

Housing Strategy - Action Plan Update 2023

Strategic Priority 1 - Affordable Housing Supply

Action	Activity Update - Aug 2023	Milestones
<p>Adopt an Island Planning Strategy that:</p> <ul style="list-style-type: none"> Seeks to enable the provision of new homes through a step change in delivery towards the Island's annual housing target when agreed with Government. Appropriately balances social, economic and environmental considerations for house building including net-zero carbon. Develops an Island affordable housing policy 	<ul style="list-style-type: none"> Island Planning Strategy drafted following consultation Island wide needs analysis completed to inform planning policy LGA Peer Review of Planning Service completed. Corporate Scrutiny Committee to consider Draft Island Planning Strategy completed Sept 22 May 23 - The Leader updated Full Council of Cabinet's decision to await the expected publication of new legislation/policy/guidance by the Government in the 'spring' of 2024. 	<ul style="list-style-type: none"> In the absence of this new legislation/policy/guidance in the 'spring' of 2023, the Cabinet will need to make a decision on whether to wait even longer for the Government publications, or to proceed with the IPS in its absence and then seek agreement of the approach to Full Council. Sept 23 - Currently programmed to take a report through Corporate Scrutiny and then Cabinet followed by Full Council in November. The content of the report is still to be confirmed, but the general approach has recently been discussed at informal Cabinet and will need to be established at the earliest opportunity to enable the papers to be prepared and submitted into the corporate cycle.
	<p>Affordable Housing Supplementary Planning Document (SPD)</p> <ul style="list-style-type: none"> March 23 - Draft SPD internal discussion and agreed to progress April 23 – Housing Members Board approval to progress with drafting and consultation June 23 – Final draft SPD agreed and issued for consultation 	<ul style="list-style-type: none"> Sept 23 - Cabinet approval of SPD

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	<ul style="list-style-type: none"> Aug 23 – Consultation closed and SPD updated to reflect changes 	
Deliver or facilitate a programme of 300 homes 'affordable' homes through council led activity over the first three years of this strategy as part of the recovery plan (2020-2023)	Council enabling activities including assistance in securing Homes England Grants, Regular meetings with registered providers and Homes England to understand delivery and pipeline issues, provision of council owned sites, and project management support to enable development.	Target achieved <ul style="list-style-type: none"> 308 units delivered by Registered Providers and IWC (further details included in the covering report) Regular meetings in place with RP's who are actively working to deliver and have identified the potential for further c300 affordable units in the next 3 years
	Data analysis of affordability and market engagement to inform rent setting and viability challenges on the Island to inform their business cases and grant claims. <ul style="list-style-type: none"> Provided for the Island Planning Strategy 	Complete 2022
Council direct delivery approach	Modular Homes project <ul style="list-style-type: none"> approx. 8 family homes or 16 flats Jan 22: cabinet decision to initiate project. March 22: budget approved by full Council Apr 22: site surveys commenced June 22: second stage PIN¹ to identify potential delivery partners June 22: review of project to date and request for direction moving forward 	<ul style="list-style-type: none"> Project removed – delays in delivery meant Covid requirement for the scheme no longer applicable
	Brownfield Land Release Fund 1 <ul style="list-style-type: none"> Potential development of 80 new homes 	<ul style="list-style-type: none"> Oct 23 – Options agreements in place for disposal of sites

¹ The PIN or Prior Information Notice is used to engage with providers when we are either unsure of what we want/what the market can deliver and/or it is used to inform the market early of a future opportunity. This second PIN or a further request for information is only available for the original responders to complete and is the next step in the procurement journey of the Competitive Procedure with Negotiation. This further request for information was published to the included parties on 7th June 2022 and closes 28th June 2022.

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	<ul style="list-style-type: none"> • Feb 22– awarded govt £1M funding for 3 sites needing infrastructure to develop housing longer term. • June 22: Sites marketed Berry Hill (Lake), Weston School (Toland) and Thompson House (Newport) • May 23 – Decision on disposal of sites to RPs to maximise affordable units delivered • July 23 – Demolition of Thompson House complete 	<ul style="list-style-type: none"> • March 24 – Land disposals completed • Dec 24 - Planning permission achieved • March 25 - Start on site
	<p>Sandham Middle School (potential development of 50 new homes)</p> <ul style="list-style-type: none"> • Added to BLRF marketing exercise to increase development potential and “affordable” register provider demands for council owned sites • June 22: site marketed • Oct 22: Evaluation of offers 	<ul style="list-style-type: none"> • Aug 23 – Site disposal being progressed with lawyers • Oct 23 – Cabinet to confirm disposal of site • Dec 24 – Disposal completed
	<p>Venture Quays</p> <ul style="list-style-type: none"> • Approx. 100 new homes potential across 2 sites • Apr 22: Members presented with site options • May 22: Completion of IWC Market expressions of interest with limited speculative bespoke offers from the market. • June 22: Report received from Wilmott Dixon on site feasibility study indicating severe negative viability and no “affordable” housing provider interest 	<ul style="list-style-type: none"> • March 23 – Homes England approved formal extension to March 24 for planning permission and March 25 start on site • July 23 – Sites remarketed • Oct 23 – Evaluation of bids • Nov 23 – Cabinet approval to dispose of site

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	<p>Community Led Housing Project</p> <ul style="list-style-type: none"> • First five new homes funded by council using this model commissioned with Ryde Aspire. Delivery expected within 12 months. 	<ul style="list-style-type: none"> • Oct 23: Funding and legal agreements to be in place • Dec 23: Start on Site • Sept 24 – Completion of 5 units • Other schemes being progressed
	<p>One Public Estate</p> <ul style="list-style-type: none"> • Working with NHS – OPE Round 9. Long term project (5 yrs) to enable development of key worker housing, extra care housing and general needs housing through North hospital and old library site. • Quarterly Meetings to progress strategic milestones agreed with Govt. On-going engagement and master planning of site with LGA, NHS and stakeholder parties through this process of joint planning. 	<ul style="list-style-type: none"> • Ongoing • BLRF1 Funding of £950k achieved for Berry Hill, Thompson House and Weston School • BLRF2 Funding achieved of £427k for Medina Avenue, New Street and Lowtherville • North Hospital site – NHS progressing with mixed housing and step down facilities • Pyle Street land purchase with Homes England progressing
	<p>Crossways</p> <ul style="list-style-type: none"> • Sept 22 – Housing Members Board discussion on sites to be progressed and agreed to focus on brownfield with review in 12 months 	<ul style="list-style-type: none"> • Sept 23 – Review of possible sites for development, including understanding costs and routes to market/develop
	<p>Eddington Road</p> <ul style="list-style-type: none"> • Potential approx. 70 new affordable homes • Jan 21 Preferred bidder identified through robust independent procurement exercise subject to planning approval. • April 21 - Heads of Terms agreed • June 21 – RP carried out initial consultation and design work at risk 	<ul style="list-style-type: none"> • Oct 23 – Review of future options for site

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	<ul style="list-style-type: none"> • May 21 - procurement paused as new administration. Need to obtain Cabinet approval to dispose of site • Sept 22 – Decision to focus on brownfield sites agreed by Housing Members Board 	
	<p>Rough Sleepers Accommodation Project</p> <ul style="list-style-type: none"> • Funding for purchase of 5 properties • June 22: 4 properties purchased • Sept 22: Refurbishment of 4 properties completed and tenants moved in • Nov 22: Completion of 5th property. • Mar 23: Refurbishment of 5th property completed, and tenants moved in 	<ul style="list-style-type: none"> • Complete - 5 properties purchased and all occupied by April 2023
	<p>LA Housing Fund</p> <ul style="list-style-type: none"> • Mar 23 - Funding accessed to purchase 9 houses for refugees 	<ul style="list-style-type: none"> • Nov 23 – Occupation of 9 properties (2 x 4 bed and 7 x 2 bed)
	<p>RentPlus</p> <ul style="list-style-type: none"> • Aug 22 – Initial meeting instigated by Portfolio Holder for Housing • Feb 23 – RentPlus presentation to Informal Cabinet • March 23 – Legal route for operation on IOW agreed and SPD route agreed to be progressed 	<ul style="list-style-type: none"> • Oct 23 – Confirmation of initial RentPlus sites on Island and timescale for delivery agreed
	<p>Pan Meadows</p> <ul style="list-style-type: none"> • May 23 - Outline Business case submitted to S151 for decision on way forwards 	<ul style="list-style-type: none"> • Nov 23 – Decision on way forwards • Spring 24 – Update from BDW on estate completion • Summer/Autumn 24 – Delivery of new homes
<p>Enable the provision of around 100 new homes each year for those needing extra care in partnership with Housing associations.</p>	<ul style="list-style-type: none"> • Registered with Homes England as a provider of social housing, which allows the council to apply for grant funding to 	<p>Delivery of new homes covered in Council Direct Delivery above</p>

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	<p>subsidise development as an alternative delivery mechanism to the housing company in bringing forward “affordable housing” development.</p> <ul style="list-style-type: none"> • Ryde Village - 75 units occupied from Nov 20 • Green Meadows - 75 units occupied from Oct 21 	<ul style="list-style-type: none"> • Aug 23 – Work to update strategy including Extra Care housing survey to be carried out • Oct 23 – Island Independent Living Strategy refreshed and approved • Provision of units in progress – Polars 24 units for delivery Sept 24
<p>Create a council owned subsidiary housing company to increase the number of houses built on the Island to both invest in local communities and assist others on low or average household incomes to access housing.</p>	<ul style="list-style-type: none"> • Acquisition Strategy linked to budget allocation to purchase up to 25 properties in 22/23 to meet needs for temporary accommodation provision • Sept 22 - Draft strategy criteria reported to Housing Members Board • Oct 22 develop financial criteria/business case to acquire properties 	<p>Complete - Acquisition Strategy approved by Cabinet in July 23</p>
	<ul style="list-style-type: none"> • Housing Company registered in Dec 2019. Focus on "affordable" housing and commercial business cases but evaluation needed to reassess purpose of company. • July 22 - session held to review the next steps and legal processes needed to progress operation of the company • March 23: Commissioned legal work for the legal procedures and governance requirements connected to set up of the housing company including a shareholders agreement between the council and company. 	<ul style="list-style-type: none"> • July 23: Property portfolio review to commence to identify sites that are suitable for development • Dec 2023 Complete business case to assess the position on the company being able to trade once all legal arrangements are in place

Strategic Priority 2 - Understanding Island Housing Affordability

Action	Activity Update - Aug 2023	Milestones
Define and monitor 'true affordability' levels on the Isle of Wight.	<ul style="list-style-type: none"> Housing affordability tool created and used to provide evidence of the affordability of renting or buying homes in all IWC Wards or IWC Lower Super Output Areas. Affordability based on household earnings and average prices. Data can be drilled down to 1-5 bedroom properties and the affordability can be judged on mean, median or lower quartile income. Updates can be provided on a monthly, quarterly or ad-hoc basis. 	Complete 2022
Maintain a data base and develop tools that can drill down "affordability" to postcode and area level based on both wages and housing cost ratios for ongoing strategic and recovery planning.	<ul style="list-style-type: none"> Housing Tool and data updated and will be used in the new IPS. Currently can drill down to LSOA or Ward level but not to individual postcodes Annual refresh of Housing Affordability Tool in place 	Complete 2022
Incorporate our developing evidence base on "affordability" into the adopted Island Plan to increase the number of new 'affordable' homes delivered.	<ul style="list-style-type: none"> Data will be used to define policy in IPS Bespoke reports available for the underlying data that feeds to Housing Affordability Tool Agreed bespoke data reports for inclusion in Island Plan Data can be produced and shared with all appropriate stakeholders 	Complete 2022
Produce a special cases evidence base to challenge government agencies on non-availability of grant for our housing associations to provide 'affordable' housing at 60% of market levels as needed on the Island.	<ul style="list-style-type: none"> Evidence case submitted to MP and now address in new Homes England Grant Funds from April 21 Housing Tool can be used to identify the areas where housing would need to be 	Complete 2022

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	<p>60% of market level or lower to be considered affordable</p> <ul style="list-style-type: none"> Ad-hoc reports on affordability in support of grant bids or appeals can be provided 	
Complete a formal review of the scheme of allocation for 'affordable' housing - Home-Finder.	<ul style="list-style-type: none"> Completed by the housing needs team 	Complete 2022
Intervene in the market where possible to tackle the growing (un)affordability of rents, especially for vulnerable groups and those on low incomes.	<ul style="list-style-type: none"> Housing pressures unprecedented currently. Constantly being evaluated and assessed on a regular basis. Interventions as with projects above. 	Ongoing (see projects above)

Strategic Priority 3 - Private Sector Housing

Action	Activity Update - Aug 2023	Milestones
Assist homeless households and others on low incomes to access private sector homes.	<ul style="list-style-type: none"> Rent Deposit/Rent In Advance Scheme extended to apply to all households who approach the council Jan 21 - Guarantor Scheme to be explored but not implemented due to cost 	Complete 2022
Undertake a feasibility study for introducing an Island-wide landlord registration scheme.	<ul style="list-style-type: none"> Draft being progressed - now halted The government will be issuing a white paper shortly concerning the private rented sector and one of the aspects will be introducing a UK wide scheme for registration/licensing – although we do not have any further details yet. June 22: Briefing provided to Cllr Stephens 	<ul style="list-style-type: none"> On hold - Pending outcome of the consultation on the Decent Homes Standard in the Private Rented Sector White Paper
Expand the mandatory HMO licensing scheme to cover all properties identified.	<ul style="list-style-type: none"> Mandatory HMO Licensing scheme currently covers all Island. 	<ul style="list-style-type: none"> Project removed – not viable This is a complicated process which can only be put in for a temporary

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	<ul style="list-style-type: none"> Review into additional licensing indicates higher risk opportunity, with no guarantee of viability. Other options being considered. Apr 23: Reg Services to explore alternatives taking into account the consultation feedback from A Fairer Private Rented Sector White Paper 	<p>period. The cost of implementation is fairly prohibitive with the number of properties/income that this would potentially generate.</p>
<p>Undertake rigorous enforcement against rogue landlords who have a history of breaking the law.</p>	<ul style="list-style-type: none"> Updated procedures embedded in 2020 to facilitate this, and process now in action June 22: Minimum Energy Efficiency Standards financial penalties policy paper agreed at Cabinet 	<ul style="list-style-type: none"> Dec 23: Electrical Regulation penalties paper to be produced to identify requirements to implement
<p>Support responsible landlords and work with them to become professional and grow their business.</p>	<ul style="list-style-type: none"> Additional web resources available for landlords, and new enforcement processes allow for light touch intervention for compliant landlords. Civil Penalty Policy submitted to cabinet approved. Further changes to enforcement procedures to provide even further light touch intervention. 	<p>Complete 2022</p>
<p>Use all available powers to bring genuine empty properties back into use.</p>	<ul style="list-style-type: none"> July/Aug 22: Carried out review of empty properties from 6 months to 2 years. Sept 22 - Letter sent to all surveyed properties identified as empty to seek interest on leasing to IWC 	<ul style="list-style-type: none"> Empty Property Officer appointed Jan 23 Empty Property Strategy and action plan approved July 23 Processes in place to work with owners to bring properties back into use

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	<ul style="list-style-type: none"> • Sept 22 – Capital bid for funding to provide grants to owners to fund works and bring properties back into use • Dec 22 – Capital bid unsuccessful 	<ul style="list-style-type: none"> • Sept 23 – Capital bid for funding to provide grants resubmitted
<p>Work with utility companies and other agencies to insulate homes and improve the energy ratings of older buildings.</p>	<ul style="list-style-type: none"> • Successful bid to BEIS for Green Homes Grant 2020-21. • LAD2 scheme in place to March 2022. Sustainable Warmth scheme to be bid for 2022/23. Warm up Wight Scheme in place – 489 measures installed between Jan 21 and April 2022. • Eco Flex declarations produced • Dec 22 - Joined Portsmouth Consortium for retrofit • March 23: Statement of Intent (subject to funding) approved • April 23 – Fuel Poverty Grant – capital bid of £500k approved 	<ul style="list-style-type: none"> • Dec 23 – Fuel Poverty Grant scheme rolled out
<p>Ensure a well-resourced Private Sector Housing Service to support good landlords and carry out the council’s statutory responsibilities towards tenants and landlords.</p>	<ul style="list-style-type: none"> • Statutory functions being delivered but restricted by limited resources. Some reduction of service and waiting lists. 	<p>Ongoing</p>
<p>Continue to be first port of call for unsecured buildings, offering advice, assistance and enforcement powers if necessary.</p>	<ul style="list-style-type: none"> • Service not being provided due to vacant post, however urgent or dangerous situations are being managed on a case by case basis • Section 29 powers delegated to Planning Enforcement to assist in delivery for commercial properties 	<p>Complete 2022</p>

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Work with private landlords to ensure properties are well managed and appropriately licensed as necessary.	<ul style="list-style-type: none"> • Mandatory HMO licensing scheme in place. High levels of housing standards intervention taking place. • May 23 – Landlord Fair held 	Ongoing

Strategic Priority 4 - Homelessness and Housing Need

Action	Activity Update - Aug 2023	Milestones
Review the Homeless Strategy that has been co-produced with clients, landlords, the voluntary sector and other partner agencies.	<ul style="list-style-type: none"> • Working with Ministry of Homes, Communities and Local Government and template issued. • Full review of need and development of revised strategy and action plan for delivery. A full consultation with the public and all stakeholders has been undertaken. • June 2022: Revised Homelessness Strategy and Action Plan agreed by cabinet 	Complete 2022
Develop new partnerships with private and third sector landlords to maximise opportunities for tenancies for homeless families and individuals.	<ul style="list-style-type: none"> • Survey of private sector landlords completed, with aim to set up Forum in Q1 • Forum meetings in place 21/22 Chair has joined Housing Partnership Board to represent private landlords 	<ul style="list-style-type: none"> • Complete - Landlord Forum in place and Private Sector Leasing scheme operating (96 leases in place)
Commission and deliver a new homeless pathway to alleviate the pressures on temporary accommodation and bed and breakfast provision.	<ul style="list-style-type: none"> • Nov 20 - Pathways contract tendered and awarded 	Complete 2022
End the use of bed and breakfast for families with children.	<ul style="list-style-type: none"> • There were no families in B&B 2020/21 (pre Covid). • Pressures in 2021/22 meant that we had to utilise B&B accommodation however, no family has exceeded 6 weeks since that date (this is the legal limitation criteria) 	<ul style="list-style-type: none"> • Dec 23 - Strategic review for provision of temporary accommodation being carried out

	<p>Temporary Accommodation</p> <ul style="list-style-type: none"> • Mar 23 – Capital funding secured to purchase an HMO for use as temporary accommodation 	<ul style="list-style-type: none"> • Nov 23 – Purchase completed • Jan 24 – Works completed • Feb 24 – Property brought into use
Develop a tenancy academy to ensure that tenants are adequately trained and prepared to sustain their own tenancies.	<ul style="list-style-type: none"> • July to Sept 2022 - Pilot underway • Oct 22: Analysis of outcome of pilot 	<ul style="list-style-type: none"> • April 23 – scheme in operation at Howard House • July 23 – Plans to roll out the scheme to other partners • Dec 23 – Review of scheme and decision on long term provision
Develop specialist pathways into services to minimise the impact and trauma associated with homelessness.	<ul style="list-style-type: none"> • Nov 21 - Single Homeless Pathway created • Dec 22: Research into existing mental health, hospital discharge and criminal justice pathways with a view to improve 	<ul style="list-style-type: none"> • Jan 23 - Successful bid for funding for Accommodation for Ex Offenders Scheme to deliver a local scheme to support into accommodation • March 23 – Agreement put in place with NHS that no discharges from hospital as homeless • Dec 23 – Allocation Policy reviewed to ensure that specialist pathways are supported
Deliver a Gold Standard homelessness assessment, information and advice service (National Practitioner Support Service NPSS)	<ul style="list-style-type: none"> • The Gold Standard assessment no longer exists and replaced by independent reviews of services completed by DLUHC • Oct 21 - MHCLG completed a deep dive audit. 	<ul style="list-style-type: none"> • Complete – DLUHC carried out a deep dive in July 23 and overall service assessed as good. Areas identified for improvement in Service Plan

Strategic Priority 5: Special housing needs and vulnerable people

Action	Activity Update - Aug 2023	Milestones
Ensure our internal systems and processes are adequately set up to capture interest and help ensure the right people access this form of housing.	<ul style="list-style-type: none"> • HomeFinder extended to include extra care • Allocation Policy reviewed annually 	Complete 2022
Complete the commissioning for Pathways to Independent Adulthood supported accommodation offer for 16-25-year-olds.	<ul style="list-style-type: none"> • Framework in place for 3 years from 2018, and extended to 2023 	Complete 2022
Ensure there is an age and stage approach with a range of providers which matches need to the level of support so vulnerable 16-25-year-olds including care leavers, build their skills to live independently.	<ul style="list-style-type: none"> • In place and added two new providers to increase the range of providers and currently liaising with a third to join the framework. 	Complete 2022