

Housing Strategy - Action Plan

Strategic Priority 1 - Affordable Housing Supply

Action	Activity Update - Sept 2022	Milestones
<p>Adopt and 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 	<p>In progress:</p> <ul style="list-style-type: none"> Sept 22: Cabinet Oct 22: Full Council Mar 23: Submit for examination Oct 23: Adoption of Island Planning Strategy
<p>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)</p>	<p>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>	<p>On Target for delivery 231 units delivered by RPs and IWC in 20/21 21/22</p> <p>RP's have identified the potential for further c300 affordable units in the next 3 years</p>
	<p>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.</p> <ul style="list-style-type: none"> Provided for the Island Planning Strategy 	<p>Complete</p>

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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"> • Oct 22: Invitation to Tender • Dec 22: Delivery partner confirmed • 2023 - Commence on site
	Brownfield Land Release Fund <ul style="list-style-type: none"> • Potential development of 80 new homes • 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) 	<ul style="list-style-type: none"> • Oct 22: Evaluation of offers. • Nov 22: Cabinet to confirm disposal of sites
	Sandham Middle School (potential development of 50 new homes) <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 	<ul style="list-style-type: none"> • Oct 22: Evaluation of offers. • Nov 22: Cabinet to confirm disposal of site
	Venture Quays <ul style="list-style-type: none"> • Approx. 100 new homes potential across 2 sites 	<ul style="list-style-type: none"> • Nov 22: Cabinet decision on bespoke offers required to take site forward in any capacity

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"> 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 	
	<p>Co- 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 22: Funding and legal agreements to be in place. Dec 22: Start on Site.
	<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. 	
	<p>Eddington Road</p> <ul style="list-style-type: none"> Potential approx. 70 new affordable homes Jan 2021 Preferred bidder identified through robust independent procurement exercise subject to planning approval. 	<ul style="list-style-type: none"> May 21 - procurement paused as new administration. Need to obtain Cabinet approval to dispose of site

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	<ul style="list-style-type: none"> April 2021 - Heads of Terms agreed 	
	<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 	<ul style="list-style-type: none"> Sept 22: Completion of 5th property. Oct 22: Refurbishment of 5th property completed, and tenants moved in
<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. 	<ul style="list-style-type: none"> Target under review in Adult Social Care as suspected overprovision over the next 10-15 yrs.
<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 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 	<ul style="list-style-type: none"> Oct 22: Property portfolio review to commence to identify sites that are suitable for development Nov 2022: Commission legal work for the legal procedures and governance requirements connected to set up of the housing company including a share-holders agreement between the council and company. Dec 2022 Complete business case to enable the company to trade once all legal arrangements are in place
	<ul style="list-style-type: none"> 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. 	<p>Complete</p>

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	<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 	<ul style="list-style-type: none"> Oct 22 develop financial criteria/business case to acquire properties

Strategic Priority 2 - Understanding Island Housing Affordability

Action	Activity Update - Sept 2022	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. 	Completed
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 	Completed
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

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	<ul style="list-style-type: none"> Agreed bespoke data reports for inclusion in Island Plan Data can be produced and shared with 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 Ad-hoc reports on affordability in support of grant bids or appeals can be provided 	Completed
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. 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 - Sept 2022	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 	<ul style="list-style-type: none"> Jan 21 - Guarantor Scheme to be explored
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 	<ul style="list-style-type: none"> On hold - Pending outcome of the consultation on Decent Homes Standard in the Private Rented Sector White Paper

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	<p>registration/licensing – although we do have any further details yet.</p> <ul style="list-style-type: none"> June 22: 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 currently covers all Island. Review into additional licensing indicates higher risk opportunity, with no guarantee of viability. Other options being considered. 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. 	<ul style="list-style-type: none"> Apr 23: Reg Services to explore alternatives taking into account the consultation feedback from A Fairer Private Rented Sector White Paper
<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"> Jan 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</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. 	<ul style="list-style-type: none"> Sept 22 - Letter to be sent to all surveyed properties identified as empty Oct 22: Recruit to permanent vacant

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		<ul style="list-style-type: none"> Dec 22 - Empty Property Strategy to be refreshed
<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 	<ul style="list-style-type: none"> Dec 22: Produce new Statement of Intent (subject to funding) Dec 22: Consider the role of the council in retrofit activity
<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>Nov 22 - Review of resources</p>
<p>Work with private landlords to ensure properties are well managed and appropriately licensed as necessary.</p>	<ul style="list-style-type: none"> Mandatory HMO licensing scheme in place. High levels of housing standards intervention taking place. 	<p>Ongoing</p>

Strategic Priority 4 - Homelessness and Housing Need

Action	Activity Update - July 2022	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 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. June 2022: Revised Homelessness Strategy and Action Plan agreed by cabinet 	Complete
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"> Oct 2022: Further landlord forum to be held Oct 2022: Scoping for a private sector tenant forum to be researched 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"> Nov 20 - 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 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) 	<ul style="list-style-type: none"> Oct 2022: To 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"> July to Sept 2022 - Pilot underway 	<ul style="list-style-type: none"> Oct 22: Analysis of outcome of pilot Dec 22: Launch the scheme to wider public cohort
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 	<ul style="list-style-type: none"> Dec 22: Research into existing mental health, hospital discharge and criminal justice pathways with a view to improve

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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"> • Nov 22: DLUHC are planning to complete a review of services

Strategic Priority 5: Special housing needs and vulnerable people

Action	Activity Update - July 2022	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 	Completed
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 	Completed
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. 	Completed