

Housing Strategy - Action Plan

Action	20/21	21/22	22/23	23/24	24/25	Update - Jan 2021	Lead Officer
Strategic Priority 1: Housing Supply							
Seek to enable the provision of new homes through a step change in delivery towards the Island's annual housing target when agreed with Government.							
Complete an Island infrastructure and development enabling funding submission to government to address long-standing issues as part of the Covid-19 recovery plan.	✓					Island Investment Plan created to seek government funding	DOR
Produce an adopted Island Planning Strategy that appropriately balances social, economic and environmental considerations for house building including net-zero carbon.			■				SMPID
Position Statement to be published following White Paper	✓					Response to White Paper submitted	SMPID
Devise a new 'affordable' housing planning policy for the Island to maximise the number of 'affordable' homes delivered.		■					SMPID
Seek to deliver or facilitate a programme of 300 'affordable' homes through council led activity over the first three years of this strategy as part of the recovery plan.	✓	■	■			RP development pipeline being monitored to evidence this	ADR
Maximize the provision of 'affordable' housing on council-owned land including infill development on brownfield sites. This includes setting-up a 'small sites' programme and applying for Land Release funding.	✓					Land Release fund - bid submitted Dec 20 Sites: - Island Learning Centre - Taylor Road - Eddington Road - Branstone Farm	ADR
Prioritise available funds and council land assets to provide for the delivery of 'affordable' housing schemes in partnership with housing associations, and a range of other committed providers including housing co-operatives. For example, our Branstone Farm site is to provide an innovative rural business hub and 'affordable' housing with an Island based housing association.	✓	■	■	■	■	Sites in progress: - Island Learning Centre - Taylor Road - Eddington Road - Branstone Farm (planning)	ADR
Work with private and public sector partners to acquire and assemble sites to facilitate the delivery of new homes.	✓	■	■	■	■	Homes England - Venture Quays site acquired	ADR
Champion high quality developments as examples of good practice.	✓	■	■	■	■	Branstone Farm - masterplanning	ADR
Enable the provision of around 100 new homes each year for those needing extra care in partnership with Housing associations.	✓	■	■	■	■	Ryde Village - occupied from Nov 21	ADR
Support developers to showcase the benefits their developments will bring – number of jobs, apprentices, community contributions and more.		■	■	■	■		ADR
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.		■				Housing Company set up in Dec 2019	ADR
Strategic Priority 2: Housing Affordability							
Define and monitor 'true affordability' levels on the Isle of Wight.	✓					Housing affordability tool created	ADR
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.	✓	■	■	■	■		ADR
Incorporate our developing evidence base on "affordability" into the adopted Island Plan to increase the number of new 'affordable' homes delivered.			■				ADR
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.	✓					Evidence case submitted to MP	ADR
Complete a formal review of the scheme of allocation for 'affordable' housing - Home-Finder.			■				HNSM
Produce a plan to define and improve housing opportunities for key workers.		■					ADR
Intervene in the market where possible to tackle the growing (un)affordability of rents, especially for vulnerable groups and those on low incomes.	✗	■	■	■	■		ADR
Strategic Priority 3: Private Sector Housing							
Assist homeless households and others on low incomes to access private sector homes.	✓	■	■	■	■	Rent Deposit Scheme extended Guarantor Scheme in place	HNSM
Undertake a feasibility study for introducing an Island-wide landlord registration scheme.		■					HNSM

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Expand the mandatory HMO licensing scheme to cover all properties identified.		■	■	■	■		CHR
Undertake rigorous enforcement against rogue landlords who have a history of breaking the law.	✓	■	■	■	■	Updated procedures embedded in 2020 to facilitate this, and process now in action	CHR
Support responsible landlords and work with them to become professional and grow their business.	✓	■	■	■	■	Additional web resources available for landlords, and new enforcement processes allow for light touch intervention for compliant landlords.	CHR
Use all available powers to bring genuine empty properties back into use.	✓	■	■	■	■	Ongoing	CHR
Work with utility companies and other agencies to insulate homes and improve the energy ratings of older buildings.	✓	■	■	■	■	Successor bid to B2B for Green Homes Grant 2020-21. However Covid restrictions curtailing optimum performance. This will be an ongoing project.	CHR
Develop services with Adult Social Care, Health and the voluntary sector to enable elderly and disabled residents to live independently in their own home.	✗	■	■	■	■		ADR
Ensure a well-resourced Private Sector Housing Service to support good landlords and carry out the council's statutory responsibilities towards tenants and landlords.	✗	■	■	■	■		DON
Continue to be first port of call for unsecured buildings, offering advice, assistance and enforcement powers if necessary.	✓	■	■	■	■		CHR
Work with private landlords to ensure properties are well managed and appropriately licensed as necessary.	✓	■	■	■	■		CHR
Establish a permanent site with appropriate services for the Gypsy & Traveller Community.		■					HNSM

Strategic Priority 4: Homelessness and housing need

Review the Homeless Strategy that has been co-produced with clients, landlords, the voluntary sector and other partner agencies.	■						HNSM
Develop new partnerships with private and social landlords to maximise opportunities for tenancies for homeless families and individuals.	✓	■	■	■	■	Survey of private sector landlords completed, with aim to set up Forum	HNSM
Commission and deliver a new homeless pathway to alleviate the pressures on temporary accommodation and bed and breakfast provision.	✓					Pathways contract tendered and awarded	HNSM
End the use of bed and breakfast for families with children.	✓	■	■	■	■	No families in B&B	HNSM
Refurbish the temporary homeless assessment hub and wet facility where users will have access to Covid-19 safe accommodation and support services to meet their needs.	✗					Barton School project in progress and to complete in May 2021	HNSM
Develop a tenancy academy to ensure that tenants are adequately trained and prepared to sustain their own tenancies.		■					HNSM
Develop specialist pathways into services to minimise the impact and trauma associated with homelessness.		■					HNSM
Deliver a Gold Standard homelessness assessment, information and advice service (National Practitioner Support Service NPSS)		■					HNSM
Use only the most appropriate temporary accommodation to prevent further social and economic deterioration and identify ways in which more suitable temporary accommodation can be developed or accessed.	✓	■	■	■	■	Appropriate temporary accommodation in place	HNSM
Showcase stories of Islanders and their housing journey.		■					HNSM

Strategic Priority 5: Special housing needs and vulnerable people.

Deliver Ryde Village, Ryde and Green Meadows, Freshwater as the first extra-care schemes on the Island offering 150 new 'affordable' homes.	✓	■				Ryde Village occupied from Nov 20	PPEM
Continue to work closely with our housing association partners to bring forward more Island Independent Living schemes for extra-care (IIL)	✓	■	■	■	■	Quarterly liaison meetings held with RPs Sandham Middle School - tendered for extra care	PPEM
Actively seek land within our ownership to bring forward new schemes, for example, the former Sandham Middle School site to 82 new units of IIL housing.	✓	■	■	■	■	Projects to date: Sandham Middle School	ADR
Ensure our internal systems and processes are adequately set up to capture interest and help ensure the right people access this form of IIL housing.	✓					HomeFinder extended to include extra care Allocation Policy reviewed annually	HNSM

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Invite new providers to take an interest in developing mixed rent/buy schemes of this nature on the Island	✓	■	■	■	■	Projects to date: Sandham Middle School	ADR
Have a robust approach to encouraging down-sizing into more manageable housing agreed across all housing providers.	✗	■	■	■	■	Work in progress to create policy/procedure	HNSM
Review the Isle of Wight Sufficiency Duty annually.	✓	■	■	■	■		SMSDC
Complete the commissioning for Pathways to Independent Adulthood supported accommodation offer for 16-25-year olds.		■	■			Framework in place for 3 years from 2018, with an option to extend for a further 2 years to 2023	SMSDC
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.	✓	■	■	■	■	In place and added two new providers to increase the range of providers and currently liaising with a third to join the framework.	SMSDC
Continue to engage with developers to think through how homes can be developed to encourage the ability of the occupier to be a foster carer and provide safe placement opportunities for children in care.	✓	■	■	■	■	Project work ongoing with one development in progress	SMSDC
Commission the delivery of specialist accommodation as required.	✓	■	■	■	■	Work is ongoing.	SMSDC

Strategic Priority 6: Partnerships

Ensure the effectiveness of the Housing Partnership Board to steer the delivery of this strategy, bringing together partners from a broad range of sectors.	✓	■	■	■	■	HPB quarterly meetings held and monitoring process for strategy to be in place from Q4	PPEM
Regularly hold housing conversations with a wide range of partners on a variety of themes connected to achieving the ambitions set out in this strategy.	✓	■	■	■	■	Quarterly HC held - virtual meetings due to C19	PPEM
Create a positive environment for new housing delivery and find new and innovative ways to deliver new homes including working with housing associations to form joint ventures on council owned land.	✓	■	■	■	■	Quarterly liaison meetings held with RPs, developers and potential new partners	PPEM
Work with the Ministry of Justice to bring forward the Camp Hill site as a key strategic housing site on brownfield land that could deliver new homes for the Island over the next 10 years.	✓	■	■	■	■		ADR
Actively promote the Island as a great place to live and grow businesses	✓	■	■	■	■	Island Investment Plan created to seek government funding	DOR
Celebrate good quality housing developments and promote positive press and media coverage	✓	■	■	■	■	PR for: Ryde Village (Southern) Shalfleet (Sovereign)	PPEM
Sustain a positive housing campaign to break down resistance to new housing development	✗	■	■	■	■	Housing Campaign on hold due to C19 impact on resources	PPEM
Continually seek out best practice from other local authority areas across the Country and learn from those areas where housing demand is being matched by a step change in the approach to supply.	✓	■	■	■	■	Business South - engagement	ADR
Work across all public sector land holders on the island to seek ways to release surplus land and make better use of public assets.	✓	■	■	■	■	One Public Service engagement in place	ADR
Continue to work with our Housing association partners to identify how current housing might be changed or adapted to make best use of the stock.	✓	■	■	■	■	Quarterly liaison meetings held to discuss pipeline developments, etc	PPEM
Continue to champion sustainable development: sustainable in location, carbon footprint, building materials and sensitivity to the local environment.	✗	■	■	■	■	Work underway on approach for IWC sites Environment Strategy - in draft and to look at links	ADR
Seek high quality design from any new developments	✗	■	■	■	■	Significant policy changes on this - Planning White Paper/Build better	ADR

Key to abbreviations

ADR	Asst Director Regeneration
GOR	Director of Regeneration
DON	Director of Neighbourhoods
CHR	Commissioner for Housing Renewal
HNSM	Housing Needs Service Manager
PPEM	Programme, Performance Engagement Manager
SMPID	Strategic Manager Planning & Infrastructure Delivery
SMSDC	Strategic Manager Strategic Developmt & Commissioning
HMO	House in Multiple Occupation
SD	Duty of securing enough accommodation for children in care
AF	Housing provided at 80% of market rents
SH	Housing provided at 60% of market rents
IIL	Extra care housing offering older people housing & care

Example

		07/08		2008/09				09/10		Comments	Linkages	Staff	Lead	Level 1 Level 2 level 3		
No.	Action	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					Y	Y	Y
Service Area or Corporate Theme																
1	To undertake xyz project and produce report for the Board on options			■						The project is on track. A working group has met 3 times. Visits have been made to 2 best practice sites.	Inspection	D of CS		Y	Y	Y
2	To review policy on XYZ		✓							the policy was reviewed in consultation with the staff team and a focus group of residents. It picks up latest legislation and guidance. It was approved by the Board in November.	Risk map	CSD - Hsg & Care		Y	Y	
3	To develop a partnership with xyz in order to support the development of the XXX strategy		x		■					This piece of work has slipped. We made good progress researching what other organisations do, but the planned meeting with local agencies took a long time to arrange. A meeting is planned for Q1 and the partnership agreement should be ready by Q2.		CSD - Hsg & Care		Y	Y	Y
4	To report on the findings of the Best Value Review into XXXX service		✓	■						We made really good progress with this review. The Review Panel met in December and was able to sign off the review. We are now reviewing the Strategy and a number of policies to bring to the Board in Q3.		CSD - Property		Y	Y	
5	Produce new XXX Strategy following BV Review				■					See above	Inspection	CSD - Property		Y	Y	Y
6	Produce new XX & XX Policies for Board approval				■					See above		XX Manager		Y	Y	
7	Produce new XXX procedures for Executive approval					■				See above		XX Manager				

This is outside the print area



Shaded column indicates the Quarter just gone and under review