

Appendix 1: Housing Strategy - Action Plan

Action	Activity Update - July 2022	Milestones
Affordable Housing Supply		
Adopt and Island Planning Strategy that: <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. 	<ul style="list-style-type: none"> • 06/09/22: Corporate Scrutiny Committee to consider Draft Island Planning Strategy • 08/09/22: Cabinet • 21/09/22: Full Council • March 2023: Submit for examination • October 2023: Adoption of Island Planning Strategy
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. <p style="color: green;">Target Completed 306 units delivered – Breakdown below.</p> <p>138 affordable homes completed in 20/21 112 affordable homes were completed 21/22</p> <p>Further 56 commenced in 21/22 and planned for completion in 22/23. Further potential for 335 affordable units in coming years from the pipeline of 958 dwellings with full planning permission on sites over 10 units.</p>	<ul style="list-style-type: none"> • Individual quarterly meetings held with Senior Management of the four individual registered “affordable” providers active on the Island focussing on their development pipeline.
	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.	
Council direct delivery approach	<ul style="list-style-type: none"> • Modular Homes project (approx. 8 family homes or 16 flats) • Brownfield Land Release Fund (potential development of 80 new homes) • Sandham Middle School (potential development of 50 new homes) Added to BFLRF marketing exercise to increase development potential and “affordable” register provider demands for council owned sites. 	<ul style="list-style-type: none"> • January 2022: cabinet decision to initiate project. • March 2022: budget approved by full Council • April 2022: site surveys commenced • June 2022: second stage PIN¹ to identify potential delivery partners • June 2022: review of project to date and request for direction moving forward • August 2022: invitation to Tender • September 2022: delivery partner confirmed • TBC - commence on site • February 2022– awarded govt £1M funding for 3 sites needing infrastructure to develop housing longer term. • June 2022: Sites marketed of 3 sites (Berry Hill (Lake), Weston (Toland) and Thompson House. • August 2022: Evaluation of offers. • September 2022: Cabinet to confirm outcome of assessment of offers received. • June 2022: site marketed

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.

	<ul style="list-style-type: none"> • Branstone Farm (42 homes in development in partnership with Island based Housing association alongside council funded mixed used commercial units). 100% Affordable. 16 units in Phase 1 of which 10 are shared ownership. The remaining 26 in Phase 2 will have 5 shared ownership. • Venture Quays (approx. 100 new homes potential across 2 sites) • Co- Housing Project – first five new homes funded by council using this model commissioned with Ryde Aspire. Delivery expected within 12 months. • One Public Estate – working with NHS – OPE Round 9. Long term project (5 yrs) to enable development of key worker housing, extra care housing and genera needs housing through North hospital and old library site. 	<ul style="list-style-type: none"> • August 2022: First 16 homes completed. • December 2022 to February 2023: Remaining homes completed on a staggered basis. • 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. • Sept 2022: Cabinet decision on bespoke offers required to take site forward in any capacity. • Aug 22: Funding and legal agreements to be in place. • Sept 22: Start on 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"> • Eddington Road (potential approx. 70-90 new affordable homes) • Rough Sleepers Accommodation Project RSAP (Funding for purchasing 5 properties) • Bringing empty properties back into use 	<ul style="list-style-type: none"> • Aug 2021 Preferred bidder provider identified through robust independent procurement exercise subject to planning approval. • Sept Heads of Terms agreed. • Oct 2021 procurement paused as new instruction to seek Cabinet approval to dispose required. • June 2022: 4/5 properties completed. • July 2022: Completion of 5th property. • July 2022: Refurbishment of the 5 completed properties • July 22: Residents moved in • TBC: Independent Audit of project • June 2022: Develop new reporting for 6 months to 2 years. • June 2022: Establish owners / condition / bedrooms to match to housing needs requirements and develop the priority list of properties to try to reinstate. • July 2022: Recruit temporary additional resource to visit properties
<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"> • Ryde Village - 75 units occupied from Nov 20 Green Meadows - 75 units occupied from Oct 21. • Achieved: Target now under review in Adult Social Care as suspected overprovision over the next 10-15 yrs. 	<p>Now Completed</p>

<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"> • Housing Company set up in Dec 2019. Set-up funding allocated but focus on "affordable" housing and commercial business case borrowing limitations requires evaluation of which company approach best fits. • We have registered with Homes England as a provider of social housing, which allows the council to apply for grant funding to subsidise development as an alternative delivery mechanism to the housing company in bringing forward "affordable housing" development. • Acquisition strategy linked to budget allocation for 22/23 to purchase up to 25 properties in 22/23 to meet needs for temporary accommodation provision 	<ul style="list-style-type: none"> • Jul 2022: Commission 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. • Jul 2022 Complete business case to enable the company to trade once all legal arrangements are in place <p>Registered with Homes England now completed.</p> <ul style="list-style-type: none"> • Jul 22 Complete work on strategy for need (type, location and tenure) • ONGOING develop business cases to acquire properties linked to acquisition strategy
Action	Activity Update - July 2022	Milestones
Understanding Island Housing Affordability		
<p>Define and monitor 'true affordability' levels on the Isle of Wight.</p>	<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. 	<p>Completed (ongoing)</p> <p>Updates can be provided on a monthly, quarterly or ad-hoc basis.</p>

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 	Completed (ongoing) <ul style="list-style-type: none"> • August 2022: Enhance Housing Tool to allow drill down to postcode level • October 2022: Annual refresh of Housing Affordability Tool
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. 	Completed (ongoing) <ul style="list-style-type: none"> • September 2022: Agree bespoke data reports for inclusion in Island Plan • October 2022: Produce data reports that can be accessed by all appropriate stakeholders
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 60% of market level or lower to be considered affordable 	Completed (ongoing) <ul style="list-style-type: none"> • From October 2022: Provide ad-hoc reports on affordability in support of grant bids or appeals
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 	Completed
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. 	<ul style="list-style-type: none"> • Constantly being evaluated and assessed on a regular basis. Interventions as with projects above.
Action	Activity Update - July 2022	Milestones
Private Sector Housing		
Assist homeless households and others on low incomes to access private sector homes.	<ul style="list-style-type: none"> • Rent Deposit Scheme extended and review taking place. • Options paper submitted for budget consideration • Guarantor Scheme in place 	<ul style="list-style-type: none"> • Dynamically reviewed depending on the individuals that present
Undertake a feasibility study for introducing an Island-wide landlord registration scheme.	<ul style="list-style-type: none"> • Draft being progressed - now halted 	<ul style="list-style-type: none"> • ON HOLD PENDING WHITE PAPER

	<p>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 have any further details yet.</p>	<ul style="list-style-type: none"> • June 2022: Briefing provided to Cllr Stephens
<p>Expand the mandatory HMO licensing scheme to cover all properties identified.</p>	<ul style="list-style-type: none"> • Mandatory HMO Licensing scheme covers all Island. • Review into additional licensing indicates higher risk opportunity, with no guarantee of viability. Other options being considered. <p>This is a complicated process which can only be put in for a temporary period. The cost of implementation is fairly prohibitive with the number of properties/income that this would potentially generate.</p>	<ul style="list-style-type: none"> • DATE TBC: Reg Services will initiate a more proactive HMO monitoring programme as alternative to additional HMO licensing, which is considered to increase standards and create income opportunities.
<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 	<ul style="list-style-type: none"> • June 2022: Minimum Energy Efficiency Standards financial penalties policy paper agreed at Cabinet • September 2022: Electrical Regulation penalties paper for cabinet
<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 for decision. Further changes to enforcement procedures to provide even further light touch intervention. 	
<p>Use all available powers to bring genuine empty properties back into use.</p>	<ul style="list-style-type: none"> • Ongoing. Number of long-term empty properties at lowest ever. • Empty Property numbers fell by 192 in year to 3372 not in use as a full-time occupied home. Consists of 426 empty properties 	<ul style="list-style-type: none"> • June 2022: Develop new reporting for 6 months to 2 years. • June 2022: Establish owners / condition / bedrooms to match to housing needs

	<p>(reduction from 510 in 2020) and 2,946 second homes (reduction from 3,054 in 2020).</p> <ul style="list-style-type: none"> • Empty Property Strategy to be reviewed • Review of remaining properties has prioritised key cases. 	<p>requirements and develop the priority list of properties to try to reinstate.</p> <ul style="list-style-type: none"> • July 2022: Recruit temporary additional resource to visit properties
Work with utility companies and other agencies to insulate homes and improve the energy ratings of older buildings.	<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 	<ul style="list-style-type: none"> • September 2022: Produce new Statement of Intent (subject to funding) • Consider the role of the council in retrofit activity
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. 	Ongoing
Action	Activity Update - July 2022	Milestones
Homelessness and housing need		
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 MHCLG 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. 	<ul style="list-style-type: none"> • June 2022: Revised Homelessness Strategy and Action Plan agreed by cabinet
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"> • September 2022: Further landlord forum to be held • September 2022: Scoping for a private sector tenant forum undertaken and options report.

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"> • Pathways contract tendered and awarded 	Completed
End the use of bed and breakfast for families with children.	<ul style="list-style-type: none"> • There were no o families in B&B 20/21. Current pressures mean that we are now having to utilise B&B accommodation however, no family has exceeded 6 weeks in over 2 years (this is the legal limitation criteria) • Potential issue being faced and looking at options for temporary housing 21/22 	<ul style="list-style-type: none"> • July to Sept 2022: Will review the current arrangements and consider options that modernise the offer available to meet existing and future need
Develop a tenancy academy to ensure that tenants are adequately trained and prepared to sustain their own tenancies.	<ul style="list-style-type: none"> • Pilot underway 	<ul style="list-style-type: none"> • July to Sept 2022: Look to launch the scheme to wider public cohorts.
Develop specialist pathways into services to minimise the impact and trauma associated with homelessness.	<ul style="list-style-type: none"> • Pathways being developed with mainstream partners. • Progress has been made but further work is required with special regard to Mental health, prison release and hospital discharge. 	<ul style="list-style-type: none"> • June to Sept 2022: Research into existing mental health and criminal justice pathways with a view to improve
Deliver a Gold Standard homelessness assessment, information and advice service (National Practitioner Support Service NPSS)	<ul style="list-style-type: none"> • MHCLG asked to complete a deep dive audit (Oct 21) and the gold standard no longer exists. 	<ul style="list-style-type: none"> • Homeless and rough sleeper strategy has been delivered • September 2022: DLUHC are planning to complete a review of services
Action	Activity Update - July 2022	Milestones
Strategic Priority 5: Special housing needs and vulnerable people.		
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 	<ul style="list-style-type: none"> • Completed • Policy being reviewed to ensure this meets the statutory updates.
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, with an option to extend for a further 2 years to 2023 	Completed

<p>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.</p>	<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.	<p>Completed</p>
---	--	-------------------------