



## Committee report

Committee	<b>POLICY AND SCRUTINY COMMITTEE FOR NEIGHBOURHOODS AND REGENERATION</b>
Date	<b>6 FEBRUARY 2020</b>
Title	<b>PUBLIC CONSULTATION REGARDING THE DRAFT HOUSING STRATEGY</b>
Report of	<b>CABINET MEMBER FOR PLANNING AND HOUSING.</b>

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### SUMMARY

1. The purpose of this report is to inform the Committee of the progress to date on developing and publicly consulting on the draft housing strategy.

### BACKGROUND

2. Following feedback from Corporate Management Team and the Call-over process it was recommended that the draft housing strategy required a full public consultation before the formal adoption of this strategy could be recommended to Cabinet. This was in addition to a number of previous inclusive staff and stakeholder consultations over the last 12 months in developing the final draft.
3. The Cabinet Member for Planning & Housing via a delegated member decision recommended that the strategy 2020-2025 was publicly consulted upon from 16 January until 12 March 2020.
4. The full draft strategy is currently on-line with a series of questions for the public to register their feedback – Appendix A. There is also a published summary consultation document available on-line for ease of use – Appendix B.
5. This process is in line with the recommended 8-week public consultation period. The responses will then be collated and any required amendments to the draft strategy will be made. There is a final Call-over meeting set for 22 April for final scrutiny of the document before it is presented to the Cabinet on 14 May for adoption.
6. The draft housing strategy itself is a well-researched document which promotes balancing housing supply across the full economic range of current and future

residents. It has been developed through a comprehensive review and consideration of the national and local context. It is also informed by the 2018 needs analysis. The council is also running a separate Housing Needs Survey from 7 January to 16 February seeking views on current and future housing needs over the next 15 years from all residents.

7. The final draft housing strategy fits with our latest [Corporate Plan 2019-22](#) and cuts across the 12 corporate priorities to one degree or another, but specifically to develop a case for funding and enabling housing development to deliver affordable housing across the Island.
8. The premise is the underlying impact that housing supply has on a wide range of corporate and service priorities, both positive and negative, which are critical to the council and its wider partnerships including economic impacts, social care, crime, health and education; accepting that access to a safe and secure home underpins everything for our residents.
9. It is recognised throughout the housing strategy that it will only be delivered in partnership. This includes with a range of internal Isle of Wight Council partners and external stakeholders including housing associations, Homes England, private developers, landlords and local organisations whose work focusses on housing issues.
10. The strategy covers a broad range of housing issues and services, and fits with a range of the council's key strategic documents including:
  - a Regeneration Strategy 'Inspiration Island' 2019–30;
  - the Homeless and Rough Sleepers Strategy 2019-24;
  - the Health and Wellbeing Strategy for the Isle of Wight 2018-21;
  - the Extra Care Housing Strategy 'Independent Island' 2017-32;
  - the Health and Wellbeing Strategy 2018-20;
  - Community Safety Partnership Strategic Plan 2018-20.
11. The delivery of new homes on the Island has been placed in broader context of regeneration, both strategically and operationally, as it relates specifically to new housing units added to the Island's housing stock or bringing old and run-down housing stock back into use.
12. The main objectives of joining up housing in this way is:
  - re-balancing our population to ensure we can sustain our public services;
  - caring for our most vulnerable people and helping everyone to "age well";
  - reducing deprivation levels in affected areas of the Island;
  - changing perceptions of the Island and its future among those who live here and those who might want to relocate, invest and visit.
13. Overall, the aim is to gain the economic benefits that new development brings in both the private and social markets generating new jobs, growth and income to sustain council services including building enough homes to ensure for

example that the numbers of local families in temporary accommodation is reduced.

## CONCLUSION

14. The draft housing strategy highlights the challenges in delivering a sufficient supply of “affordable” housing to meet the needs of residents of the Isle of Wight. It proposes that council should take a more active role in the direct delivery of affordable housing, initially across its own selected sites, through the use of special purpose vehicles (SPVs) where appropriate and ultimately through its own wholly owned local housing company.
15. The draft strategy has been widely consulted upon internally and drafts were circulated to all internal and external stakeholders in June, August and October 2019. Successive drafts were developed through our housing conversation events. The on-going feedback from these has enabled more focused outcomes in the action plan to prioritise key actions and interventions.

## APPENDICES ATTACHED

[APPENDIX A](#) - Isle of Wight Final Draft Housing Strategy for Consultation.

[APPENDIX B](#) - Isle of Wight Draft Housing Strategy Consultation Summary.

## BACKGROUND PAPERS

Ref 4792/19 - Report of Decision Under Delegated Powers to Consult on Draft Housing Strategy.

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