adult Secure Estate (prison)	(0%)	1 (0%)
National Probation Service	2 (4%)	20 (9%)
Hospital A&E, Urgent Treatment Centres or in-patient care	5 (10%)	7 (3%)
Mental Health in-patient care	2 (4%)	9 (4%)
Adult Social Services	3 (6%)	4 (2%)

Households assessed as a result of a referral, including under the Duty to Refer	Adur	Worthing
Children’s Social Services	(0%)	19 (9%)
Households referred by an agency (not subject to the Duty to Refer)	4 (8%)	18 (8%)
Households referred by another local authority	2 (4%)	2 (1%)
Total	48 (100%)	220 (100%)

Source: Department for Levelling Up, Housing and Communities, Statutory homelessness: Detailed local authority level tables, April 2022 to March 2023 (2023)

7.2.1 Identifying people at risk of or experiencing homelessness.

In addition to the pathways to support outlined above, people at particular risk can be identified in a number of ways. These include:

- **Outreach support.** Adur and Worthing Councils employ a team of four outreach workers to identify and provide support for rough sleepers.
- **Using data to proactively identify people at risk.** People at risk of, and experiencing, homelessness have been identified by the councils proactively. The councils have recently started utilising data on low-income households and claims for benefits such as universal credit to identify households that may be struggling with financial hardship and need additional support. The council contacts people to check whether the household is receiving all the support they are entitled to, and to signpost to other services where appropriate.
- **Engaging with other services.** Stakeholders reported that other services which people receive support from play an important role in identifying people at risk and experiencing homelessness. Examples of this include individuals that present at statutory services such as A&E, in-patient facilities, and health and wellbeing teams, who may be identified as having insecure accommodation or at risk of homelessness and are then referred on to the housing team. Additionally, families are often identified by professionals in school and children’s social care.
- **Multi-agency meetings.** Services across the system often come together to discuss people at risk, such as the local police who discuss with partners people that are vulnerable to crime, including people at risk of “cuckooing” or people exhibiting anti-social behaviour. Similarly, professionals from across the system also attend MARAC (multi-agency risk assessment conference), where information is shared on the highest risk domestic abuse cases and a plan is developed to safeguard the victim, of which housing is often a central consideration.

Stakeholders working across services commented that these approaches to identifying people at risk of or experiencing homelessness rely on individuals being transparent about their housing need.

7.3 Navigating referrals

Overall, stakeholders reported that the referral processes to housing services are not widely understood nor streamlined for efficiency.

“People find it quite difficult. It’s not a simple referral pathway, more like a scattergun of referrals to services to cover all your bases. But housing is fundamental, so everyone should know it.”

There was mixed understanding of the pathways to housing support among professionals. Stakeholders reported that professionals that have been working in the local area for a number of years and regularly work with housing services, are likely to understand the different pathways to support. This was facilitated by positive working relationships with people working in housing services. However, for new staff and professionals that interact with housing less often, stakeholders reported that the pathways to support can be confusing. This was because there are multiple different ways that people can access housing support and several services providing support, such as the councils, housing providers, and VCSE organisations. Stakeholders acknowledged that it is challenging to produce guidance which can reflect all aspects of the system, however, there was agreement that general knowledge on housing pathways could be improved across the system. This gap in knowledge is likely to be worsened by limited capacity across services and overwhelmed caseloads which prevents staff from being able to become acquainted with other service structures and pathways.

“It’s really difficult. If I don’t understand it, how will [a frontline worker] know? There needs to be clear guidelines, particularly from local authorities around referral pathways.”

Pathways to support can be confusing and complicated for service users. There was a consensus amongst stakeholders that pathways to housing support, were overly complicated for service users. Additionally, stakeholders reported that they have received many complaints from service users who have had to complete multiple forms and online assessments to navigate the statutory processes. These forms and assessments often further disadvantage the most socially excluded and those without digital literacy.

“I think it’s probably really confusing for clients. There are so many routes in and out depending on what duty you qualify for. We aren’t very good at communicating the whole journey.”



The experience of accessing support varied for the people with lived experience that we spoke with. Some were directly referred from other services, most commonly the hospital which was able to coordinate support with the housing authority.

“I got emergency accommodation as I had nowhere to live, because of the nature of my accident. Don’t know how long people normally wait but Southampton trauma unit did everything. When I turned up on Monday at council, I mentioned name and three hours later had a place sorted.”

Accessing support was more challenging for people that self-identified due to the complexity of the system and a lack of knowledge about where to seek help and what support was available. For one person, they decided to go without support because they found it too difficult to access.

“I found it difficult to access support because I didn’t know who to go to. I struggled to make the phone calls – if you google stuff a million things come up and you don’t know who to discuss stuff with.”

7.4 Challenges to accessing support

Five main barriers to accessing support for people at risk of or experiencing homelessness were highlighted by stakeholders:

- Capacity of services.
- Models of practice within services.
- Coordination of services.
- Thresholds to access support services.
- Pathways to support.

7.4.1 Capacity

In recent years, there has been a reduction in the number of available housing officers, as stakeholders reported that budgets have been reduced. This has meant housing teams have high caseloads and reduced capacity. As a result, people are waiting long periods of time without support, even when eligible for a duty. Similarly, the housing specialists have limited availability to assist other services with navigating the housing pathways.

“We encourage people to let us know as soon as they are at risk, to give us time to intervene, but the scale of the issue means it’s taking us a while to get back to people.”

Issues around capacity are not unique to the housing team. There was a consensus amongst stakeholders that many services have experienced

decreased budgets, overwhelmed workloads, and limited capacity. This has led to individuals being placed on lengthy wait lists to receive appointments for services across the system. For example, stakeholders noted that some clients had waited almost a month for an appointment for general financial advice.

7.4.2 Models of practice within services

Across the types of services people at risk of, or experiencing, homelessness utilise, there were examples of inflexible practices and policies that act as barriers for people accessing support. Stakeholders highlighted several concerns, many of which relate to the restrictive policies outlined in Section 5.2.1. These were: (1) limited service opening hours, such as just the morning can make it difficult for people to attend; (2) discontinuing support if a client misses an appointment; and (3) discontinuing support or evicting a client if they break specific rules, such as having someone in their accommodation or substance misuse. These concerns can make it challenging for certain people to access service users, particularly people with experience of multiple disadvantage.

“If you don’t attend your appointment at 10am, then you missed it. Services need to change a lot more to suit their client needs, especially for the homeless cohort.”

Furthermore, Adur and Worthing have limited ethnic and racial diversity, which some stakeholders reported may lead to services to be inherently focused on western cultures and values, thereby introducing systemic barriers for individuals from other countries and cultures. It was noted that barriers may also be experienced by those who need accommodations in their engagement with services, such as people who are neurodivergent.

Stakeholders reported that services need to be flexible and provide different approaches to support, depending on the client’s background and needs.



People with lived experience reported mixed views about different models of practice within services. One person was evicted from a hostel because they went into someone else’s room, making them homeless and it took a while before they could be rehoused.

However, a couple of people reported that temporary accommodation can be a difficult environment to live in, and it is therefore important that the rules and boundaries are enforced, or the situation could further deteriorate.

7.4.3 Coordination of services

Stakeholders noted that housing support is often not considered or delivered in parallel to the other support needs that a person is experiencing. This means that people at risk of, or experiencing, homelessness are required to access different services for each of their support needs, resulting in people having to retell their story multiple times, which can be retraumatising and contribute to disengagement.

“If you are homeless, you probably need wraparound support. We aren’t very good at offering that holistic support. Instead, we refer people to 3,4, or 5 organization and its overwhelming. Then we classify them as hard to engage for disengaging with all the services”

7.4.4 Thresholds

Stakeholders reported that there are high thresholds for many services that this cohort need, such as mental health support. People are therefore unable to access services because they are not currently in crisis and/or their needs are too ‘low level’. As a result, people are unable to access the services that they need, or they are referred to alternative services that are unable to provide the required support.

“The crisis mental health threshold is so high. We had a guy who cut his ears off because he wanted to stop the voices in his head. It took the crisis team hours to get there and when they did, they couldn’t take him.”

7.4.5 Pathways to support

Many stakeholders noted that the pathway to homelessness or housing support is too generic and does not take into consideration that certain needs require specific support, particularly complex needs.

“Everyone gets funnelled into this general pathway, but each group needs something specific to their needs.”



This challenge was also acknowledged by people with lived experience who shared that sometimes people are not in a position where they can engage with support, even if it is available. There is therefore a need to ensure that services work flexibly to consider how to assist people with different support needs.

“The help is there for people [in supported accommodation]; with a library and charities you can work at. If your mental health is bad, you’re not going to be able to engage with this. There needs to be a programme at the start for a month to six weeks to concentrate.”

8 Partnership working and collaboration.

8.1 Overview

This chapter explores the extent to which services currently work together and collaborate, focusing on the positive examples of joint working and assessment, and the challenges to further collaboration.

8.2 The current system approach to homelessness

Most stakeholders reported that at a high level, services across the system have shared values and goals around *‘helping our vulnerable communities’*, supporting people with their housing needs, and ending homelessness. However, different sectors and services have distinct approaches and views about how best to support these ambitions, which in practice results in separate ways of working, a lack of shared responsibility, and potential inefficiencies in providing support.

There is limited capacity amongst services supporting people at risk of or experiencing homelessness, as well as limited capacity in other services that address needs that can contribute to homelessness such as mental health services and substance misuse services.

The system is currently ‘firefighting’ according to stakeholders; responding to high level need once individuals are in crisis, which has meant there is limited resource available for preventative support. At present, it is common for services to only respond to someone in need when they have reached crisis point. Stakeholders reported that they would like to see a shift towards prevention and early intervention to avoid the escalation of need.

“In some cases, Adur and Worthing end up firefighting and that’s when it becomes problematic. The services are all there, but they are accessing people too late and that’s when crisis happens.”

8.3 Joint working and assessments

It was noted that there is not yet an integrated, multi-agency response to homelessness that recognises the complex nature of the issue; instead, many services operate in silos. Across services, stakeholders would like to ensure there is collaboration and coordination among service providers and local government as the current fragmented system is challenging for people to navigate and receive the support they need.

“The structures and pathways to homelessness are complex and multifaceted. Therefore, the pathways out of homelessness must be multifaceted as well.”

Nevertheless, there is recognition across the system of the need to work collectively and stakeholders were able to highlight positive examples of services

working collaboratively and implementing joint assessments at both a strategic and operational level:

- **The discharge hub** operates in West Sussex and works with individuals who are identified as having indicators of homelessness through the hospital's discharge form. Community based settings can also refer to the discharge hub through their housing triage form which is conducted by clinical staff and designed to identify clients with housing needs.

“When someone is admitted to the hospital, they fill out a discharge form and a housing form which allows clinical staff to ask questions that could indicate homelessness. That is sent to the discharge hub which allows a housing worker to meet with that person and do an assessment and give them their housing options.”

- **Rough sleepers' team** works with a variety of partners to support and inform work with rough sleepers in the community such as Sussex Police, Probation services, Turning Tides, Emerging Futures, and several other charities.
- **Co-location of housing specialists** in the Trust teams. Stakeholders working in the Trust noted that co-location of housing specialists has encouraged a sharing of system knowledge and assisted in the coordination of support. Prior to COVID-19, housing specialists were also co-located in Early Help and job centres but are now no longer available in those sites.

“I think the housing specialists in the team brings that expertise. They have greater knowledge about individual cases, housing law, and a greater sense of provision and capacity. They have that level of knowledge, and we are able to find that information out much easier.”

- **Strategic multidisciplinary teams** such as ASBRAC (anti-social behaviour risk assessment conference) and MAPPA (multi-agency public protection arrangements) forum. Stakeholders noted that these conferences and forums enable joint working and assessment of complex cases.

“I think those sorts of forums, like ASBRAC and MAPPA, helps to embody the principles of good working individuals. We understand why we are there and what the intention is. We are focused on the safety plans of those cases.”

- **Strategic homelessness group includes** representation from probation, health, social care, and other professionals.
- **The probation services use of a 'common assessment form'** which collects information that both the probation team and local authority requires. There was also hope for continued improvement to joint assessment with the implementation of a joint housing protocol.

8.3.1 Limitations to joint working and assessments

Although stakeholders were able to identify positive examples of joint working and assessment, this is not always common practice across the system, and two key limitations were mentioned:

- **Involvement and implementation of joint working and assessment often falls on individual workers.** Although strategic multidisciplinary teams such as ASBRAC and MAPPA forum were noted, stakeholders would like to see more structural support (e.g., workshops, system wide training days, networking events) to build links between services.

“It falls more on the individual to recognize those [miscommunication] problems and build relationships across the sectors. I’m told that several relationship building events were done before COVID but have ended. People are trying to pick it back up and restore those relationships.”

- **There is limited systematic joint working at the operational level.** One stakeholder commented that this joint working cannot be done at just the strategic level. Instead, there needs to be consistent, structural support for joint working at the operational level too. This is especially important due to high turnover rates in operational staff which can function as a barrier to the facilitation of shared system knowledge and joint working.

“While we are good strategically, sometimes it doesn’t trickle down, especially with our turnover of staff. We are only as good as the person who knows the least.”

8.4 Data sharing

Due to the multi-faceted and vulnerable nature of homelessness, stakeholders emphasised the importance of efficient data sharing across the sector to identify and engage all relevant services.

However, many services across the homelessness sector operate on different data systems. This presents an obstacle for partnership working as different professionals are unable to easily obtain all the relevant information about individuals, especially if they have been through the homelessness cycle multiple times. These delays are especially problematic for this cohort due to their level of vulnerability.

“The important thing for me is data sharing, especially when someone is really vulnerable.”

Stakeholders also highlighted how different data systems lead to difficulty in mapping the ‘whole journey’ of people experiencing homelessness. This makes it hard to know which services have been involved as well as which interventions have been offered to the client.

“We could do more data sharing. I wish there was some kind of database where you could see what services have been accessed by an individual.”

Efforts related to information sharing and collaboration were described as a work in progress, indicating that there’s ongoing work to improve these processes and that this is an area with room for improvement.

8.5 Challenges to achieving more partnership working and collaboration

A number of barriers to partnership working and collaboration were identified:

- **Collaboration complexity:** Collaboration becomes more complex as more agencies and personalities are involved. Different organisations operate on various systems, and this diversity can lead to miscommunication or the loss of important messages.
- **‘Protective organisational cultures’** have developed in response to the limited resources, different funding mechanisms, and competition for housing stock. Tension between services due to protective organisational cultures was particularly noted between health and social care as responsibility for complex clients is often bounced between these services as they dispute what the ‘primary need’ is.

“Because there’s competition for funding, people can be quite protective of their organizations and how they deliver things. I would like to see a bigger conversation around the wider impact.”

- **Limited-service capacity.** Stakeholders reported that across services there is limited capacity, which can result in professionals *“bury[ing] their heads in the sand”* and a reduced focus on partnership working. It was reported that siloed working becomes more common when services are under pressure.
- **Varied performance indicators and outcomes.** Services often have their own outcomes, which can be linked to specific funding or reporting requirements. This furthers silo working and pulls resources away from a joint approach.

“We need to work with the central government so that we aren’t working in silo and relying on so many grant funding pots. We all want to focus on our vulnerable community, it’s so interlinked. When you look at [funding], it ends up being spent in the same areas and on the same people, but with different outcome measurements.”

- **The two-tiered government.** West Sussex County Council governs West Sussex and contains seven district and borough councils, including Adur District Council and Worthing Borough Council. In 2007, Adur District Council and Worthing Borough Council decided to work in partnership and the single senior officer team was created in April 2008. Since then, all services (except Adur Homes, Worthing Leisure and Worthing revenues and benefits) have

become joint teams, providing joint services to the people of Adur and Worthing. Stakeholders reported that it can be unclear where responsibility lies between West Sussex County Council or Adur and Worthing Councils. This can further difficulty in arranging a shared, systemwide response to homelessness.

“There’s always a challenge in two-tiered authorities around who owns what. We all have different responsibilities and funding streams. How do we maintain standards while recognizing we are all here to do the same thing?”

- **Pressure from the local community.** Stakeholders noted that another potential barrier to a shared response is push back from the wider community regarding housing people experiencing homelessness. Stakeholders commented that there is often community opposition to housing people experiencing homelessness within shared, private accommodation as well as to building new temporary accommodation in residential neighbourhoods. It was noted that the public response to homelessness changes quickly and is often seasonal (for example, communities feel more supportive towards efforts to accommodate people experiencing homelessness in winter than at other times of year), which offers a challenge for securing community buy in.

“We’re trying to get our own emergency accommodation so we can stop spending money on hotels. If planning is required, the residential kick back is ridiculous. People don’t want it in their back yard.”

- **The VCS sector is underdeveloped.** There is a very small number of rough sleeping charities in Adur and Worthing as well as just two domestic abuse charities. Supplementing these services are smaller charities focused on local needs with very few working on a pan-Sussex basis. Therefore, there is a limited range of services and in turn limited opportunities for partnership working and collaboration across the VCS sector.
- **Client consent.** Generally, consent from clients is obtained to share information with housing departments and other relevant parties. However, stakeholders raised challenges related to confidentiality, particularly regarding what information can and cannot be shared. There are restrictions on information sharing, particularly when clients have not given consent to discuss their case with external parties. These restrictions limit what professionals can discuss outside of their organisation’s internal systems.

9 Priorities for the future

The stakeholders that we spoke to offered several recommendations to enhance the effectiveness of the system and improve outcomes for people with housing support needs:

- **Providing wrap-around, holistic support.** Many stakeholders highlighted that homelessness is often both a symptom and a cause of other needs such as mental health, substance misuse, domestic violence, etc. However, the current approach to homelessness treats it as a singular challenge. For example, stakeholders noted that providing accommodation does not address the needs that have led to homelessness. Homelessness needs to be treated holistically, with a recognition of the needs that individuals experiencing homelessness may have.

“You take the homelessness problem away when you give them a room, but all those problems that led them to being homelessness are still here.”

- **Increasing the focus on prevention.** Stakeholders unanimously agreed that there needs to be a shift in focus towards prevention. There is a need for services that are resourced to identify and support people with the causes of homelessness, including poverty, abuse, and deprivation. Currently there is limited support available for people with lower support needs, and as a result, level of need is escalating.

“My top priority is the earliest intervention possible because once someone is homeless, it’s already too late.”

- **Introducing specific pathways for different groups.** There is a need to create specific pathways for different populations experiencing homelessness, such as those leaving acute care, rough sleepers, young people, and individuals not accessing public funds. This involves tailoring services to meet the unique needs of each group. For example, stakeholders did not mention a coordinated approach to meeting the housing and care needs of the ageing homeless population, which suggests a gap in long-term planning and provision.
- **Supplying housing with the right support.** Stakeholder reported that housing needs to be accompanied with a range of support, recognising that homelessness often coexists with mental health issues. The focus is not just on providing physical housing but also on helping individuals maintain their tenancy and rebuild their lives. Some reported that this could be achieved by transitioning away from hostel-based models towards smaller accommodation options, to make it easier to support people effectively.
- **Co-locating services.** Locating more housing specialist with professionals working across the system would provide access to information about housing support.

- **Introducing systemwide learning events and training days.** These events could focus on specific aspects of housing policy and the different services available.



Several of these suggestions reflected the main concerns raised by people with lived experience. In addition, they called for **clear and easily accessible guidance on housing support** for service users. This was due to the confusing and complicated nature of the system, which means that it is common for people not to know what support is available or how best to access it.

People with lived experience reported that there is a need for clear guidance for people who are at risk of, or experiencing, homelessness. It was suggested that a booklet could be created that explains what support is available, who it is suitable for, and how it can be accessed.

10 Appendix 1: Additional quantitative analysis

10.1 Overview

This appendix presents additional analysis that was produced from the national and local data but was not included in the main body of the report.

10.2 Population data for Adur and Worthing

In 2021, Adur had a population of 64,544 (population density of 1534.4) and Worthing had a population of 111,338 (population density of 3423.7). Figure 56 to Figure 63 explore the demographics characteristics of this population.

Figure 56 Age

Age	Adur	Worthing
Under 18	13,009 (20%)	21,377 (19%)
18-24	3,768 (6%)	7,115 (6%)
25-34	6,818 (11%)	13,354 (12%)
35-44	8,071 (13%)	14,147 (13%)
45-54	9,155 (14%)	15,741 (14%)
55-64	8,487 (13%)	14,650 (13%)
65-74	7,617 (12%)	12,469 (11%)
75+	7,622 (12%)	12,485 (11%)
Total	64,547 (100%)	111,338 (100%)

Source: ONS, Census 2021 (2023)

Figure 57 Ethnicity

Ethnicity	Adur	Worthing
Asian, Asian British or Asian Welsh	1,395 (2%)	4,387 (4%)
Bangladeshi	369 (1%)	727 (1%)
Chinese	269 (0%)	572 (1%)
Indian	303 (0%)	1,097 (1%)
Other Asian	365 (1%)	1,723 (2%)

Ethnicity	Adur	Worthing
Pakistani	89 (0%)	268 (0%)
Black, Black British, Black Welsh Caribbean or African	530 (1%)	1,281 (1%)
African	359 (1%)	893 (1%)
Caribbean	110 (0%)	250 (0%)
Other Black	61 (0%)	138 (0%)
Mixed or multiple ethnicities	1,627 (3%)	2,854 (3%)
Other Mixed or Multiple ethnic groups	470 (1%)	792 (1%)
White and Asian	535 (1%)	981 (1%)
White and Black African	316 (0%)	533 (0%)
White and Black Caribbean	306 (0%)	548 (0%)
Other ethnic group	697 (1%)	1,107 (1%)
Any other ethnic group	489 (1%)	861 (1%)
Arab	208 (0%)	246 (0%)
White	60,294 (93%)	101,709 (91%)
English, Welsh, Scottish, Northern Irish or British	57,390 (89%)	94,680 (85%)
Gypsy or Irish Traveller	105 (0%)	82 (0%)
Irish	488 (1%)	942 (1%)
Other White	2,258 (3%)	5,811 (5%)
Roma	53 (0%)	194 (0%)
Total	64,543 (100%)	111,338 (100%)

Source: ONS, Census 2021 (2023)

Figure 58 Household language

Household language	Adur	Worthing
All adults in household have English in England, or English or Welsh in Wales as a main language	26,542 (96%)	46,218 (93%)
At least one but not all adults in household have English in England, or English or Welsh in Wales as a main language	628 (2%)	1,410 (3%)
No adults in household, but at least one person aged 3 to 15 years, has English in England or English or Welsh in Wales as a main language	142 (1%)	355 (1%)
No people in household have English in England, or English or Welsh in Wales as a main language	366 (1%)	1,555 (3%)
Total	27,678 (100%)	49,538 (100%)

Source, ONS, Census 2021 (2023)

Figure 59 Gender identity

Gender identity	Adur	Worthing
All other gender identities	42 (0%)	114 (0%)
Does not apply	(0%)	(0%)
Gender identity different from sex registered at birth but no specific identity given	60 (0%)	145 (0%)
Gender identity the same as sex registered at birth	50,314 (95%)	86,941 (94%)
Not answered	2,477 (5%)	5,000 (5%)
Trans man	26 (0%)	74 (0%)
Trans woman	37 (0%)	79 (0%)
Total	52,956 (100%)	92,353 (100%)

Source, ONS, Census 2021 (2023)

Figure 60 Sexual orientation

Sexual orientation	Adur	Worthing
All other sexual orientations	153 (0%)	350 (0%)
Bisexual	623 (1%)	1,380 (1%)
Does not apply	(0%)	(0%)
Gay or Lesbian	1,015 (2%)	1,983 (2%)
Not answered	3,426 (6%)	6,786 (7%)
Straight or Heterosexual	47,736 (90%)	81,855 (89%)
Total	52,953 (100%)	92,354 (100%)

Source, ONS, Census 2021 (2023)

Figure 61 Disability

Row Labels	Adur	Worthing
Disabled under the Equality Act: Day-to-day activities limited a little	7,552 (12%)	12,592 (11%)
Disabled under the Equality Act: Day-to-day activities limited a lot	5,025 (8%)	8,711 (8%)
Does not apply	(0%)	(0%)
Not disabled under the Equality Act: Has long-term physical or mental health condition but day-to-day activities are not limited	5,189 (8%)	8,923 (8%)
Not disabled under the Equality Act: No long-term physical or mental health conditions	46,778 (72%)	81,112 (73%)
Total	64,544 (100%)	111,338 (100%)

Source, ONS, Census 2021 (2023)

Figure 62 General health

General health	Adur	Worthing
Very good health	29,272 (45%)	50,406 (45%)
Good health	22,573 (35%)	39,682 (36%)
Fair health	9,108 (14%)	15,418 (14%)
Bad health	2,800 (4%)	4,526 (4%)
Very bad health	791 (1%)	1,308 (1%)
Does not apply	(0%)	(0%)
Total	64,544 (100%)	111,340 (100%)

Source, ONS, Census 2021 (2023)

Figure 63 Religion

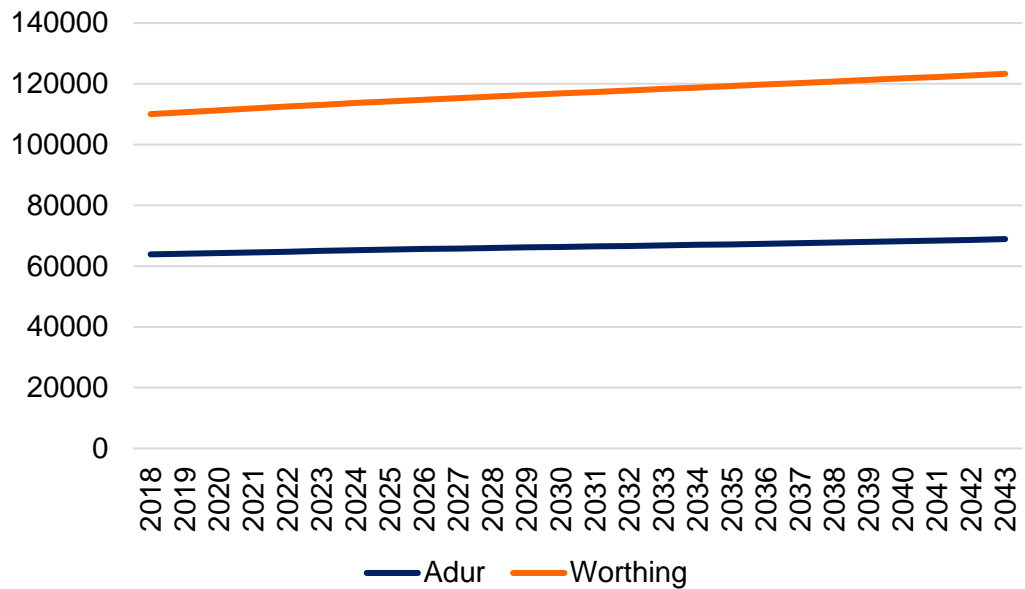
Religion	Adur	Worthing
Buddhist	274 (0%)	704 (1%)
Christian	27,836 (43%)	48,897 (44%)
Hindu	209 (0%)	739 (1%)
Jewish	249 (0%)	274 (0%)
Muslim	840 (1%)	1,912 (2%)
No religion	30,890 (48%)	50,895 (46%)
Not answered	3,820 (6%)	7,013 (6%)
Other religion	392 (1%)	778 (1%)
Sikh	31 (0%)	124 (0%)
Total	64,541 (100%)	111,336 (100%)

Source, ONS, Census 2021 (2023)

10.2.1 Population changes

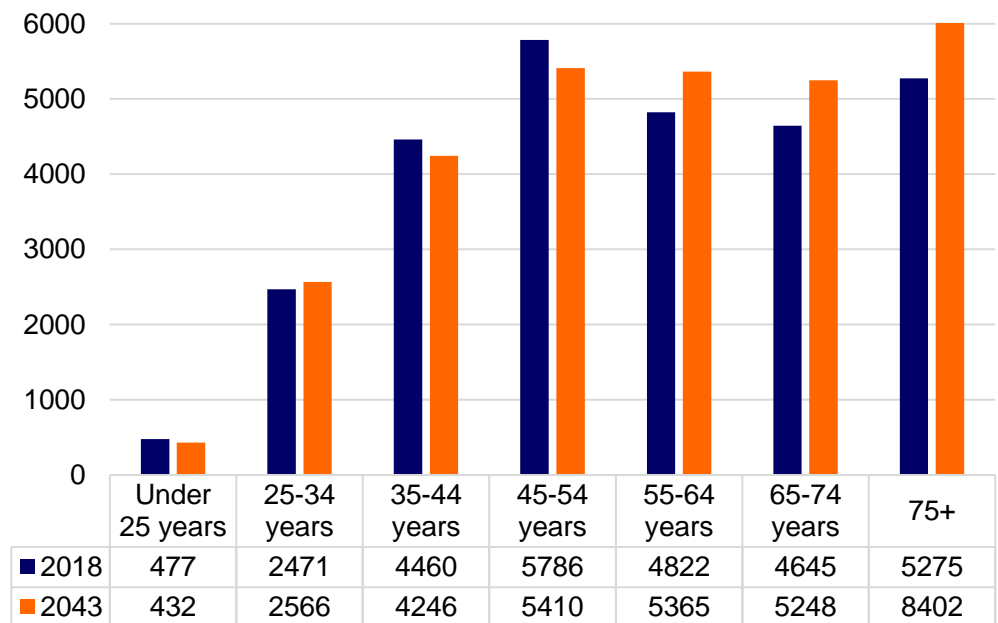
Figure 64 to Figure 69 below the projected change in population in Adur and Worthing.

Figure 64 Projected population change, all ages 2018-2043



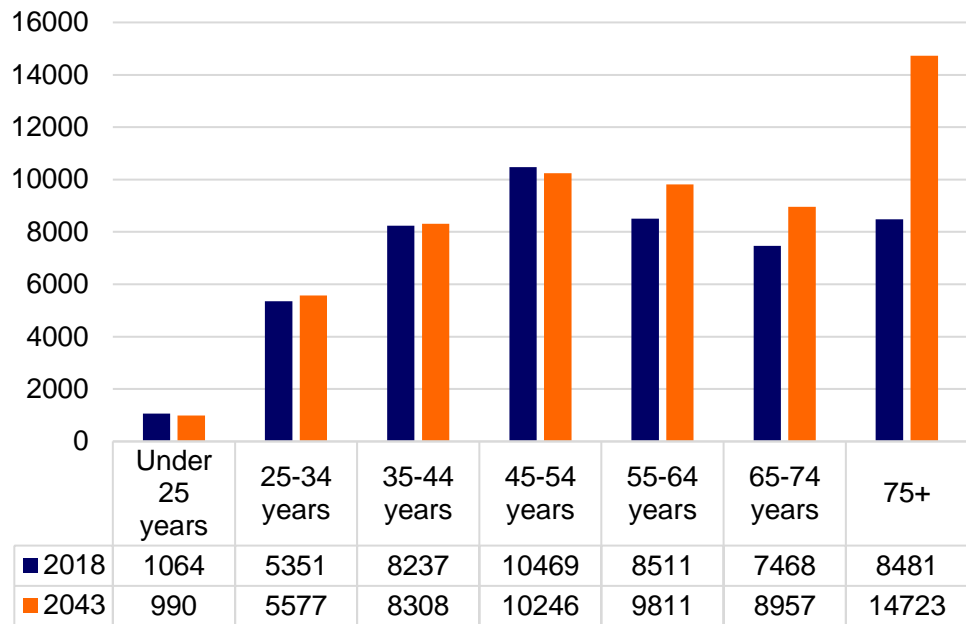
Source: ONS, Population projections for local authorities, 2018-based edition (2020)

Figure 65 Adur, Household projections by age of household reference person



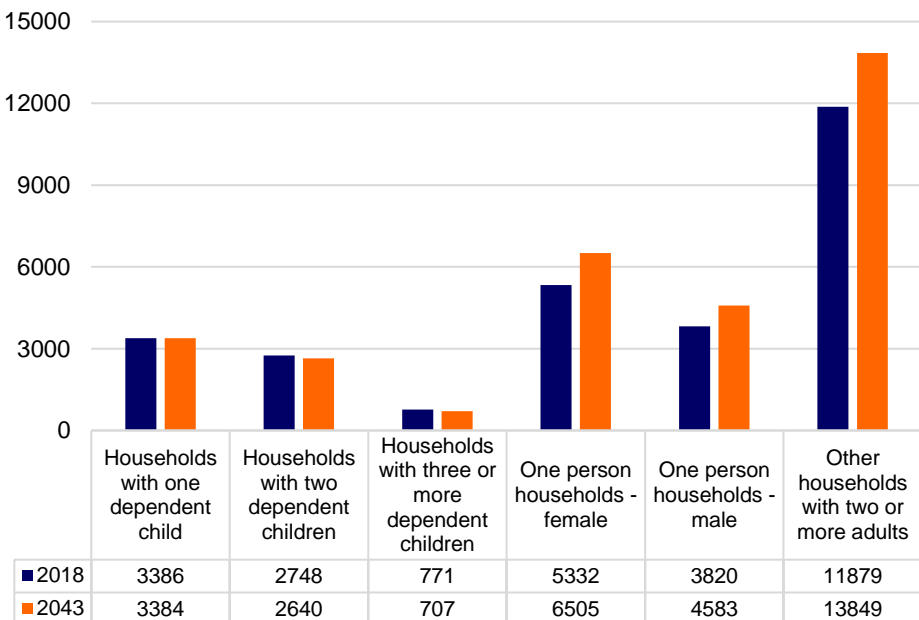
Source: ONS, Population projections for local authorities, 2018-based edition (2020)

Figure 66 Worthing, Household projections by age of household reference person



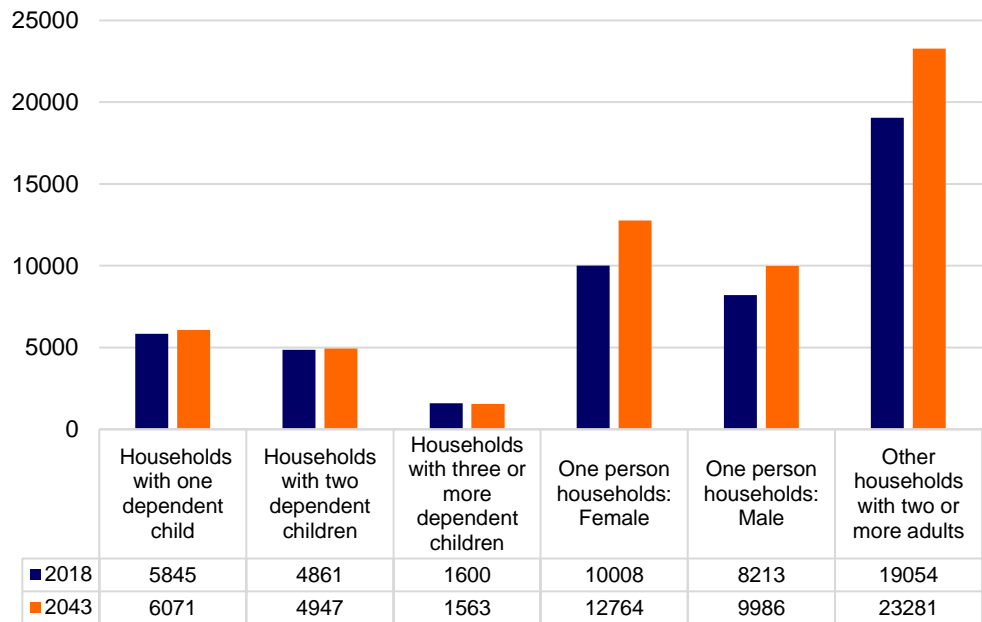
Source: ONS, Population projections for local authorities, 2018-based edition (2020)

Figure 67 Adur, Household projections by household type



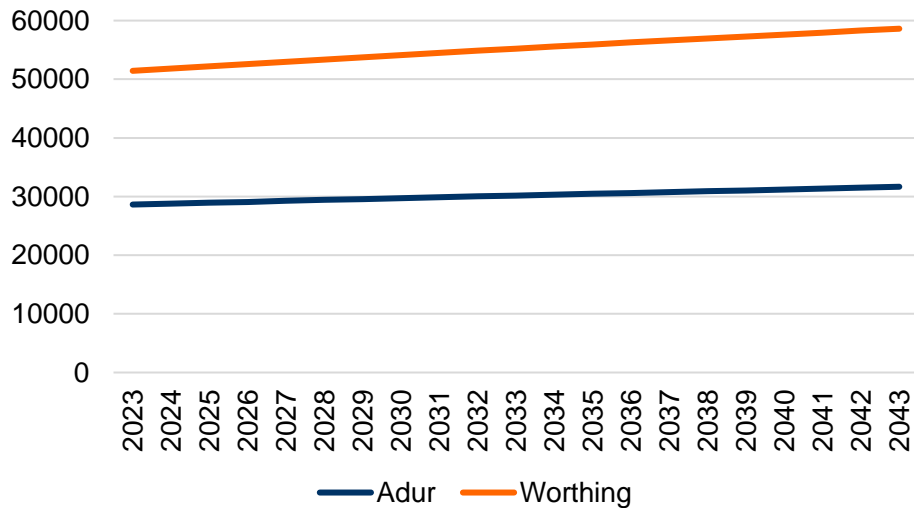
Source: ONS, Population projections for local authorities, 2018-based edition (2020)

Figure 68 Worthing, Household projections by household type



Source: ONS, Population projections for local authorities, 2018-based edition (2020)

Figure 69 Number of households, 2023-2043



Source: ONS, Population projections for local authorities, 2018-based edition (2020)

10.3 Housing type and provision

Figure 70 to Figure 87 provide further information about the housing type and provision in Adur and Worthing.

Figure 70 Residence type

Residence type	Adur	Worthing
Lives in a household	63,852 (99%)	109,661 (98%)
Lives in a communal establishment	692 (1%)	1,677 (2%)
Total	64,544 (100%)	111,338 (100%)

Source, ONS, Census 2021 (2023)

Figure 71 Tenure

Tenure	Adur	Worthing
Owned: Owns outright	11,101 (40%)	18,052 (36%)
Owned: Owns with a mortgage or loan	8,835 (32%)	15,388 (31%)
Shared ownership: Shared ownership	184 (1%)	322 (1%)
Social rented: Rents from council or Local Authority	2,431 (9%)	1,051 (2%)
Social rented: Other social rented	1,005 (4%)	3,794 (8%)
Private rented: Private landlord or letting agency	3,537 (13%)	10,012 (20%)
Private rented: Other private rented	558 (2%)	904 (2%)
Lives rent free	27 (0%)	15 (0%)
Total	27,678 (100%)	49,538 (100%)

Source, ONS, Census 2021 (2023)

Figure 72 Household composition

Household composition	Adur	Worthing
One-person household: Aged 66 years and over	4,714 (17%)	7,844 (16%)

Household composition	Adur	Worthing
One-person household: Other	3,700 (13%)	8,919 (18%)
Single family household: All aged 66 years and over	3,196 (12%)	5,105 (10%)
Single family household: Married or civil partnership couple: No children	2,738 (10%)	4,895 (10%)
Single family household: Married or civil partnership couple: Dependent children	3,811 (14%)	6,603 (13%)
Single family household: Married or civil partnership couple: All children non-dependent	1,577 (6%)	2,398 (5%)
Single family household: Cohabiting couple family: No children	1,635 (6%)	3,309 (7%)
Single family household: Cohabiting couple family: With dependent children	1,478 (5%)	2,279 (5%)
Single family household: Cohabiting couple family: All children non-dependent	244 (1%)	284 (1%)
Single family household: Lone parent family: With dependent children	1,587 (6%)	2,925 (6%)
Single family household: Lone parent family: All children non-dependent	1,185 (4%)	1,864 (4%)
Single family household: Other single family household: Other family composition	130 (0%)	301 (1%)
Other household types: With dependent children	617 (2%)	1,013 (2%)
Other household types: Other, including all full-time students and all aged 66 years and over	1,067 (4%)	1,800 (4%)
Total	27,679 (100%)	49,539 (100%)

Source, ONS, Census 2021 (2023)

Figure 73 Dwellings in Adur by tenure, 2013 to 2022

Adur	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector (P)	Total (P)
2022	2,516 (9%)	1,088 (4%)	(0%)	25,183 (87%)	28,787 (100%)

Adur	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector (P)	Total (P)
2021	2,534 (9%)	1,089 (4%)	(0%)	25,066 (87%)	28,689 (100%)
2020	2,542 (9%)	1,101 (4%)	(0%)	24,841 (87%)	28,484 (100%)
2019	2,552 (9%)	1,073 (4%)	(0%)	24,850 (87%)	28,475 (100%)
2018	2,568 (9%)	1,044 (4%)	(0%)	24,754 (87%)	28,366 (100%)
2017	2,576 (9%)	1,008 (4%)	(0%)	24,672 (87%)	28,256 (100%)
2016	2,601 (9%)	996 (4%)	(0%)	24,600 (87%)	28,197 (100%)
2015	2,609 (9%)	996 (4%)	(0%)	24,565 (87%)	28,170 (100%)
2014	2,632 (9%)	936 (3%)	(0%)	24,509 (87%)	28,077 (100%)
2013	2,644 (9%)	942 (3%)	(0%)	24,403 (87%)	27,989 (100%)

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 74 Dwellings in Worthing by tenure, 2013 to 2022

Worthing	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector (P)	Total (P)
2022	(0%)	4,848 (9%)	(0%)	46,869 (91%)	51,717 (100%)
2021	(0%)	4,873 (9%)	(0%)	46,598 (91%)	51,471 (100%)
2020	(0%)	4,846 (9%)	(0%)	46,503 (91%)	51,349 (100%)
2019	(0%)	4,805 (9%)	(0%)	46,134 (91%)	50,939 (100%)
2018	(0%)	4,811 (10%)	(0%)	45,821 (90%)	50,632 (100%)
2017	(0%)	4,831 (10%)	(0%)	45,304 (90%)	50,135 (100%)
2016	(0%)	4,797 (10%)	(0%)	44,977 (90%)	49,774 (100%)
2015	(0%)	4,779 (10%)	(0%)	44,502 (90%)	49,281 (100%)
2014	(0%)	4,730 (10%)	(0%)	44,181 (90%)	48,915 (100%)

Worthing	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector (P)	Total (P)
2013	(0%)	4,723 (10%)	(0%)	43,932 (90%)	48,655 (100%)

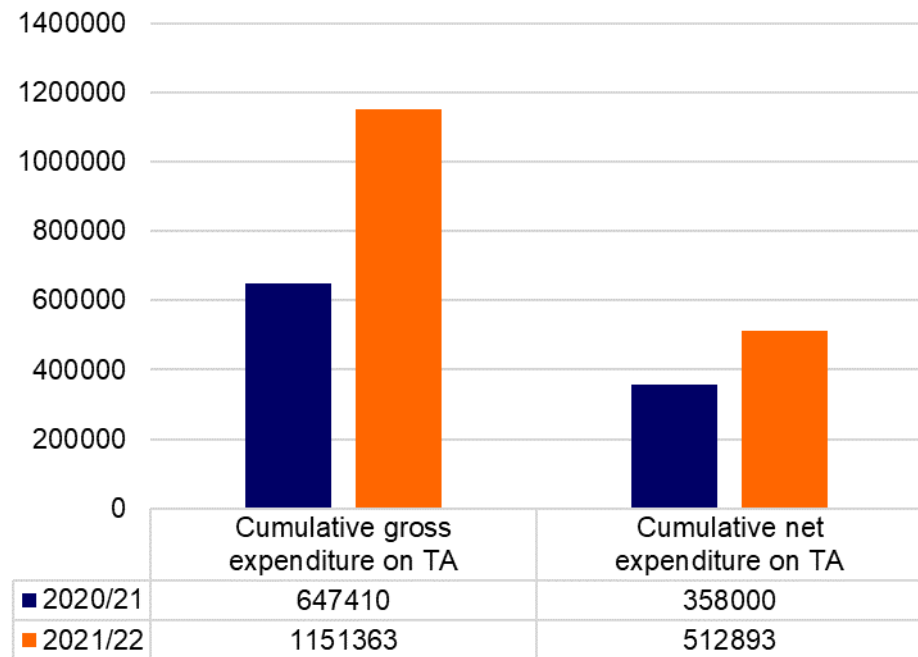
Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 75 Number of approaches due to being served a notice or evicted from supported housing (2022)

No. approaches due to being served notice or evicted from supported housing	Adur	Worthing
Under 25s	5 (71%)	29 (42%)
Under 20s (included in fig. above)	4 (57%)	17 (25%)
Of which Care Leavers	3 (43%)	22 (32%)
Total	7 (100%)	69 (100%)

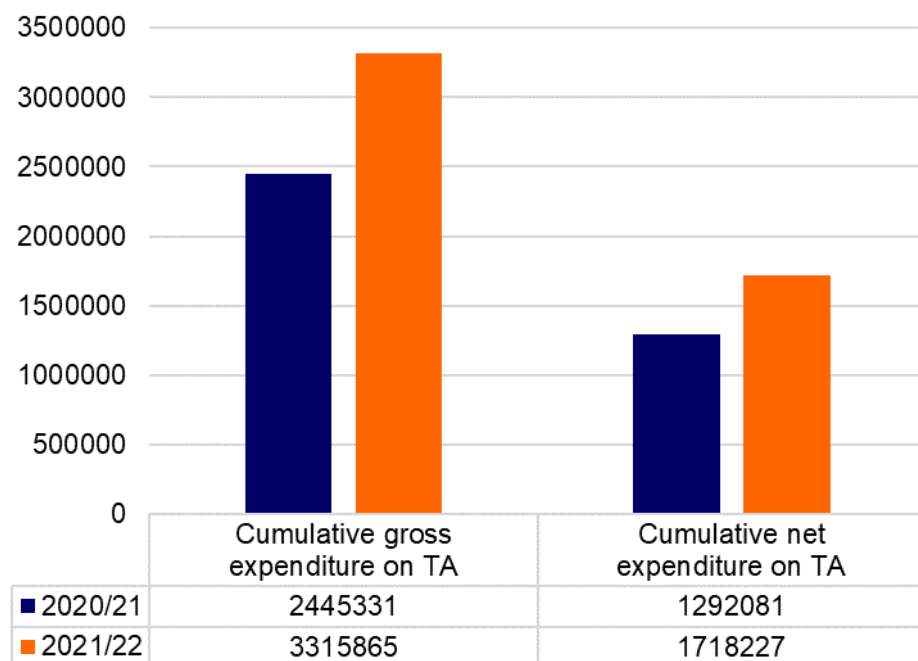
Source: Local data received from councils

Figure 76 Expenditure on temporary accommodation in Adur



Source: Local data received from councils

Figure 77 Expenditure on temporary accommodation in Worthing



Source: Local data received from councils

Figure 78 Dwelling stock

Dwelling stock	Adur	Worthing
Total number of dwellings located in local authority area		
Local authority owned	2516	0
Other public sector	0	0
Total dwellings owned by local authority as of March 31st, 2022		
Total number, including PFI & shared ownership	2516	-
Social rent	2516	-
Affordable rent	0	-
Total value of stock at January 1999 prices (in millions of pounds)	145.157	-
Total value of social rent stock at January 1999 prices (in millions of pounds)	145.157	-
Changes to local authority owned stock over 2021 - 2022		
Number of demolitions	21	-
Number of demolitions of which were supported homes	21	-
Number of conversions resulting in an increase in dwellings	0	-
Number of conversions resulting in a decrease in dwellings	0	-
Number of acquisitions	0	-
Number of any other additions to local authority stock	0	-
Number of any other losses to local authority stock	0	-

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 79 Lettings and nominations

Letting and nominations	Adur	Worthing
Dwellings let to existing social housing tenants transferring into LAs own stock from a social housing dwelling		
Total lettings to existing social tenants	20	-
Dwellings let to new tenants to social housing		
Total lettings to new tenants	35	-
Dwellings let through mutual exchanges		
Total lettings through mutual exchanges	0	0
Total local authority dwellings let		
Total dwellings let	55	-
Of which, lettings within general needs housing	46	103
Of which, lettings within supported housing	9	-
Nominations taken up		
Private Registered Provider dwellings let to households in response to a nomination	7	130
Other social landlord dwellings (not PRP) let to households in response to a nomination	0	0
Lettings and nominations to UK armed forces		
Number of households with a member of the UK armed forces community given additional preference that have been let a dwelling	0	0

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 80 Vacant property information

Vacant	Adur	Worthing
Dwellings in the local authority		
Local authority owned (including those owned by other local authorities)	72	-
Dwellings vacant for 0 – 6 weeks		
Vacant but available for letting	11	-
Vacant but are not available for letting	1	-
Total	12	-
Dwellings vacant for between 6 weeks and 6 months		
Vacant but available for letting	29	-
Vacant but not available for letting	9	-
Total	38	-
Dwellings vacant for over 6 months		
Vacant but available for letting	14	-
Vacant but not available for lettings	8	-
Total	22	-
Total dwellings vacant		
Vacant but available for letting	54	-
Vacant but not available for letting	18	-
Total	72	-

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 81 Affordable housing supply

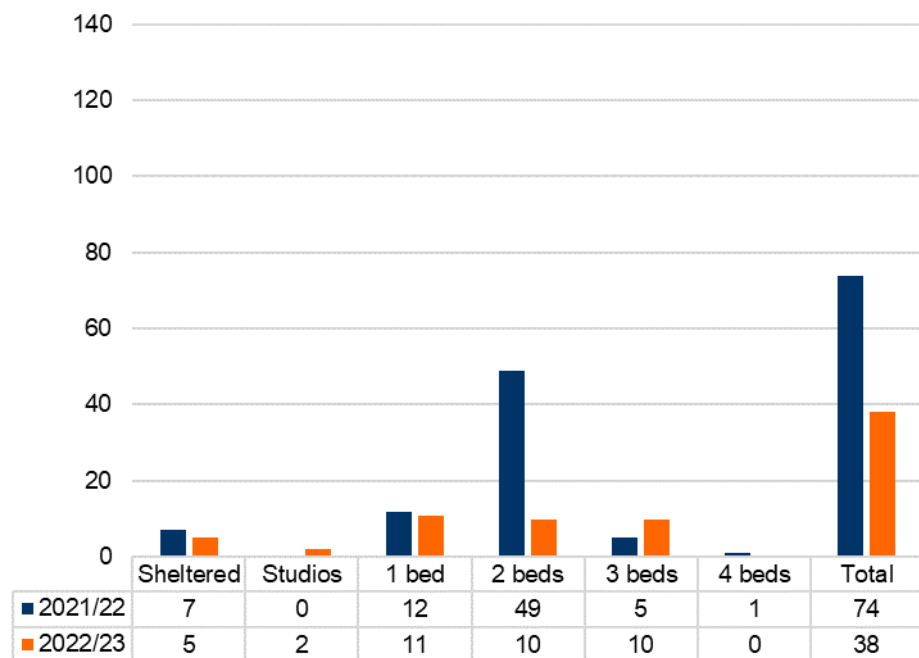
Affordable housing supply	Adur	Worthing
New build affordable housing: Owned by local authority, not reported to Homes England or the GLA		
Social rent	0	0
Affordable rent	0	0
Intermediate rent	0	0
Ownership	0	0
Shared Ownership	0	0
First homes	0	0
Total units	0	0
New build affordable housing: Owned by private registered providers (including Has) not reported to Home England or the GLA		
Social rent	0	0
Affordable rent	0	0
Intermediate rent	0	0
Ownership	0	0
Shared Ownership	0	11
First homes	0	0
Total units	0	11
New build affordable housing: Owned by non-registered providers		
Social rent	0	0
Affordable rent	29	0
Intermediate rent	0	0
Ownership	0	0
Shared Ownership	6	0
First homes	0	0
Total units	35	0
Provision of additional affordable housing other than new build (acquisitions)		

Affordable housing supply	Adur	Worthing
Total owned by local authority (not reported to Homes England)	0	0
Total owned by Private Registered Providers (not reported to Homes England)	0	0
Total owned by non-registered provider	0	0
Affordable units granted final planning permission during the year		
For social rent	120	20
For affordable rent	4	32
For intermediate rent	19	0
For affordable home ownership	99	0
For shared ownership	1	14
For first homes	0	0
For unknown affordable tenure	0	0
For total number of units	243	66
Housing		
Amount of discounted or free land received during last year (hectares)	0	0
Financial contributions from planning obligations (s106) held at the start of the year (£000s)	0	0
Financial contributions from planning obligations (s106) received during financial year (£000s)	0	2116
Financial contributions from planning obligations (s106) spent during financial year (£000s)	0	168

Affordable housing supply	Adur	Worthing
Scheme grants		
Total number of grants	0	0
Total expenditure (£000s)	0	0

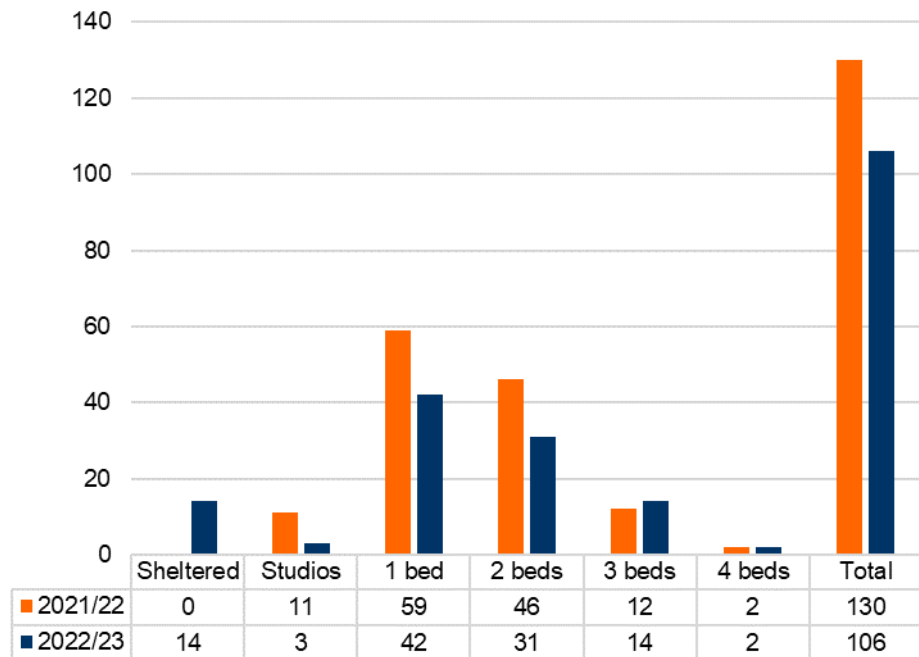
Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 82 Number of properties let in Adur



Source: Local data received from councils

Figure 83 Number of properties let in Worthing.



Source: Local data received from councils

Figure 84 Breakdown of social stock owning providers in Adur

Social stocks owning providers in Adur		Number of additional LAs PRP operates in	Total Social Stock (unweighted)	% Total Social Stock in area
All units:			3,807	100%
Adur District Council	LARP	-	2,516	66.1%
Clarion Housing Association Limited	Large	173	200	5.3%
Habinteg Housing Association Limited	Large	79	7	0.2%
Home Group Limited	Large	188	4	0.1%
Housing 21	Large	206	51	1.3%

Social stocks owning providers in Adur		Number of additional LAs PRP operates in	Total Social Stock (unweighted)	% Total Social Stock in area
Hyde Housing Association Limited	Large	46	188	4.9%
London & Quadrant Housing Trust	Large	127	1	0.0%
Metropolitan Housing Trust Limited	Large	127	1	0.0%
Moat Homes Limited	Large	93	1	0.0%
Optivo	Large	58	16	0.4%
Orbit Group Limited	Large	80	3	0.1%
Sanctuary Housing Association	Large	216	25	0.7%
Southdown Housing Association Limited	Small	11	8	0.2%
Southern Housing Group Limited	Large	83	369	9.7%
Stonewater Limited	Large	113	42	1.1%
The Fellowship Houses Trust	Small	3	21	0.6%
The Guinness Partnership Limited	Large	140	224	5.9%
Westmoreland Supported Housing Limited	Small	59	4	0.1%

Social stocks owning providers in Adur		Number of additional LAs PRP operates in	Total Social Stock (unweighted)	% Total Social Stock in area
Worthing Homes Limited	Large	5	126	3.3%

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 85 Breakdown of social stock owning providers in Worthing

Social stocks owning providers in Worthing		Number of additional LAs PRP operates in	Total Social Stock (unweighted)	% Total Social Stock in area
All units:			5,087	100%
Worthing Borough Council	LARP	-	36	0.7%
Ability Housing Association	Small	30	17	0.3%
Anchor Hanover Group	Large	255	65	1.3%
Clarion Housing Association Limited	Large	173	205	4.0%
Golden Lane Housing Limited	Large	199	7	0.1%
Guild Care	Small	-	42	0.8%
Home Group Limited	Large	188	55	1.1%
Housing 21	Large	206	44	0.9%
Hyde Housing Association Limited	Large	46	76	1.5%
London & Quadrant Housing Trust	Large	127	2	0.0%
Moat Homes Limited	Large	93	3	0.1%
Optivo	Large	58	295	5.8%

Social stocks owning providers in Worthing		Number of additional LAs PRP operates in	Total Social Stock (unweighted)	% Total Social Stock in area
Pearson's & St Elizabeth's Cottage Homes	Small	-	74	1.5%
Places for People Homes Limited	Large	207	134	2.6%
Sanctuary Housing Association	Large	216	163	3.2%
Saxon Weald	Large	12	101	2.0%
Southdown Housing Association Limited	Small	11	39	0.8%
Southern Housing Group Limited	Large	83	596	11.7%
Stonewater Limited	Large	113	117	2.3%
The Fellowship Houses Trust	Small	3	6	0.1%
The Guinness Partnership Limited	Large	140	14	0.3%
Two Saints Limited	Small	12	9	0.2%
Worthing Homes Limited	Large	5	2,958	58.1%
YMCA Downslink Group	Small	6	29	0.6%

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 86 Stock management

Stock management	Adur	Worthing
Management of local authority stock		
Average relet time (days)	101.3	0
Evictions obtained by local authority landlords		
Number of evictions during the period	3	0

Stock management	Adur	Worthing
Of which, for rent arrears	2	0
Of which, for anti-social behaviour	0	0
Of which, for both	1	0
Of which, for other reason	0	0

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 87 Rent and rent arrears (national access)

Rent and rent arrears	Adur	Worthing
Current tenants' cumulative arrears of rent at the end of the last full collection period excluding arrears of council tax, water rates and heating/service charges (in £s)	492,680.95	-
Former tenants' cumulative arrears of rent at the end of the last full collection period excluding arrears of council tax, water rates and heating/service charges (in £s)	524,677.21	-
Rent arrears written off the HRA	0	-
Total value of rent roll (including rent rebates) (in £s)	12,682,024.07	-
Rent reductions and refunds (in £s)	0	-
Rent loss on void dwellings (in £s)	60,551.4	-
Rent income to HRA (i.e., total rent collectable) (in £s)	12,621,473	-
Total cumulative arrears as a percentage of rent roll	8	-
Rent collection rate expressed as a percentage	100	-

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

10.3.1 Demand

Figure 88 to Figure 90 provide further information about the demand for housing in Adur and Worthing.

Figure 88 Application status - Worthing (Housing Register Live & Housed Cases)

Housing register live application status	Count	%
Housed	1791	32%
Live	1769	32%
Removed	1375	25%
Awaiting further info	392	7%
REG - do not validate	89	2%
Suspended	51	1%
COC- Awaiting Information	34	1%
Unassigned	12	0%
REG-Assigned	10	0%
Workflow	4	0%
REG - Incomplete	4	0%
COC - Incomplete	3	0%
Homeless Duty Accepted	1	0%
Total	5535	100%

Source: Local data provided from the councils

Housing waiting list		
	Adur	Worthing
Waiting list criteria		
Includes a residency test and/or local connection test	Both	Both
Years required in local authority to pass residency test	2 years	2 years
Disqualifies households with rent arrears	No	No

Housing waiting list		
	Adur	Worthing
Reasonable preference group		
Total households on the housing waiting list in a reasonable preference category	143	323
People who are homeless regardless of whether there is a statutory duty to house them	0	0
People owed duty by any local housing authority are occupying accommodation secured by any such authority under the Act	0	0
People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions	2	0
People who need to move on medical or welfare grounds, including ground relating to a disability	88	237
People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship to themselves or others	2	0
Additional preference group		
Number of households in reasonable preference groups with urgent housing needs given additional preference	0	79
Number of households of reasonable preference groups with members of the Armed Forces community	0	0

Source: Department for Levelling Up, Housing and Communities, Live tables on dwelling stock (2023)

Figure 89 Social and affordable rent

Rents	Adur					Worthing				
	LARP		PRP		Average	LARP		PRP		Average
	Net rent (per week)	Unit count	Net rent (per week)	Unit count	Net rent (per week)	Net rent (per week)	Unit count	Net rent (per week)	Unit count	Net rent (per week)
Social rent										
General needs	£95.50	2,240	£115.15	721	£100.28	£117.16	36	£104.09	3,726	£104.22
Bedsit	£70.59	126	-	-	£70.59	£95.00	1	£74.52	113	£74.70
1 Bedroom	£83.65	455	£93.53	77	£85.08	£110.24	26	£88.67	1,010	£89.21
2 Bedroom	£94.69	874	£108.19	256	£97.75	£139.61	9	£104.76	1,228	£105.01
3 Bedroom	£106.90	751	£122.85	358	£112.05	-	-	£116.45	1,302	£116.45
4 Bedroom	£114.72	33	£138.15	30	£125.88	-	-	£131.60	68	£131.60
5 Bedroom	£136.55	1	-	-	£136.55	-	-	£123.39	2	£123.39
6+ Bedroom	-	-	-	-	-	-	-	£134.77	3	£134.77
All self-contained	£95.50	2,240	£115.15	721	£100.28	£117.16	36	£104.09	3,726	£104.22
Supported housing/housing for older people	£84.80	276	£87.92	190	£86.80	-	-	£91.15	529	£91.15

Non-self-contained	-	-	£93.20	17	£93.20	-	-	£112.02	35	£112.02
Bedsit	£73.31	22	£75.40	54	£74.80	-	-	£77.60	107	£77.60
1 Bedroom	£85.04	245	£91.08	111	£86.92	-	-	£91.23	360	£91.23
2 Bedroom	£95.24	6	£110.71	4	£101.43	-	-	£116.53	24	£116.53
3 Bedroom	£129.25	3	£124.19	4	£126.36	-	-	£119.18	3	£119.18
4+ Bedroom	-	-	-	-	-	-	-	-	-	-
All self-contained	£84.80	276	£87.41	173	£85.81	-	-	£89.68	494	£89.68
Affordable rent										
General needs	-	-	£163.86	132	£163.86	-	-	£154.61	246	£154.61
Non-self-contained	-	-	-	-	-	-	-	-	-	-
Bedsit	-	-	-	-	-	-	-	-	-	-
1 Bedroom	-	-	£138.90	23	£138.90	-	-	-	-	-
2 Bedroom	-	-	£166.38	69	£166.38	-	-	£120.48	61	£120.48
3 Bedroom	-	-	£174.30	38	£174.30	-	-	£157.04	145	£157.04
4 Bedroom	-	-	£165.27	2	£165.27	-	-	£188.65	31	£188.65
5 Bedroom	-	-	-	-	-	-	-	£229.42	9	£229.42

6+ Bedroom	-	-	-	-	-	-	-	-	-	-
All self-contained	-	-	£163.86	132	£163.86	-	-	-	-	-
Supported housing/housing for older people	-	-	-	-	-	-	-	-	-	-

Source: Regulator of Social Housing, Registered provider social housing stock and rents in England 2021 to 2022 (2023)

Figure 90 Reason for evictions

Main reasons for eviction or notice being served	Adur	Worthing
Under 25		
Rent arrears	2	0
LTR granted / turned 18 / tenancy ready	2	15
ASB	1	6
Safety at risk	0	3
Over 25s		
ASB	1	17
Drug/alcohol behaviours	0	10
Drug/alcohol relapse	0	9
Rent arrears	0	5

Source: Department for Levelling Up, Housing and Communities, Local Authority Housing Statistics dataset, England 2021-22 (2022)

10.4 Profile of cohort

Figure 91 to Figure 100 provide demographic information about applicants to the housing register in Worthing.

Figure 91 Age (housing register applicants)

Age	No.	%
Under 18	1,425	4%
18-24	708	4%
25-34	934	8%
35-44	743	10%
45-54	460	13%
55-64	253	15%
65-74	101	18%
75+	51	29%
Total	4,675	100%

Source: Local data received from councils

Figure 92 Gender (housing register applicants)

Gender	No.	%
Female	2,264	48%
Male	2,331	50%
Other	3	0%
Prefer not to say	1	0%
Unknown	9	0%
(blank)	67	1%
Total	4,675	100%

Source: Local data received from councils

Figure 93 Number of children (housing register applicants)

Number of children	No.	%
0	2,020	43%
1	401	9%
2	260	6%
3	93	2%
4	26	1%
5	12	0%
6	2	0%
7	1	0%
9	1	0%
(blank)	1,859	40%
Total	4,675	100%

Source: Local data received from councils

Figure 94 Duties owed to applicant (housing register applicants)

Duties owed to applicant	No.	%
Already homeless – Relief Duty owed (include accepted local connection referrals)	1718	37%
Legacy case – (pre HRA also includes pre HRA reapplications)	35	1%
Not eligible / no longer eligible	4	0%
Not threatened with homelessness within 56 days	102	2%
Threatened with homelessness – Prevention Duty owed	682	15%
Threatened with homelessness due to service of valid Section 21 Notice – Prevention Duty owed	253	5%
Withdrew application before assessment	3	0%
(blank)	1,878	40%
Total	4,675	100%

Source: Local data received from councils

Figure 95 Ethnicity (housing register applicants)

Ethnicity	No.	%
Any other Axxxx background	21	0%
Any other Black/African/Caribbean background	10	0%
Any other ethnic group	21	0%
Any other Mixed/Multiple ethnic background	6	0%
Any other White background	113	2%
Any other White background Any other White background	1	0%
Axxxx/Axxxx British: Bangladeshi	21	0%
Axxxx/Axxxx British: Chinese	5	0%

Ethnicity	No.	%
Axxxx/Axxxx British: Indian	3	0%
Axxxx/Axxxx British: Pakistani	7	0%
Black/ African/Caribbean/Black British: African	76	2%
Black/ African/Caribbean/Black British: Caribbean	14	0%
Don't know / refused	110	2%
Don't know / refused Don't know / refused	4	0%
Mixed/Multiple ethnic groups: xxxx and Axxxx	11	0%
Mixed/Multiple ethnic groups: xxxx and Black African	5	0%
Mixed/Multiple ethnic groups: xxxx and Black Caribbean	12	0%
Other ethnic group: Arab	11	0%
Other ethnic group: Arab White: English/Welsh/xxxxish/Northern Irish/Briti White: English/Welsh/xxxxish/Northern Irish/Briti	1	0%
White: English/Welsh/xxxxish/Northern Irish/Briti	29	1%
White: English/Welsh/xxxxish/Northern Irish/Briti White: English/Welsh/xxxxish/Northern Irish/Briti	11	0%
White: English/Welsh/xxxxish/Northern Irish/British	2328	50%
White: English/Welsh/xxxxish/Northern Irish/British White: English/Welsh/xxxxish/Northern Irish/Briti White: English/Welsh/xxxxish/Northern Irish/Briti	10	0%
White: English/Welsh/xxxxish/Northern Irish/British White: Irish White: Irish	1	0%
White: Gypsy or Irish Traveller	8	0%
White: Irish	6	0%

Ethnicity	No.	%
(blank)	1,830	39%
Total	4,675	100%

Source: Local data received from councils

Figure 96 Sexual orientation (housing register applicants)

Sexual orientation	No.	%
Applicant Prefers not to say	360	8%
Applicant Prefers not to say Heterosexual / Straight Heterosexual / Straight	1	0%
Bisexual	7	0%
Gay / Lesbian	52	1%
Heterosexual / Straight	2386	51%
Heterosexual / Straight Heterosexual / Straight	10	0%
Heterosexual / Straight Heterosexual / Straight Heterosexual / Straight	7	0%
Other Other	1	0%
Other sexual orientation	30	1%
Other sexual orientation Heterosexual / Straight	1	0%
Other sexual orientation Other sexual orientation	1	0%
Prefer not to say	1	0%
(blank)	1,818	39%
Total	4,675	100%

Source: Local data received from councils

Figure 97 Employment status (housing register applicants)

Employment status	No.	%
Not working because of long term sickness or disability	813	17%
Registered unemployed	703	15%
Working: 30 hours a week or more (contracted, regular or guaranteed)	329	7%
Working: less than 30 hours a week (contracted, regular or guaranteed)	312	7%
At home/not seeking work (including looking after the home or family)	277	6%
Retired (including retired early)	115	2%
Don't know / Refused	83	2%
Not registered unemployed but seeking work	68	1%
Other	41	1%
Full-time student	19	0%
Registered employed but currently off work due to ill health / disability on reduced or SSP	14	0%
Working: irregular hours with variable or irregular pay	14	0%
Training Scheme / apprenticeship	7	0%
Registered employed but currently off work on maternity/paternity / adoption leave on reduced or statutory pay (i.e. SMP)	5	0%
(blank)	1,875	40%
Total	4,675	100%

Source: Local data received from councils

Figure 98 Benefits claimed by household towards housing costs (housing register applicants)

Benefits claimed by household towards housing costs	No.	%
Housing Benefit	1,077	23%
No benefits	1,020	22%
Universal Credit	457	10%
Don't know / refused	121	3%
(blank)	2,000	43%
Total	4,675	100%

Source: Local data received from councils

Figure 99 Benefits claimed by household towards other living costs (housing register applicants)

Benefits claimed by household towards other living costs	No.	%
Universal Credit	1,484	32%
No benefits claims made / refused to answer	458	10%
Employment and Support Allowance	271	6%
Tax Credits (WTC, CTC)	209	4%
Disability Benefits (PIP, DLA, AA, IB, IIDB)	187	4%
State Pension and/or Pensioner Credit (PC)	108	2%
Income Support / CA	42	1%
Jobseeker's Allowance	28	1%
Bereavement Benefits (BP, WPA, BA, BSP)	1	0%
(blank)	1,887	40%
Total	4,675	100%

Source: Local data received from councils

Figure 100 Current accommodation (housing register applicants)

Housing register application: Current accommodation	Count	%
N/A	3,594	65%
Flat	871	16%
House	628	11%
Room	147	3%
Other	102	2%
Studio	85	2%
Bungalow	71	1%
Maisonette	28	1%
Caravan/non-traditional dwelling	8	0%
Night Shelter	3	0%
Total	5537	100%

Source: Local data received from councils



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ADUR & WORTHING
COUNCILS

Joint Overview and Scrutiny Committee
7 November 2024

Key Decision [No]

Ward(s) Affected:N/A

An interim report on the work of the Budget Scrutiny Working Group

Report by the Director for Sustainability and Resources

Executive Summary

1. Purpose

- 1.1 This report sets out a summary of the work of the Joint Overview and Scrutiny Committee (JOSC) Budget Scrutiny Working Group which was set up as part of the 2024/25 JOSC Work Programme. The Working Group will provide further reports to JOSC as the budget is developed and reported to JOSC.

2. Recommendations

- 2.1 That JOSC notes the work undertaken by the JOSC Budget Scrutiny Working Group and that a further report from the Working Group will be presented to JOSC in December 2024.

3. Context

- 3.1 In July 2024, as part of the review into the effectiveness of JOSC, JOSC agreed to set up a JOSC Budget Scrutiny Working Group to improve its role in the budget setting and monitoring process to take the scrutiny lead in budget monitoring matters, test and challenge budget assumptions, options, focus and viability as part of the budget development process and take a much broader and deeper approach to budget scrutiny, reporting back to JOSC as required.

4. Issues for consideration

- 4.1 The Budget Working Group has now met twice to oversee the budget development process for the 2025/26 Budget in September and October and a further meeting is planned later in November. Councillors Carson Albury and Dan Flower (Adur) and Jon Roser and Elizabeth Sparkes (Worthing) were appointed to the Working Group and Councillor Julia Watts (Adur) was appointed as a co-opted member of the Working Group. Councillor Heather Mercer (Worthing) has attended both of the meetings as an observer.
- 4.2 The Working Group considered a scope and terms of reference for its work and agreed as follows:-

Objective

To support the Adur and Worthing Joint Overview and Scrutiny Committee in scrutinising the Budget and Financial planning process. Within this to take a lead role in building consensus and making recommendations which take account of the financial context and the obligations and ambitions of the Councils.

Terms of Reference

- To receive and consider information and advice from Officers and Cabinet Members and any other relevant stakeholders as appropriate relating to the revenue budget setting process and the detailed information from services. This will help confirm and shape any comments and recommendations. In doing so, consider the associated pressures and opportunities, using those to inform recommendations to the Joint Overview and Scrutiny Committee;
- To receive and consider information and advice from Officers across a range of financial levers - including Council Tax, fees and charges etc - available to the Councils, using these to inform recommendations to the Joint

Overview and Scrutiny Committee;

- To consider the Financial Strategy and Revenue Budget Outturn reports and also the quarterly budget monitoring reports and to report back to the Joint Overview and Scrutiny Committee with findings and recommendations as considered appropriate;
- To consider the Adur and Worthing Cabinets and Joint Budget proposals for 25/26;
- To agree a draft report that comments on the budget proposals for submission to the Joint Overview and Scrutiny Committee for subsequent ratification and submission to the Cabinets/Joint Strategic Committee.

- 4.3 At its first meeting in September the Working Group received information from the Chief Executive and Chief Financial Officer on the 2025/26 Budget setting process which included information on implementation on the new Financial Strategy, the financial challenges and some proposed shifts in the organisational design programme which would factor into the budget setting process for 2025/26.
- 4.4 At the second meeting in October the Working Group was able to scrutinise the update report presented to the Joint Strategic Committee on 1 October 2024 which covered the Financial Strategy and Budget updates for 2025/26. The Adur and Worthing Cabinet Members for Resources, Councillors Saffa Jan and John Turley also attended this meeting to provide the Working Group with some insight and thinking into the work of the Cabinets in developing the budget for 2025/26 and the Working Group was able to question them on this work.
- 4.5 The Working Group is continuing its work to scrutinise the budget and the financial planning process and at its meeting in November will review budget options proposals and reports being presented to the Joint Strategic Committee on 12 November 2024 related to the budget development including a report on the Asset Management Strategy. It is expected that a more detailed report from the Working Group will be presented to JOSC at its December meeting when more detailed information on the 2025/26 Budget is reported to JOSC.

5. Engagement and Communication

- 5.1 The Joint Chairs, Vice-Chairs of JOSC, Chair of the Budget Scrutiny Working

Group and relevant Officers have been consulted on the proposals contained in this report.

6. Financial Implications

- 6.1 No direct financial implications in this report, however, the JOSC Budget Scrutiny Working Group is reviewing the development of the 2025/26 Budget for Adur and Worthing Councils which has financial implications for the Councils and the services it provides.

7. Legal Implications

- 7.1 Section 9F to 9FI of the Local Government Act 2000 as amended by the Localism Act 2011 provide that Executive arrangements of a local authority must ensure that its overview and scrutiny committees have the power between them):-
- a) to review or scrutinise decisions made, or other action taken, in connection with the discharge of any functions which are the responsibility of the executive,
 - b) to make reports or recommendations to the authority or the executive with respect to the discharge of any functions which are the responsibility of the executive,
 - c) to review or scrutinise decisions made, or other action taken, in connection with the discharge of any functions which are not the responsibility of the executive,
 - d) to make reports or recommendations to the authority or the executive with respect to the discharge of any functions which are not the responsibility of the executive,
 - e) to make reports or recommendations to the authority or the executive on matters which affect the authority's area or the inhabitants of that area.
- 7.2 Under Section 111 of the Local Government Act 1972, the Council has the power to do anything to facilitate or which is conducive or incidental to the discharge of any of their functions.
- 7.3 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.

Background Papers

Reports to JOSC on 15 July 2024 on the effectiveness of Overview and Scrutiny and Work Programme for 2024/25

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Sustainability & Risk Assessment

1. Economic

Matter considered and no issues identified, however the budget may contain funding proposals relating to the local economy.

2. Social

2.1 Social Value

Matter considered and no issues identified.

2.2 Equality Issues

Matter considered and no issues identified but individual proposals arising from the budget will be the subject of an equalities impact assessment.

2.3 Community Safety Issues (Section 17)

The Budget contains funding for community safety.

2.4 Human Rights Issues

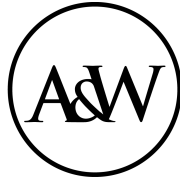
Matter considered and no issues identified.

3. Environmental

The budget will be developed with regard to the Councils' carbon neutral and biodiversity commitments.

4. Governance

Matter considered. The Joint Overview and Scrutiny Procedure Rules allow JOSC to set up Working Groups to conduct work on behalf of JOSC and the Budget Scrutiny Working Group has been created to help and support JOSC in scrutinising the Budget and Financial planning process.



ADUR & WORTHING
COUNCILS

Joint Overview and Scrutiny Committee
7 November 2024

Key Decision [No]

Ward(s) Affected: N/A

Review of Joint Overview and Scrutiny Committee Work Programme for 2024/25 including review of the Corporate Risks and Opportunities

Report by the Director for Sustainability and Resources

Executive Summary

1. Purpose

- 1.1 This report sets out progress with the delivery of the Joint Overview and Scrutiny Committee (JOSC) Work Programme for 2024/25 which is submitted to the Committee for consideration and comment.
- 1.2 This report also includes access to the Forward Plan of Key decisions, the Corporate Risks and Opportunities register which JOSC has agreed to review as part of the Work Programme for 2024/25 and also includes a Scrutiny request received which JOSC will need to consider.

2. Recommendations

- 2.1 That JOSC consider and review the progress with the delivery of its Work Programme for 2024/25 including the review of the Forward plan of Key decisions and the Corporate Risks and Opportunities register.
- 2.2 That JOSC review the Scrutiny request and consider whether or not it should be added to the Work Programme.

3. Context

- 3.1 It is good practice for an Overview and Scrutiny Committee to set a Work Programme outlining its work for the forthcoming year. In accordance with the terms of the Constitution and Paragraph 9.2 of the Joint Overview and Scrutiny Procedure Rules, the Work Programme is then reported to Council meetings for approval and for 2024/25 this was done at the Council meetings in July 2024.
- 3.2 A report must also be taken to each full Council on an annual basis detailing any changes to the Work Programme and this is usually reported mid year and for 24/25 this will be done in December 2024.

4. Issues for consideration and updates

- 4.1 At its meeting on 15 July 2024, JOSOC agreed a new Work programme for 2024/25 which was also agreed by the Council meetings later in July 2024. This new and reset Work Programme aims to help improve the effectiveness of overview and scrutiny and strictly apply the PAPER criteria. The Work Programme is now as fluid, proactive and clear as possible to help the Committee consider items which are relevant to the work of the Councils and align more closely with the Councils' strategic priorities and can help make a difference.
- 4.2 Although the new JOSOC Work Programme has been reset it will still need to be flexible in order for JOSOC to be able to consider any important additional items that might arise during the course of the Municipal Year. Therefore, JOSOC needs to continually review the Work Programme for any changes required and requests for items to be added to the Work Programme should be considered by the Chairs and put to JOSOC for consideration.
- 4.3 Items for the Work Programme should, however, be chosen/guided by how closely they align with the Councils' Strategic priorities and how the Committee can influence the outcomes and also general value and outcomes in accordance with the (PAPER criteria) - P - Public interest, (A) - Ability to change, (P) - Performance, (E) - Extent and (R) - Replication.
- 4.4 As part of this review process, JOSOC is requested to use the Forward Plan of Key decisions as a tool to identify and scrutinise items before the Executive decisions are taken. This will assist in the Pre scrutiny role and the latest edition of the Forward Plan can be accessed here - [Forward plan of Key decisions](#)

- 4.5 At this meeting JOSC is also requested to review the latest version of the [Corporate Risks and Opportunities register](#) It was agreed as part of the recent review of the overview and scrutiny process that JOSC should review this register which is good practice as part of the overview and scrutiny process. The Register provides detail on the known risks and opportunities facing the Councils at this time and it will enable the Committee to consider what benefit scrutiny might have on the risks and opportunities and if appropriate to receive further information on items through officer reports. The Councils' approach to Risks and Opportunities Management is set out in the Risks and Opportunities Management Strategy which was agreed in March 2024 for a 2 year period and a link to this Strategy is set out in the Background Papers section of this report.
- 4.6 The Corporate Risks and Opportunities register was also reported to the Joint Strategic Committee on 12 September 2024. When scrutinising the content of the Register the Committee should note, however, that it is not its role to manage the risk and opportunity management process of the Councils because that role is the responsibility of the Joint Audit and Governance Committee and the Joint Strategic Committee. JOSC will, however, at its meeting in January 2025, have the opportunity to review the overall Risks and Opportunities information which is presented to the Councils as part of its Work Programme, speak with the Chairs of the Joint Audit and Governance Committee if required and consider if any recommendations should be presented to the Councils on how the Risks and Opportunities information is presented to the Councils.
- 4.7 Since the last JOSC meeting a Motion was put to the Worthing Council meeting on 15 October 2024 and agreed which asks JOSC as a matter of some urgency to conduct a post decision review of an Officer decision from the Assistant Director, Operations & Sustainability relating to Worthing Multi storey car parks equipment. In consultation with the JOSC Chairs and Vice-Chairs, it proposed that JOSC should consider this matter at its December meeting.
- 4.8 As part of the review process, JOSC is also requested to consider a scrutiny request proposal from Councillor Kevin Jenkins (included at Appendix B) which asks for JOSC to review the maintenance programme for Worthing Pier, structural survey findings, recommended work, budget allocations, budget deferral and the detailed circumstances that led to it being closed in October 2024 and how this could have been avoided.

4.9 Finally, JOSC is requested to note that its next meeting on 3 December 2024 is due to be a community safety themed meeting for JOSC to interview the Chairs of the Adur & Worthing Safer Communities Partnership and the Adur & Worthing District Police Commander and local Superintendent.

5. Engagement and Communication

5.1 The JOSC Chairs and Vice-Chairs and the Council Leadership Team have been consulted on the proposals contained in this report.

6. Financial Implications

6.1 There are no direct financial implications to consider within this report.

7. Legal Implications

7.1 Section 9F to 9FI of the Local Government Act 2000 as amended by the Localism Act 2011 provide that Executive arrangements of a local authority must ensure that its overview and scrutiny committees have the power between them):-

- a) to review or scrutinise decisions made, or other action taken, in connection with the discharge of any functions which are the responsibility of the executive,
- b) to make reports or recommendations to the authority or the executive with respect to the discharge of any functions which are the responsibility of the executive,
- c) to review or scrutinise decisions made, or other action taken, in connection with the discharge of any functions which are not the responsibility of the executive,
- d) to make reports or recommendations to the authority or the executive with respect to the discharge of any functions which are not the responsibility of the executive,
- e) to make reports or recommendations to the authority or the executive on matters which affect the authority's area or the inhabitants of that area.

7.2 Under Section 111 of the Local Government Act 1972, the Council has the power to do anything to facilitate or which is conducive or incidental to the discharge of any of their functions.

- 7.3 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.

Background Papers

Constitution and Joint Overview and Scrutiny Procedure Rules

Report on new JOSC Work Programme - JOSC meeting on 15 July 2024 [New JOSC Work Programme report - 15 July 2024](#)

Adur & Worthing Risk and Opportunity Management Strategy 2024 - 2025 [Strategy](#)

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Sustainability and Risk Assessment

1. Economic

Some of the issues scrutinised as part of the Work Programme could impact on the local economies.

2. Social

2.1 Social Value

Some of the issues to be scrutinised as part of the Work Programme will have an impact on the communities. A housing themed meeting will take place on 7 November 2024.

2.2 Equality Issues

Matter considered and no direct issues identified.

2.3 Community Safety Issues (Section 17)

Some of the issues being scrutinised will have community safety implications. JOSOC is holding a Community Safety themed meeting on 3 December 2024.

2.4 Human Rights Issues

Matter considered and no issues identified.

3. Environmental

Matter considered. All items considered by JOSOC will consider any impacts on climate change.

4. Governance

Items for the Work Programme should be chosen guided by how closely they align with the Councils' Strategic priorities and how the Committee can influence the outcomes and also general value and outcomes in accordance with the (PAPER criteria) - P - Public interest, (A) - Ability to change, (P) - Performance, (E) - Extent and (R) - Replication. It is good practice for an Overview and Scrutiny Committee to set its Work Programme ahead of the next Municipal Year. The current Joint Overview and Scrutiny Procedure Rules state that the Work Programme will be approved by both Councils in April and that any changes to the Work Programme should be submitted to the Councils approximately mid year for noting.



Adur & Worthing Joint Overview and Scrutiny Committee Work Programme - 2024/2025

Joint Overview and Scrutiny Committee - 7 November 2024 - Shoreham Centre

<u>AGENDA ITEM</u>	<u>AUTHORITY</u>	<u>REPORT AUTHOR</u>	<u>EXECUTIVE MEMBERS/OFFICERS TO ATTEND</u>	<u>CHANGE TO ORIGINAL WORK PROGRAMME?YES/NO/REASON AND STATUS OF ITEM</u>
Housing related themed meeting - Housing supply across Adur and Worthing and scrutiny of the Housing Strategy Reason for Scrutiny - To discuss the issues and to seek to influence further investigation/discussions relating to additional housing provision in Adur	Joint	Director for Housing and Communities	Director for Housing and Communities, Assistant Director Housing and Homelessness Prevention, Housing Cabinet Members and other relevant Cabinet Members	No

and Worthing.				
<p>Budget Scrutiny update - The Budget Scrutiny Working Group will provide an interim report on its Budget and Finance Scrutiny related work</p> <p>Reason for Scrutiny - To provide updates on the work of the Working Group and for JOSC to undertake budget scrutiny.</p>	Joint	Chairman of the Working Group	No	No
<p>Review of JOSC Work Programme and consideration of any possible items for future Scrutiny (This item includes a review of the Forward Plan and a review of the Corporate Risks and Opportunities register)</p> <p>Reason for Scrutiny - To provide an ongoing review of the Work Programme</p>	Joint	Director for Sustainability & Resources	No	No

**Joint Overview and Scrutiny Committee - 3 December 2024
Worthing Town Hall - Community Safety themed meeting**

<u>AGENDA ITEM</u>	<u>AUTHORITY</u>	<u>REPORT AUTHOR</u>	<u>EXECUTIVE MEMBERS/OFFICERS TO ATTEND</u>	<u>CHANGE TO ORIGINAL WORK PROGRAMME?YES/NO/REASON AND STATUS OF ITEM</u>
<p>Crime and Disorder update - Interview with the Chairs of the Adur & Worthing Safer Communities Partnership (SCP) - Interview with Adur & Worthing District Police Commander and local Superintendent Reason for Scrutiny - To undertake the formal crime and disorder scrutiny role and scrutinise the work of the SCP.</p>	Joint	Director for Sustainability & Resources	Joint Chairs of the Adur & Worthing Safer Communities Partnership and Cabinet Members.	No.
<p>Budget update and scrutiny - Joint Budget and Worthing only including report from the Budget Scrutiny Working Group Reason for Scrutiny - To undertake formal scrutiny</p>	Joint	Chief Financial Officer	Chief Financial Officer	Yes. Item moved from January 2025 to allow for timely comments to be made to JSC prior to Budget setting meetings.

of the Budget and consider if any comments should be forwarded to the JSC.				
<p>Post decision review of Officer decision relating to Worthing Multi Storey Car Parks equipment</p> <p>Reason for Scrutiny - Worthing Council motion asked for JOSC to review the Officer decision of the Assistant Director Operations & Sustainability</p>	Worthing	Director for Sustainability & Resources	No	Yes. Item to be added following a request from Worthing Council on 15 October 2024.
<p>Review of JOSC Work Programme including note of changes made since Work Programme agreed by Councils in July 2024. (This item includes a review of the Forward Plan)</p> <p>Reason for Scrutiny - To provide an ongoing review of the Work Programme.</p>	Joint	Director for Sustainability & Resources	No	No

**Joint Overview and Scrutiny Committee - 28 January 2025
Worthing Town Hall**

<u>AGENDA ITEM</u>	<u>AUTHORITY</u>	<u>REPORT AUTHOR</u>	<u>EXECUTIVE MEMBERS/OFFICERS TO ATTEND</u>	<u>CHANGE TO ORIGINAL WORK PROGRAMME?YES/NO/REASON AND STATUS OF ITEM</u>
<p>Commemorative events led by the Councils - To consider Scrutiny request Reasons for Scrutiny - To assess the policy relating to the provision of commemorative events led by the Councils</p>	Joint	Head of Legal & Democratic Services/Assistant Director Place & Economy	Chief Financial Officer	Yes. Item added by JOSC on 5 September 2024.
<p>To receive feedback from a JOSC Working Group set up to review the Workforce Development programme. (See the covering report for further information on this topic and the Scrutiny request attached as an appendix Reasons for Scrutiny - To assist with pre-policy</p>	Joint	JOSC Working Group	Assistant Director for People and Change	No

development of the Workforce Development programme.				
<p>Risks and Opportunities - To consider Scrutiny request to review how the Risks and Opportunities Register is presented to the Joint Audit & Governance Committee. See Scrutiny request assessment attached to this Work Programme) Reasons for Scrutiny - To assess the presentation of Risks and Opportunities information that is presented to the Councils and how JOSC might recommend improvements to the way the information is presented.</p>	Joint	Director for Sustainability and Resources	Director for Sustainability & Resources	No
<p>Review of JOSC Work Programme.(This item includes a review of the Forward Plan) Reason for Scrutiny - To provide an ongoing</p>	Joint	Director for Sustainability & Resources	No	No

review of the Work Programme.				
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Joint Overview and Scrutiny Committee - 27 February 2025 - Worthing Town Hall -

<u>AGENDA ITEM</u>	<u>AUTHORITY</u>	<u>REPORT AUTHOR</u>	<u>EXECUTIVE MEMBERS/OFFICERS TO ATTEND</u>	<u>CHANGE TO ORIGINAL WORK PROGRAMME?YES/NO/REASON AND STATUS OF ITEM</u>
<p>Communications Strategy/Public engagement - How do we better communicate to the residents in Adur and Worthing the role of the Council, its officers and Members and how does this interact with the Council in the Community work being carried out. (See Scrutiny request attached to this Work Programme)</p> <p>Reasons for Scrutiny - To find out more about the Councils' current approach to communications and public engagement with</p>	Joint	Assistant Director for People and Change	Assistant Director for People and Change Relevant Cabinet Members for this area of work	No

local residents. This item will provide local residents with a better understanding of the work of the Councils and how they are/can be engaged or involved in that work. (See Scrutiny request form attached)				
<p>Annual feedback report from meetings of the West Sussex Health & Adult Social Care Scrutiny Committee (HASC) - Issues affecting Adur & Worthing</p> <p>Reason for Scrutiny - To review the work of the HASC and the impact on Adur and Worthing</p>	Joint	Director for Sustainability & Resources and verbal report from the Council Members on HASC	Council Members on HASC to report.	No
<p>JOSC Work Programme setting 25/26 (This item will include a review of the Forward Plan and a review of the Corporate Risks and Opportunities register)</p> <p>Reason for Scrutiny - To provide an ongoing</p>	Joint	Director for Sustainability & Resources	No	No

review of the Work Programme and set a JOSC Work Programme for 25/26.				
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PREVIOUS MEETINGS

**Joint Overview and Scrutiny Committee - 15 July 2024
Shoreham Centre**

<u>AGENDA ITEM</u>	<u>AUTHORITY</u>	<u>REPORT AUTHOR</u>	<u>EXECUTIVE MEMBERS/OFFICERS TO ATTEND</u>	<u>CHANGE TO ORIGINAL WORK PROGRAMME?YES/NO/REASON</u>
Monitoring Officer decision in respect of Call-In Reason for Scrutiny - To provide JOSC with information on a Call-In received by the Monitoring Officer and her decision.	Worthing	Assistant Director for Legal & Democratic Services	Assistant Director for Legal & Democratic Services	No
Consideration of the JOSC Working Group report - Effectiveness of Overview and Scrutiny	Joint	JOSC Working Group	No	No

Reason for Scrutiny - To review the report and recommendations from the Working Group				
<p>JOSC Work Programme setting for remainder of 2024/25 and approval of Membership of the Working Groups (This item includes a review of the Forward Plan)</p> <p>Reasons for Scrutiny - To set a Work Programme for JOSC covering 2024/25 in light of the outcome of the JOSC Member Workshops, JOSC Working Group report, debate and recommendations of the Committee arising from the previous item.</p>	Joint	Assistant Director Legal & Democratic Services	Assistant Director Legal & Democratic Services	No
<p>Annual JOSC report for 2023/24</p> <p>Reason for Scrutiny - To agree the Annual report for reporting to Council</p>	Joint	Director for Sustainability & Resources	No	No

meetings.				
Teville Gate - Freehold land sale Reason for Scrutiny - To provide JOSC with background information on the land sale.	Worthing	Assistant Director Regenerative Development/Assistant Director for Legal & Democratic Services	Assistant Director Regenerative Development/Assistant Director for Legal & Democratic Services	No

**Joint Overview and Scrutiny Committee - 5 September 2024
Shoreham Centre**

<u>AGENDA ITEM</u>	<u>AUTHORITY</u>	<u>REPORT AUTHOR</u>	<u>EXECUTIVE MEMBERS/OFFICERS TO ATTEND</u>	<u>CHANGE TO ORIGINAL WORK PROGRAMME?YES/NO/REASON AND STATUS OF ITEM</u>
Update on the delivery of Our Plan and interview with Chief Executive - Including review of Strategic Priorities Reason for Scrutiny - To question the Chief Executive on the progress in delivering the objectives in 'Our Plan'	Joint	Chief Executive	Chief Executive and Leaders	No
Review of JOSC Work Programme and	Joint	Director for Sustainability & Resources	No	No

<p>consideration of any possible items for future Scrutiny (This item includes a review of the Forward Plan)</p> <p>Reason for Scrutiny - To provide an ongoing review of the Work Programme.</p>				
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Note:- This draft Work Programme is a 'live' document and all dates and items contained in it are provisional and subject to change in agreement with the JOSC, Joint Chairs/Vice-Chairs and relevant Officers.

APPENDIX B

<p>Scrutiny request (and Review of PAPER Criteria)</p> <p>Request for a full review of the maintenance programme for Worthing Pier, structural surveys findings, recommended work, budget allocations, budget deferral and the detailed circumstances that led to it being closed in October 2024 and how this could have been avoided.</p>
<p>Request from - Councillor Kevin Jenkins</p>
<p>Public interest</p> <p>Worthing's iconic Grade II listed, award winning pier is a major heritage asset.</p> <p>Score = 5</p>
<p>Ability to change -</p> <p>Improve maintenance and budget allocation</p> <p>Score = 4</p>
<p>Performance -</p> <p>Yes</p> <p>Score = N/A</p>
<p>Extent -</p> <p>This affects the whole town.</p> <p>Score = 4/5</p>
<p>Replication -</p> <p>None.</p>

Score = 5

Expected Outcomes of the review -

- What is the expected outcome of the review?
- Who will the Committee submit advice, observations, comments or recommendations to?
- What does the Committee need to know, or gain a clearer understanding of, in order to achieve the outcome?
- What is the Committee trying to achieve from the review (i.e develop policy, investigate shortcomings or gaps, investigate the effects of policy etc)?

If this request is agreed, JOSC will need to be made aware of the current maintenance programme for Worthing Pier, structural surveys findings, recommended work, budget allocations and the detailed circumstances that led to it being closed in October 2024. This will enable JOSC to review the issues connected with this request and consider if any recommendations need to be referred to the Joint Strategic Committee/Worthing Cabinet/Officers for improvements in the processes to improve maintenance or increase budgets for the Pier maintenance.

What is the methodology for the review?

- Is the review so in depth that a Working Group review is recommended
- An Officer Report to the Committee
- Themed Meeting / inquiry for review, discussion, recommendations

JOSC could ask for an Officer report to be presented to a future JOSC meeting to review these issues or could ask for a small Working Group to be set up to undertake a review.

What time should be allocated for the review?

- How much time should be allocated to the item review?
- How long would a working group need to conclude a review?
- If there is a Themed meeting will this be for all or part of the meeting?

If this matter is reviewed at a JOSC meeting then it could be included as a stand alone item on the JOSC agenda or by a JOSC Working Group meeting to review the issues and report back to JOSC.

Guests/Speakers/Resources required

- Who will need to be involved with the review - guests (cabinet members, officers, community representatives, experts), consultees and in what capacity
- Might there be a requirement for training and or external advice?

JOSC will need to receive information from relevant Officers involved in this issue and the option to ask for the relevant Cabinet Members covering this work to attend (Worthing Cabinet Member for Regeneration/Worthing Leader).

Committee time/date required

- When does the review need to be carried out by?
- Are there critical dates that the committee must meet?
- When will the working group present its findings to the Committee?

If supported, JOSC will need to consider this item in due course as part of the Work Programme. There are no critical dates for a review to take place but it is suggested that any review should take place after the Pier has re-opened.

Communications

- What communications are required for the review (i.e will there be a requirement for public engagement, will there be opportunities for promotion of the work of the Committee)

JOSC could highlight this review work as part of regular communications from the Committee.

Does the proposed review link with the Council strategic objectives or does the Joint Overview and Scrutiny Committee have the ability to influence and/or add value on the subject?

This proposed review relates to the Pier and links with the strategic objectives and the success of the Pier impacts on the local economy. The Pier will also help in making a 'Thriving Place' designed for people and nature. A clean and safe Pier will help provide a sense of belonging to places and communities. The Pier also provides a facility which people can enjoy, providing cultural and leisure experiences.

Recommendation from JOSC Chairs/Vice-Chairs:-

That the Scrutiny request be supported and added to the JOSC Work Programme.