

Housing Strategy - Action Plan

Action	20/21	21/22	22/23	23/24	24/25	Update - July 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.		■				IPS in progress RP meetings to agree future pipeline	ADR
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 Levelling Up Fund Bid submitted 21/22	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.		■				Being picked up in the IPS process - draft policy including reference to affordability evidence and larger market value discounts	SMPID
Seek to 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.	✓	✓	■			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 (unsuccessful) Brownfield Land Release Fund - bid successful for 3 sites	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.	✓	■	■	■	■	Site prioritisation list in place and reported to HMB	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 Pyle Street - conversations with HE to develop for OPE but not deliverable	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 - 75 units occupied from Nov 20 Green Meadows - 75 units to be occupied from Oct 21	ADR
Support developers to showcase the benefits their developments will bring – number of jobs, apprentices, community contributions and more.		■	■	■	■	Housing Campaign to relaunch	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 and now address in new Homes Engalnd Grant Funds from April 21	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.		■				Supported regional bid for delivery in Southampton	ADR

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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 and review taking place. Options paper submitted for budget consideration	HNSM
Undertake a feasibility study for introducing an Island-wide landlord registration scheme.		■				Draft being progressed	HNSM
Expand the mandatory HMO licensing scheme to cover all properties identified.		■	■	■	■	Mandatory HMO Licensing scheme covers all Island. Review into additional licensing indicates higher risk opportunity, with no guarantee of viability. Other	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. Civil Penalty policy submitted to cabinet for decision. Further changes to enforcement procedures to provide even further light touch	CHR
Use all available powers to bring genuine empty properties back into use.	✓	■	■	■	■	Ongoing. Number of long term empty properties down to 210 for Green Homes Grant 2020-21. LAD2 scheme in place to March 2022. Sustainable Warmth scheme to be bid for for 2022/23. Warm up Wight Scheme in place	CHR
Work with utility companies and other agencies to insulate homes and improve the energy ratings of older buildings.	✓	■	■	■	■		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.	✗	✓	■	■	■	Extra care schemes delivered in Ryde and Totland	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.	✗	■	■	■	■	The team is currently resourced but will face resource savings and must carefully manage the limited resources to undertake their statutory and contractual functions only.	DON
Continue to be first port of call for unsecured buildings, offering advice, assistance and enforcement powers if necessary.	✓	■	■	■	■	Ongoing service being provided.	CHR
Work with private landlords to ensure properties are well managed and appropriately licensed as necessary.	✓	■	■	■	■	Mandatory HMO licensing scheme in place. High levels of housing standards intervention taking place	CHR
Establish a permanent site with appropriate services for the Gypsy & Traveller Community.		■				Investigating options for sites	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.		■				Working with MHCLG and template issued. Due to be published early 2022	HNSM

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Develop new partnerships with private and third sector landlords to maximise opportunities for tenancies for homeless families and individuals.	✓	✓	■	■	■	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	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 20/21 Potential issue being faced and looking at options for temporary housing 21/22	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 completed in July 2021	HNSM
Develop a tenancy academy to ensure that tenants are adequately trained and prepared to sustain their own tenancies.		■				Pilot underway	HNSM
Develop specialist pathways into services to minimise the impact and trauma associated with homelessness.		■				Pathways being developed with mainstream partners	HNSM
Deliver a Gold Standard homelessness assessment, information and advice service (National Practitioner Support Service NPSS)		■				MHCLG asked to complete a deep dive audit (Oct 21) and the gold standard no longer exists	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 Barton School - developed and occupied 21/22 Rough Sleeping Acc - Funding from MHCLG for 6 move on units	HNSM

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Showcase stories of Islanders and their housing journey.		■				To include in Housing Campaign and resource issue	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 Green Meadows occupied from Oct 21	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 but not progressed Venture Quays - to explore as part	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 tendered but not progressed 20/21 Venture Quays - housing units to be developed on this site Eddington Road - marketed for sale to deliver affordable housing	ADR
Ensure our internal systems and processes are adequately set up to capture interest and help ensure the right people access this form of housing.	✓					HomeFinder extended to include extra care Allocation Policy reviewed annually	HNSM
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 20/21 Venture Quays 21/22	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 PPEM looking to work with RPs on options for Island	HNSM
Review the Isle of Wight Sufficiency Duty annually.	✓	✓	■	■	■	Childrens Services have produced report and specific action to support are being considered	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 Annual report on activities to be produced 21/22	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

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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 liasion 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.	✓	■	■	■	■	Funding for improvements to infrastructure obtained 20/21 Awaiting outcome of prison review for wider site development 21/22	ADR
Actively promote the Island as a great place to live and grow businesses	✓	✓	■	■	■	Island Investment Plan created to seek government funding Levelling Up Fund Bid 21/22	DOR
Celebrate good quality housing developments and promote positive press and media coverage	✓	✓	■	■	■	PR for: Ryde Village (Southern) 20/21 Shalfleet (Sovereign) 20/21 Green Meadows (Southern) in 21/22	PPEM
Sustain a positive housing campaign to break down resistance to new housing development	✗	■	■	■	■	Housing Campaign on hold due to C19 impact on resources To review with new administration	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 Homes England - engagement on OPE use for Dyle Street 21/22	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 liasion 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 LGA Housing Adviser - succesful bid for support with low carbon approach for IWC and Island	ADR
Seek high quality design from any new developments	✗	■	■	■	■	Significant policy changes on this - Planning White Paper/Build better	ADR