

30 AFFORDABLE HOUSING – POSSIBLE ACTIONS

At the Affordable Housing Working Group meeting held on 25 August 2021, those present considered Colonel Kimber's (AK) summary [*provided*] of the meetings held with RDC Planning and Alliance Homes (Rother).

AK reported that, at the start of the development of the RNP, there were an estimated 75 holiday lets, Airs bnbs and second homes in the Parish (out of a total housing stock of c2,500). By adoption of the Plan this had risen to around 400 – and was probably now closer to 500.

Although there appear to be no reliable figures for housing need in Rye, there is plenty of anecdotal evidence that Rye residents are having to move to Hastings, Ashford and Bexhill for cheaper accommodation.

AK estimated that there is a pressing need for 20-30 affordable/social housing units.

The 'prime' sites for affordable housing provision are:

- 1 Tilling Green school playing field
- 2 Former Freda Gardham School site (once the Rother Tidal Defence Wall has been extended).
- 3 Former Lower School site (assuming a social housing provider could be persuaded to acquire the site).

There is a possibility of limited provision at the eastern end of Rock Channel.

It was agreed generally that Martello should be encouraged to explore the provision of affordable housing.

In relation to **1**, it was noted that, whenever approached, the Rye Partnership has been 'less than forthcoming'.

Given that it has been some time since they were consulted in relation to the development of the RNP, AK suggested that it might be worthwhile to contact a number of Rye's biggest landholders (such as Rod Chapman and Jonathan Jempson) – as well as Optivo – in order to establish their plans and whether any opportunities might present themselves.

Suggested actions

- a) (Given that locals being priced out of housing accommodation is a nationwide issue) To ask the Mayor to request that Sally-Ann Hart raises this matter with her housing colleagues.
- b) To explore (again) whether there are any practical steps that could be taken to restrict the number of second homes/holiday lets/Air bnbs.
- c) To approach those who might be able to provide land for affordable accommodation.

Following the meeting

The Government announced that £8.6bn will be given to 90 Strategic Housing Partnerships to deliver affordable accommodation. *[RDC has been asked if it is involved with one of the Partnerships.]*

The Clerk suggested that RTC should **ask the Rye Partnership to convene (any format) a stakeholders' meeting** so that it might update them on its current activities and plans.

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