

Isle of Wight Council

Housing Strategy

2007-2012

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Implementing our housing strategy

CLlr David Pugh, Leader of the Isle of Wight Council
and cabinet member for housing, leisure and governance



I am delighted to introduce our Housing Strategy for the Isle of Wight. This is an important statement which sets out our intentions over the next five years, and how we intend to oversee the delivery of housing for Island residents.

We all need a place to live, but with house prices on the Isle of Wight – along with the rest of the South East – increasing in recent years, it has become ever more difficult for residents to find a home of their own.

Instead of just responding with a standard housing strategy which offers a template of affordable housing in the traditional model, we are keen to explore new, innovative and sustainable solutions that meet the unique and diverse needs of the Island – and seek to address the other challenges we face at the same time.

It is our view that the Island's approach to housing must go hand in hand with economic development and regeneration – and such plans must also be reflected in the new planning framework which the Island will be bringing forward in the near future.

Our ultimate aim is to give all Islanders the opportunity to aspire towards home ownership, which needs to be complemented by economic development to increase prosperity for Island families. It is our view that every resident should be able to secure a stake in their own home, if they so desire.

That is why this document sets the framework through which we will explore a number of alternative delivery models and schemes to offer greater choice and aspiration to Islanders – such as alternative providers of affordable housing (enabled through the Island Plan); shared equity schemes, stair-casing to full ownership; placing covenants on council owned land to restrict sale to residents with a proven Island connection; providing mortgages to local first time buyers; and choice-based lettings.

Some of our ideas and plans need further development, and we also need to work within the current legislative framework and meet the continued targets placed upon us by national and regional government. To this end, we will continue to deliver traditional models of affordable housing, with a clear local focus based on the identified Island need, which has been subject to detailed research. You will see that much of this strategy does focus on the short to medium term delivery of a wide range of housing solutions based on the more conventional methods.



At the same time, we are keen to explore how existing affordable housing stock can become a more flexible resource. With the Island's stock of such housing being considerably limited, we wish to see what can be done with existing units to best suit the individual needs of residents – and fulfil our desire to help the most needy and vulnerable members of our local communities. For example, we will explore with our Housing Association partners how existing tenants can be incentivised to downsize from large family-sized accommodation to more appropriately sized homes to meet their changing needs.

Overall, this strategy will enable the Isle of Wight Council, in conjunction with its partners, to deliver a range of housing solutions to meet the growing needs and aspirations of the Island. We need all tenures of housing, such as owner occupation, private rental, affordable housing and lower cost homes for Island people.

We recognise that for some of the Island community there will still be the need for houses for rent, but, whenever circumstances change, we want to see Islanders be given the opportunity to have a stake in their own home.

Building new homes has to be balanced with our desire to protect the natural environment of the Island. This balance will be achieved through our new planning policies – the Local Development Framework: the Island Plan – which will complement this strategy. The council will work proactively with developers and landowners to ensure we make best use of the valuable resources we have on the Island.

The South East England Regional Assembly (SEERA) has reaffirmed the existing target of 520 units a year they have set for the Island. This figure takes account of our local needs assessment, and is balanced with a recognition that local residents do not want excessive building on our beautiful Island.

It is worth noting that we do not see our fulfilment of this target as a figure just for new build homes. The council has an increasingly good track record in bringing long term empty properties back into use, and also enabling the conversion of existing buildings into residential, where they may have a previous commercial use. Any such changes contribute to meeting the target placed upon on us, and in turn help us protect the Island's natural environment by making best use of existing building stock.

We do not see this strategy as a rigid set of policies. Whilst it sets the overall direction for the delivery of housing over the next five years, we see many aspects of it being expanded on as we explore their feasibility within an evolving national legislative framework, hopefully to allow greater flexibility and more local determinations.

As such, we welcome regular feedback from our partners and the public as we implement this strategy, particularly with any ideas for the development of alternative models and delivery mechanisms that meet our wider aspirations for the Island. Please take the opportunity to let us have your views.

Glossary of Terms

ASHE	Average survey of hours and earnings	NHS	National Health Service
BME	Black and minority ethnic	NSF	National Service Framework
BVPI	Best value performance indicator	PAER	Priority Area for Economic Regeneration
CEP	Comprehensive Equalities Plan	PCT	Primary Care Trust
CPA	Comprehensive Performance Assessment	PPS3	Planning Policy Statement 3
DFG	Disabled Facilities Grant	RCC	Rural Community Council
DH	Department of Health	RES	Regional Economic Strategy
DPD	Development Plan Document	RHS	Regional Housing Strategy
EP	English Partnerships	RPG9	Regional Planning Guidance 9
GAD	Government Actuary Department	RSS	Regional Spatial Strategy
GOSE	Government Office South East	SEEDA	South East England Development Agency
HC	Housing Corporation	UDP	Unitary Development Plan
HHSRS	Housing health and safety rating system		
HMA	Housing market assessment		
HMO	House in multiple occupancy		
HNS	Housing needs survey		
ICES	Integrated Community Equipment Service		
ISP	Island Strategic Partnership		
LAA	Local Area Agreement		
LDF	Local Development Framework		
LPSA	Local Public Service Agreement		
LSC	Learning and Skills Council		



Introduction

This strategy sets the Isle of Wight's strategic direction with regard to the identification of housing needs, housing conditions and other related housing support needs across all tenures on the Island. This is not just a strategy about providing 'affordable housing.' This strategy has been produced following extensive consultation during which we have listened to the views of our community and our partners. It represents a vision of where we are now, where we want our service to be, how we can get there, and what resources we have and need to achieve our objectives.

This strategy focuses on delivering services on the Island that benefit the community as a whole, including young people, older people and those with social or medical needs.

This document represents a clear vision of what needs to be achieved over future years, identifies how local housing needs can be met through existing and new services. Although produced by the Isle of Wight Council, it seeks to encompass the views and perspectives of a wide range of key stakeholders.

Why update our housing strategy?

Our last housing strategy covered the period from 2004 to 2009 and since it was developed things have changed. The housing market has moved on over the last three years:

- House price inflation/rises have continued to outstrip wage increases.
- Young people are finding it increasingly difficult to get onto the housing ladder.
- We need to develop policies to assist older people to remain at home for as long as possible.
- We need to develop policies that reduce hospital admissions, through preventive services.
- Revised definition of 'affordable housing' has been published.
- Numbers on the housing register have grown but homelessness acceptances have dropped.
- Central Government have launched the Housing Green Paper *Homes for the future: more affordable, more sustainable* which sets increasing targets to meet the need for a balanced housing market responding to the needs of the community

What is the housing strategy?

It is the Island's key housing document which drives forward key changes to take account of national, regional and local policy and emerging legislation in meeting local housing needs and housing related issues.

The Island's housing service has worked hard to make sure that we have listened to the views of residents, organisations and individuals who work in partnership with us. During this process we have identified gaps in existing services and will, in this strategy, set out our plans to deliver future improvements.

We wish to create a strategy that delivers a balanced housing market and provides low cost homes for Island residents. This will enable maximum opportunity for people to find solutions to meet their own needs whilst retaining services that deliver effective assistance to those in high need.

We are committed to increasing housing choice that will bring forward improvements for:

- young people, including first time buyers;

- people who want to part-own in shared ownership arrangements;
- people who want to rent good quality, reasonably priced accommodation.

We also need to increase choice for older people so they can:

- have a choice to move to accommodation that meets their changing needs;
- stay in their own home for as long as possible, whilst being provided with care and support.

We will continue our support for:

- vulnerable people who need care and support;
- people with the least choice in the housing market;
- people who need social rented housing.

What does this strategy say we are going to do?

This strategy states everything we are going to try and achieve over the next five years. However we will not be able to achieve it on our own.

We are a local authority committed to being high performing but cost effective and therefore this strategy will show what we can achieve with the resources we have, and those things we wish to try to achieve if resources can be identified.

This strategy is intended to cover the whole of the housing market on the Island. Therefore it is not just a strategy that covers the effective provision of housing through our housing association partners but also provision of solutions in the private sector and voluntary to deliver an effective Island housing market.

What does this strategy contain?

This strategy is designed to be user friendly. What it aims to do is:

- show what the community told us they thought needed to be done;
- provide information about national, regional and local policies;
- provide information about the Island now and in the future;
- set out what we can do and what we would like to do;
- show the resources that are available to deliver the strategy;
- set out an action plan for delivering it.

There are two parts to this strategy:

Part A: Main strategy – Facts about priorities and what we aim to achieve.

Part B: Technical appendices – Including more facts about the Island and who we consulted with.

Section 1

What you told us

During 2006 we spoke to as many people we could. We heard the views of Island residents, elected members, delivery partners, regional and local government.

We wanted to hear what we had done well and what the community thought we could improve on. Some of it was uncomfortable to hear but all of it was useful and we have used consultees views to inform this document and help shape the things we would like to do over the next five years.

A full list of consultation methods and who we consulted with is listed in Part B.

You told us that we should be:

- 1** ensuring that affordable housing policies mean that houses are 'affordable' for households on the Island;
- 2** doing more to provide and assist first time buyers to access the housing market and provide more affordable housing for young people;
- 3** doing more to reduce anti-social behaviour on the Island including commissioning mediation services;
- 4** using empty properties before building new ones;
- 5** increasing priorities for local residents;
- 6** improving the standard of the temporary accommodation we use for homeless households;
- 7** providing a handyperson service on the Island;
- 8** providing more sheltered, extra care and specialised housing for older residents;
- 9** providing more choice in the housing market for everyone;
- 10** doing more to support the needs of large families on the Island;
- 11** producing commissioning strategies for older people and Supporting People on the Island providing assistance in their locality;
- 12** improving the Island housing register to make it easier to understand and offer residents realistic choices;
- 13** providing assistance to older people to enable them to live in a property of the right size and type to meet their needs;
- 14** reducing buy to let on the Island;
- 15** developing special housing policies for rural areas on the Island;
- 16** setting up a housing trust to meet the needs of island residents;
- 17** ensuring that all new houses built on the Island should contribute to delivering low cost or 'affordable housing policies';
- 18** reducing the waiting time for Disabled Facilities Grants;
- 19** reducing homelessness and provide more assistance to those not eligible for assistance under Homelessness Act 2002;
- 20** working to improve the planning process for affordable housing including keeping better information on the housing market on the Island;
- 21** compulsory purchasing housing sites;



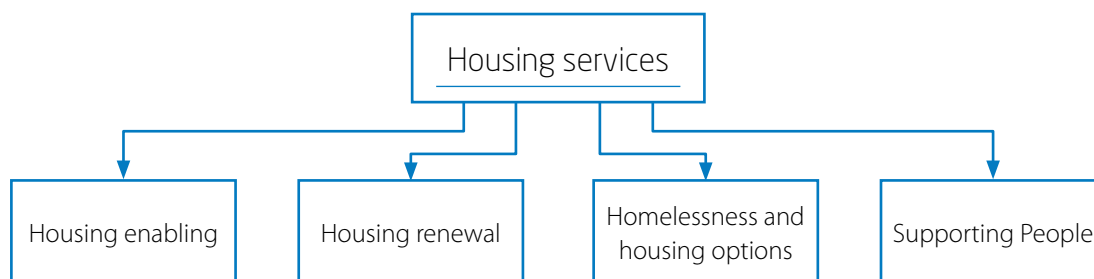
- 22 providing lifetime homes, and increasing the amount of renewable energies used in existing and new build accommodation;
- 23 providing a homeless hostel for those in crisis need;
- 24 providing a rent deposit scheme to assist residents to access private rented accommodation;
- 25 increasing rented accommodation and choice for other housing on the Island;
- 26 ensuring that standards are maintained in the private sector;
- 27 assisting vulnerable people to remain in their own homes;
- 28 working better with private landlords.

This feedback from the local community is invaluable as we shape the priorities for the Island. Wherever possible, and with a consistent and joined up approach, we will seek to respond to the needs of residents as identified through this process. Some of these suggestions can be easily incorporated into our plans; others may present challenges in terms of costs and deliverability, and could potentially detract from our delivery of other initiatives. Through this strategy we will seek to strike a balance between delivering these suggestions and meeting the overall need of Island residents.

We have attempted to do this under the four discrete areas provided by Housing services in the Isle of Wight Council.

Later in this strategy we have set out how we have listened to the views of our community in order to deliver services that meet local needs.

Structure



Section 2

National and regional strategic context

The challenge of key Government initiatives set much of the context in which the council must operate in the future. In developing this strategy, we have recognised the position of the Island within a wider national and regional framework, whilst focusing primarily on the identified Island need.

As such, the approaches proposed acknowledge the broader policies set out by the Government in *Quality And Choice: A Decent Home For All*, the *Regional Housing Strategy 2006-9* and the *Housing Green Paper Homes for the future: more affordable, more sustainable*.

The Isle of Wight is designated both a Priority Area for Economic Regeneration (PAER) and a Rural Priority Area within Regional Planning Guidance 9 (RGP9). We are also identified as one of nine priority regeneration areas in the SE Regional Economic Strategy (RES) and are listed as a sub-region within the RES Action Plan.

These indicators of priority status are also reflected within the Regional Housing Strategy (RHS), reflecting the level of deprivation and social exclusion that exists on the Island.

In summary the Regional Housing Board's priorities for funding are:

- maintaining a strong focus on the delivery of affordable housing;
- maintaining a commitment to providing funding for improvements to ensure decent homes;
- maintaining focus on investment in urban areas;
- emphasis on providing the right type of housing;
- support for programmes that assist key workers;
- investment in pump priming innovative delivery mechanisms, such as Brownfield Land Assembly Trust, to unlock housing potential;
- to maintain a commitment to invest in accommodation for Gypsies and travellers

For more details on the Regional Housing Strategy and priorities please see the following website : www.southeast-ra.gov.uk/rhb

Section 3

Local strategic priorities

The Isle of Wight Council at a local level has to respond to both the needs and wishes of its communities and other priorities that have been agreed with key Government agencies, regulators and through partnership work at a local level.

Amongst many things the housing service has to ensure that it assists with the local delivery of the following:

- Best value performance targets.
- Corporate objectives of the council.
- Community strategy.
- Local Area Agreement targets.
- Comprehensive Performance Assessment.
- Joint Area Review.
- Gershon efficiency savings.
- Risk management.
- Local Government White Paper.

Best value performance targets

Best value performance targets are one of the ways that the Isle of Wight Council measures its performance against other local authorities in order to know how well we are doing and to identify opportunities for improvement.

The Audit Commission sets out a range of performance targets that are an annual requirement of the department and has an important role in promoting the use of performance information to drive improvements in public services.

The following indicators are used to measure the performance of housing services on the Island:

- BVPI64** The number of long term empty properties brought back into use in the financial year,
- BVPI183a** The average stay in bed and breakfast of households with children or a pregnant woman unintentionally homeless and in priority need
- BVPI183b** The average stay in Hostels of households with children or a pregnant woman unintentionally homeless and in priority need
- BVPI202** The number of people sleeping rough on a night within the local authority area
- BVPI203** The percentage change in the number of families, which include children or pregnant women, placed in temporary accommodation under the homelessness legislation compared with the average from the previous year



BVPI213 The number of homelessness cases prevented

BVPI214 The proportion of households accepted as homeless previously accepted as homeless.

Actual performance

The housing department has been ensuring that it keeps an accurate picture of its overall performance through the monitoring of key indicators. These key indicators show the overall direction of travel for the department. The following performance has been achieved over the last three years:

	2003/04	2004/05	2005/06	2006/07
Number of empty properties brought back into use	32	32	8	56
Number of affordable housing units completed	81	61	256	151
Number of statutory homelessness acceptances	391	314	212	138
Number of properties made fit by local authority action	41	49	47	n/a

Corporate objectives

The council has a clear vision for its activities that it shares with the Local Strategic Partnership, Island Futures. Our 2020 vision is of:

“A progressive Island built on economic success, high standards and aspirations and a better quality of life for all”.

In order to deliver its vision the council has determined that it will focus its resources to deliver measurable outcomes for its community across five objectives:

- Drive the sustainable regeneration and development of the Island.
- Improve the health and well being of Island communities.
- Create safer and stronger communities.
- Improve outcomes for children and young people.
- High performing cost effective council.

2020 Vision – The Island’s community strategy

In 2000 the Government introduced a requirement for all councils to co-ordinate the drafting of a community strategy for their areas. The first step was to set up a Local Strategic Partnership which has evolved into the Island Strategic Partnership (ISP).

The community strategy aims to reflect the combined views and priorities of all members of our community. Whilst inevitably it cannot be all things to all people, it does provide a common starting point.

The aims set out in the strategy are based upon the views of partner agencies and the wider community gained through consultations such as the local government user satisfaction survey, the citizen’s panel surveys, the crime and drug audit and many others.

Further details on the specific performance indicators and targets that have been agreed with the Government can be viewed in the Local Area Agreement available at www.islandstrategicpartnership.co.uk.

As well as focusing on the next three years, the community strategy and the Island needs to plan its future, to make sure that the right actions are taken over the next 15 to 20 years. This is so that for the coming decades there is an economically, socially and environmentally sustainable Island for future generations to enjoy.

The community strategy outlines four areas of common goal which should lead the transformation of future services on the Island:

- **A healthy Island:** we will create an Island where everyone enjoys the best possible health, has a good quality affordable home and generally enjoys a good quality of life.
- **A thriving Island:** we will create an Island with a first rate infrastructure where business can grow and where young and old alike have the skills and qualifications to access well-paid sustainable job opportunities.
- **A safe and strong Island:** we will create an Island where people value and respect one another and feel safe and secure.
- **A skilled and educated Island:** we will create an Island where our children have the best start in life.

The Island's geography and demography creates some unique challenges and opportunities for innovative models of health and social care. Following the signing of a Statement of Intent in 2003, the Isle of Wight Council, the Primary Care Trust and the NHS Trust set out the following aim:

“We will create an Island where everyone enjoys the best possible health, has a good quality affordable home and generally enjoys a good quality of life.”

Compared with many mainland areas the Island is fortunate in being a relatively safe and crime-free community. Recorded crime here is generally below the rates for the Hampshire force area and the national averages. However, some residents, particularly older people, do report a significant fear of crime.

Young people, too, are disproportionately at risk of being both victims and perpetrators of crime and there are growing concerns with drug and alcohol misuse. To live in a safe community which is free of the fear of crime is an important contributory factor to the overall quality of life on the Island. Developing communities where everyone feels safe is a priority for the Island Strategic Partnership (ISP).

We will achieve this by:

- improving health for all members of our community;
- actively promoting independent living for older people;
- ensuring that all residents are able to access appropriate and affordable housing

Local Area Agreements (LAAs)

On 23 March 2006 the Government and the Isle of Wight, as represented by the Chair of the Local Strategic Partnership, John Owen, and the Leader of the Isle of Wight Council, Councillor Andy Sutton, signed our first Local Area Agreement. (LAA)

Our Local Area Agreement creates a contract between the Government and the Isle of Wight, which identifies priorities for the Island and the improvement targets that the Island wants to achieve in addressing these priorities.

Priorities are focused around the following areas:

- Children and young people.
- Healthier communities and older people.

- Safer and stronger communities.
- Economic development

Some of the benefits of a Local Area Agreement will be:

- A focus for delivering our community strategy.
- A focus for improved partnership working and better use of resources.
- More joined up performance management.
- Potentially more flexible use of Government funding in the medium term.

The Housing Section has agreed with Government the following indicators:

Goal	Indicator	2005 baseline	March 2006	Target March 2007	Target March 2008	Target March 2009
Reduce homelessness and use of temporary accommodation (Local Public Sector Agreement)	1 Households in temporary accommodation (75% reward)	367	332	290	224	175
	2 Average time in temporary accommodation (weeks) (25% reward)	51	67	79	52	32
Provide healthy, safe, affordable housing according to the needs of island people, including those in rural areas and those with least housing choice	3 Number of units of affordable housing per year	61	256	164	76	308
	4 percentage of affordable new homes built to lifetime home standard	less than 5%		20%	30%	40%
	5 Number of homes made suitable under housing health and safety rating system (number removed from category 1 hazard)	Rating system comes into operation April 2006			50	103 (cumulative)

The reduction of homelessness and use of temporary accommodation was accepted as an LPSA target and will provide £30,000 pump priming monies for each year of the Local Area Agreement.

Two indicators remain, one being the reduction in numbers of households in temporary accommodation against which 75 per cent of reward monies have been weighted, the other being average time in temporary accommodation.

Comprehensive Performance Assessment

The Comprehensive Performance Assessment (CPA) is the means by which the Audit Commission assesses and reports on the performance of local authorities.

The purpose of the CPA is to assess how well the council engages with and leads its communities, delivers community priorities in partnership with others, and ensures continuous improvement across the range of council activities.

Following an assessment in August 2006 the Isle of Wight Council was assessed as:

'having embarked on a journey of improvement, putting effort and determination into making the appropriate changes in its corporate centre and services, which are designed to improve its performance and deliver better outcomes for the community.'

The following key actions were identified as part of the council's CPA improvement plan:

- The need to improve the supply of affordable housing through the completion of a fit for purpose housing strategy and in collaboration with its partners.
- The need to strengthen its approach to performance management, fixing it into the culture of the organisation and extending this to the management of partnerships.
- The need to improve the relationship with the voluntary sector, where it needs to adapt its approach to fully utilise the capacity that exists.
- To strengthen its approach to external communication, to help build understanding of what the council, and partners, are doing, and to build consensus and support for initiatives.

The targets and actions identified in this strategy will help to ensure that the housing service plays the fullest possible part in delivering the necessary improvements.

Joint Area Review

In 2006 a Joint Area Review of children's services was undertaken on the Island.

The review took place in two stages consisting in total of three weeks over a seven week period. The first stage reviewed all existing evidence and the second stage included inspection fieldwork. It also included gathering evidence on nine key judgments, selected because of their critical importance to improving outcomes for children and young people in the local area.

The following outcomes were identified for action in the longer-term:

- The Isle of Wight Council, in conjunction with the Isle of Wight College and the LSC, should review the curriculum offer to ensure an appropriate balance of academic and vocational provision for post-16 year olds.
- The council, and its partners, should increase the range of suitable accommodation for families, young people and those who may require semi-independent or supported housing.
- The Director of Public Health should ensure that sexually transmitted infection rates for under-16s and those aged 16 to 19 years are monitored, and that the delivery of sexual health programmes is evaluated in response.
- The Director of Public Health should continue to ensure, through rigorous performance management, that childhood immunisation rates at both two years and five years are improved.



Gershon efficiency savings

In its 2003 budget the Government announced a review of “new ways of providing departments, their agencies and other parts of the public sector with incentives to exploit opportunities for efficiency savings, and so release resources for front line public service delivery.”

The remit of the review, undertaken by Peter Gershon, was to consider the scope for efficiency savings across all public expenditure within departmental expenditure limits.

This has impacted on the role of the Isle of Wight Council. Every year there is a requirement for each department to identify efficiency savings. If any additional savings can be made then these can be used to invest in additional services for residents.

The Island community has informed the council that it does not wish to see large council tax rises, whilst their expectations for service delivery have increased. This means that the council needs to find ways of delivering enhanced services within a finite level of resources. This process is in line with the objectives of the Gershon agenda. The housing service will therefore continue to seek ways of delivering more of the same for less, and identify alternative means of funding and delivering services.

Risk management

Every aspect of the Isle of Wight Council’s work involves some risk: policy making, decision taking, action and implementation, regulation and spending. There is an increasing expectation that we need to manage these risks well, to cut waste and inefficiency, and reduce unanticipated problems that undermine levels of trust in the community.

Making the most of opportunities to improve public services, involves some amount of risk taking.

The council’s risk management strategy objectives are to:

- embed risk management into the culture of the council to support appropriate and considered risk taking;
- integrate risk management into policy, planning and decision making;
- manage risk to an acceptable level.

These objectives will be achieved by:

- developing a systematic and consistent approach that will identify and effectively manage strategic and operational risks across the council;
- establishing clear roles, responsibilities and reporting lines for risk management across the council;
- incorporating assessment of risk into all key decision making processes;
- protecting and enhancing service delivery and provide best value.

These key areas are important because they enable the housing service to measure its performance, allow us to benchmark our services with other local authorities and ensure that we are delivering a high performing and cost effective service for the funding that we receive.



These local strategic priorities are monitored by the Strategic Housing Partnership. This comprises membership from the housing department, housing associations, the Housing Corporation, Government Office of the South East (GOSE), planning, health, landlords, Supporting People providers and the Rural Community Council (RCC).

In addition to the Strategic Housing Partnership we attend working groups across the council such as Learning Disability Partnership Board, Mental Health Housing Partnership and Warm Homes Group to hear the views and priorities of our partner. A full list of the groups we attend is set out in Part B.

Local Government White Paper

The new Local Government White Paper *Stronger and Prosperous Communities* aims to give local people and local communities more influence and power to improve their lives.

The housing service has embraced this ethos and has set out at the start of this document what our community told us when developing this document.

We will encourage communities to take opportunities to manage services at the level of the neighbourhood, and are actively involved in a pilot programme for the Island through the Pan Neighbourhood Partnership.

Through our working in partnership with the Rural Housing Enabler and Parish Development Team we will be extending the consultation with local communities into developing additional housing solutions to meet local needs. This will be done through parish plans, parish housing needs surveys and village design statements.

Housing Green Paper

The Housing Green Paper *Homes for the future: more affordable, more sustainable* sets the vision for a strengthened but more diverse housing market.

Key aims from this green paper are to:

- strengthen the links between housing policies and planning policies;
- reward local authorities for good performance in meeting the housing needs of the community;
- make better use of central and local government land holdings to meet local housing need;
- reduce the number of vacant properties;
- set clear policies for rural areas on the delivery of housing to meet local needs;
- introduce local housing companies and new ways of working to meet local need;
- increases the delivery of sustainable housing;
- provide a diverse market of providers of affordable and low cost housing;
- improve the mortgage market to help strengthen choice of mortgage provider.

Section 4

The Island housing market and Socio-economic profile

The Isle of Wight Council, like all other local authorities, has been tasked by government with developing a more strategic long-term view of housing demand and need. Shifts in demographics, social conditions and economic change have brought about changes within the housing market.

Our housing market analysis has shown that there is a need to develop different tenures, and property types across a broad range of locations on the Island.

“With owner occupation now the main tenure in the vast majority of areas, the housing services has shifted from acting principally as landlords meeting local housing need, to becoming a strategic enabler responsive to demand and needs across all tenures.” HMA 2006

To fulfil this strategic role and to provide the leadership required on the Island and for our partners we need to know how the housing market on the Island operates. This is in order to ensure a robust framework for the wider housing, planning, regeneration and economic development strategies.

We are developing a more strategic long term view.

In order to understand the dynamics of the housing market on the Isle of Wight we commissioned GVA Grimley to carry out this work on our behalf. The work that has been undertaken by GVA Grimley is set out as a separate appendix to this document and covers the Island housing market and socio-economic profile.

We ensured that in developing a more strategic long term view we consulted with the community as set out in Part B.

Additionally, the council has employed a full time housing researcher to ensure our database of strategic knowledge is constantly updated and refreshed. In the past, we had been commissioning work at two and three year intervals.

The housing market on the Island has changed tremendously between 2001 and 2004. If we are to respond and adapt to these changes we need to monitor the market on an annual basis. This will reduce the long-term need to use consultants and to contribute to our efficiency agenda.

Key messages from the Housing market and socio-economic study

- The Isle of Wight is a separate functional and relatively self-contained housing market. Across the Island ten housing sub-markets have been defined.
- There is limited evidence of people either moving to/from or travelling to work in the Hampshire coast areas. Net migration flows to/from Hampshire local authorities are relatively small. However, there is evidence of long-distance migration from London to the Isle of Wight.
- The Island demonstrates similar house price trends, in terms of relatively low average prices but strong growth over the last five years, to other South Coast and Medway local authority areas.
- There is limited opportunity for those households on the Island housing register to access home ownership or rented accommodation without assistance from Housing Benefit.
- The Island’s population has grown strongly, at a rate of 1.3 per cent per annum since 1998, driven by in-migration. Growth has been strongest in the population of working age.

- Continued strong population growth of 11 per cent is expected over the next decade, according to both trend-based and economic-led projections. Household projections indicate growth of 16 per cent to 2016 reflecting growth in the population and continuing trends towards smaller households.
- The Island has an older population structure than average with a high proportion in each cohort over 55. A low proportion of the population is aged 20 to 34. Related to this, there is an above average proportion of pensioner households and lower proportions of resident families with children. Average household size is therefore below regional and national benchmarks.
- The Island is in the most deprived quarter of local authorities in the South East region. Deprivation is particularly a function of low incomes, education and skill levels, barriers to housing and services, and living environment. It is concentrated in the main urban areas, although barriers to housing and services are more severe in rural areas.

These key messages will mean that the housing service has to focus its activity in ensuring:

- that the housing needs of households brought about by natural migration to and from the Island are met;
- that properties to meet the needs of smaller households are developed;
- that the needs of older people are met by new models of housing provision for the Island;
- that economic led regeneration counters Island deprivation.

Equality and Diversity

Equality and diversity is a golden thread running through all the Isle of Wight Council services with the aim of 'raising standards and creating opportunities' for the whole community.

The council has set out in its Comprehensive Equality Plan (CEP) a framework for the department to bring equality and diversity into all aspects of its daily business, including policymaking and services.

The council expects that successful implementation of the CEP will enable the council to achieve all five levels of the Equality Standards for Local Government.

The council recognises that there are groups of people in the Island community who face discrimination (intentional or unintentional) because of their background or personal circumstances. Where these groups interact with the council, we are committed to ensuring we avoid discrimination.

The housing department monitors, through its divisional management team meetings and equality and diversity issues including equality impact assessments to assess the needs of service users in relation to race, religious belief, gender, sexual orientation, disability, age and geographical location.

We have also undertaken a Black and minority ethnic (BME) needs review as part of our Supporting People programme and this will assist us with the commissioning of new services to meet local need.

We believe this top down approach shows commitment to staff and the community that equality and diversity issues are at the heart of decision making.

Section 5

Island housing needs

Between September 2006 and June 2007 the Isle of Wight Council commissioned research to find out the level of need for housing and affordable housing on the Isle of Wight.

This research was undertaken by:

- consulting with statutory agencies and our partners;
- consulting with private developers and landowners;
- commissioning research company GVA Grimley to complete a strategic housing market assessment;
- reviewing the needs of supported housing clients;
- reviewing the needs of older people;
- commissioning research company MRUK to complete an updated housing needs survey of residents.

This research was used to compare the current provision on the island against what is needed now and what will be needed in five years time.

The following research shows that the Island has a very high need for 'market housing,' 'affordable housing' and 'low cost market' housing to be delivered over the next five years.

This strategy sets realistic targets for the delivery of housing of all types. We will not be able to reach the level of house building needed to satisfy an actual demand of 1595 'affordable housing' units per year.

We have been set a target of 520 units per year by SEERA, of which at least 180 should be affordable housing units. This is not all about new build – it is also bringing long term empty properties back into use and potentially converting buildings into residential which currently alternative uses.

The following sections show the headline demands for housing on the Island:

Island housing stock				
Household sizes	% of total	Current provision	Actual need	Need in 5 years
1 bed	15%	9600	9773	10457
2 beds	37%	24320	26728	28598
3 beds	41%	26240	228549	30551
4 beds	5%	3200	3296	3526
4+ beds	2%	1280	1331	2262

Actual need HNS2006. 5 year need 13 per cent new households in-migration every 10 years (Housing Market Assessment 2006)

Social rented				
Household sizes	% of total	Current provision	Actual need	Need in 5 years
1 bed	33%	2152	3698	4728
2 beds	32%	2097	3742	4786
3 beds	32%	2075	3719	4757
4 beds	3%	109	250	307
4+ beds	.04%	5	36	46

Actual need: Number of people currently in social rented housing plus the total on the register less the proportion of those on the register who already live in social rented housing.

Need in five years: Newly forming households times the number of HNS respondents who indicated a wish for moving into social rented housing plus actual need.

Homebuy (shared ownership) and low cost starter homes	
Current provision	Actual number who would like this option
117	3007

Twelve per cent of total HNS respondents indicated wish for shared ownership or low cost housing. 80 per cent of new first time buyers cannot afford to buy.

The Gross annual income of £48,242 needed for a 95 per cent mortgage (average wage £17,464) this makes a house price to income ratio of 10.2 needed to purchase at the average IOW price of £177,735 (lower quartile average £121,875)

Source National housing federation SE Housing Time bomb Sept 06

Average wage: ASHE 2005

Market rented housing				
Household sizes	% of total	Current provision	Actual need	Need in 5 years
1 bed	33%	1838	2003	2143
2 beds	32%	2477	2600	2782
3 beds	32%	1191	1212	1297
4 beds and above	3%	445	445	476

Actual need HNS2006: No respondents indicated a need. 5 year worked out need taking into consideration new households in-migration 7 per cent.

Intermediate rented housing			
Household sizes	Current provision	Actual need	Need in 5 years
1 bed	0	67	70
2 beds	0	66	69
3 beds	0	66	69
4 beds and above	0	-	-

Actual need HNS2006: No of respondents indicated a want to rent but cannot afford as proportion of available rented housing

Sheltered and Extra Care sheltered			
Type of provision	Current provision	Actual need	Need in 5 years
Sheltered housing (Housing associations and other providers)	882	1430	1575
Extra Care sheltered	24	33	160
Private leasehold	282	284	884

Research undertaken by Housing services 2007 into need for sheltered housing, mapped against future household growth.

The housing needs data for Extra Care and intermediate housing has to be tempered against the fact that there is limited/no provision on the Island. We need to ensure that choice is extended into the marketplace meaning that the market will have to be stimulated in these areas.

Section 6

Available resources

In this section is a breakdown of the current revenue, capital and building resources that the Isle of Wight Council and its partners have each year to deliver this strategy. We will set out what we can do with our funding and where we have to seek additional funding from external sources to deliver the aims of this strategy.

We will also be realistic, and if we are unable to secure additional funding then we will have to look for alternative funding methods or be realistic about the outcomes we can deliver for Island residents.

Revenue Funding to deliver Housing services

Funding to deliver housing services on the Isle of Wight comes from a variety of sources. These are:

- revenue funding from the Isle of Wight Council;
- revenue funding from the Government.

Revenue funding from the Isle of Wight Council

The following revenue funding is currently being made available by the Isle of Wight Council over the next three years of this housing strategy:

Name of Section	2007/08	2008/09	2009/10
Central housing	172,000	175,000	179,000
Housing enabling	160,000	163,000	166,000
Homelessness and housing options	1,069,000	1,090,000	1,112,000
Housing renewal	284,000	289,000	295,000
Supporting People – admin	132,000	134,000	137,000
Total	1,817,000	1,851,000	1,889,000

Revenue funding from the Government

Name of Section	2007/08	2008/09	2009/10
Central housing	41,000	41,000	41,000
Housing enabling	0	0	0
Homelessness and housing options	110,000	30,000	0
Housing renewal	0	0	0
Supporting People - admin	131,000	131,000	131,000
Supporting People programme	6,380,000	6,380,000	6,380,000
Total	6,662,000	6,582,000	6,552,000

In order to become an efficient and effective local authority we will continue to benchmark our services in terms of quality and cost. However, it is evident that to maximise our revenue savings

potential the reduction in homelessness and temporary accommodation will be our priority. We can reduce this cost by:

- a) reducing homelessness by increasing our prevention activities; or
- b) delivering more social rented units than households we accept as homeless each year.

Therefore we will continue to work to deliver the number of social rented affordable housing units to meet the amount of demand caused by homelessness acceptances.

Households on the Island housing register have limited chance, currently, of home ownership products.

Case study

Mr.Smith receives an average income of £10,000 for a person on the Island housing register.

Mr.Smith is only able to obtain a mortgage of £35,000.

A low entry property of £70,000 would require a deposit of £7,000 and repayments of around £100 per week.

In order to afford this property the National Housing Federation suggests an overall income needed of £300 per week or £15500.

Therefore for Mr.Smith renting from a social landlord is the only option he can afford at the moment.

Capital Funding to deliver Housing services

Funding to deliver housing services on the Isle of Wight comes from a variety of sources. These are:

- capital funding from the Isle of Wight Council;
- capital funding from the Government/Government bodies;
- resources of public/private and voluntary bodies to deliver services in partnership with the council.

Capital Funding from the Isle of Wight Council

Name of Section	2007/08	2008/09	2009/10
Central housing	0	0	0
Housing enabling	1,872,000	0	0
Homelessness and housing options	50,000	50,000	0
Housing renewal	528,000	360,000	360,000
Supporting People	0	0	0
Total	2,450,000	410,000	360,000

Capital Funding from the Government/Government bodies

Name of Section	2007/08	2008/09	2009/10
Central housing	0	0	0
Housing enabling	0	0	0
Homelessness and housing options	0	0	0
Housing renewal	500,000	500,000	500,000
Supporting People	0	0	0
Total	500,000	500,000	500,000

In recent years the Island has been successful in attracting on average £4.5 million per annum from the Housing Corporation to provide new affordable housing. This amount of funding is able to provide between 90 and 100 new units of affordable housing per year.

Therefore the council expects to work with its housing association partners to maximise the availability of Capital Grants from the Housing Corporation's National Affordable Housing Programme and additional funds through bidding for innovation funding. This will enable the Island through additional units brought forward through the Section 106 programme, the Island to meet its affordable housing targets.

These aims will be achieved through regular engagement with the Regional Housing Board, Housing Corporation, GOSE, English Partnerships and SEEDA.

Affordable housing development potential

The following table sets out the potential development resources we have available to deliver our housing strategy over the next five years. Some of these sites do not have planning permission but if we are to achieve what we have set out in this strategy we will have to deliver on all of these sites plus additional sites as they come forward. Additional to these potential schemes are other schemes that are still in the early stages of negotiation.

Area	Affordable housing programme (potential yield)	Section 106 units (potential yield)	Other housing schemes (potential yield)	Total potential yield
Brading and area	15	0	0	15
Freshwater and area	17	50	0	67
Nettlestone and area	10	0	0	10
Other rural areas	1	10	0	11
Open Market homebuy	10	0	0	10
Ryde and Area	111	87	7	205
Sandown and Area	12	0	0	12
East Cowes and Area	2	179	0	181
Newport and Area	2	107	123	232
Cowes and Area	0	40	9	49
Shanklin and Area	0	9	0	9
Total	180	482	139	801

Section 7

Strategic priorities

In order to identify our strategic priorities we have looked very carefully at what our customers and partners have told us need to be done. We have blended this needs assessment with our understanding of local, regional and national priorities. Then we looked at how we think things will change and arrived at priorities, which we believe make the best use of our limited resources.

From looking at what you said we needed to do, how the Island will change over the next few years and the resources we have available to us the following action plan has been drawn up.

In determining the priorities for action we have to look at the things that we need to do in the short term, medium term and long term and whether we have the funding to deliver them.

The targets have been divided between strategic and operational tasks. Short term goals have been set over one to two years, Medium term is two to three years and long term is over three years

Work	Strategic/ Operational	Small/ Medium/ Large
Housing enabling team		
1 Defining affordable housing for Island residents	Strategic	Small
2 What do we consider as a cost low enough for people to afford?	Operational	Small
3 How much affordable housing do we need? And how much low cost market housing do we need?	Strategic	Medium
4 What are our targets for each tenure over the next five years?	Strategic	Small
5 What standards should we expect in our housing?	Strategic	Small
6 Who will deliver our affordable housing?	Strategic	Medium
7 How are we going to introduce these new policies?	Operational	Small
8 How are we going to secure enough funding to make this happen?	Strategic	Medium
9 Adopting special policies for larger families	Operational	Small
10 Developing the right property mix for the Isle of Wight	Strategic	Small
11 Ensuring the best use of our current assets	Strategic	Medium
12 Improving the strategic knowledge of the Island housing market	Operational	Large
13 Adopting a strategic approach to gypsies and travellers on the Island	Strategic	Small
14 Producing a commissioning strategy for older persons services	Strategic	Small
15 To develop special housing policies for rural areas on the Island	Operational	Medium
16 To introduce policies that assist Island residents to buy a property	Operational	Medium
17 To introduce new vehicles for meeting the housing needs of Island residents	Operational	Medium

Work	Strategic/ Operational	Small/ Medium/ Large	
Homelessness and housing options team			
18	Increasing priority for Island residents	Operational	Small
19	Improving and changing the housing register to improve understanding and choice.	Operational	Medium
20	Increase work with private landlords to provide more choice in the private rented sector	Operational	Small
21	Reduce statutory homelessness on the Island	Operational	Small
22	Providing more assistance to those not considered as 'statutorily homeless'	Operational	Medium
23	Ensuring quality and standards in our temporary accommodation	Operational	Small
24	Securing improvements for Island children	Operational	Small
Housing renewal team			
25	Developing a new housing renewal strategy to deliver improvements to the Island's housing stock.	Strategic	Small
26	Improving efficiencies in operation and knowledge	Operational	Small
27	Reducing waiting times for Disabled Facilities Grants	Operational	Medium
28	Providing a handyperson service for the Island	Operational	Small
29	Ensuring that standards are improved in the private rented sector	Strategic	Medium
Supporting People team			
30	Producing a Commissioning Strategy for Supporting People Services	Strategic	Small
31	Improving information and access to services	Operational	Small
32	Reducing anti social behaviour by supporting families and young people	Operational	Medium
33	Commission and re-commission services that provide choice, value for money and quality	Operational	Medium
34	Developing housing proposals for clients with support needs	Operational	Medium



Section 8

Delivery through partnership

Partnership working is a key component of this strategy. We are clear that it is impossible for the Isle of Wight Council to deliver its housing programme alone. The most obvious indication of this is the fact that we no longer own or manage housing stock. As a result, we are dependent on the efforts of housing associations, health services, private and voluntary providers to assist us with delivering this strategy.

For each of the items set out in section 7 this section will identify the key partnerships that we have to engage with and those organisations that we will have to continue to consult with as part of delivering a housing strategy that responds to the needs and wishes of our community. Monitoring of all targets will be undertaken through the housing departmental management team, with regular monthly reporting being presented to the chief executive through service board reporting.

Further monitoring information will be presented at our stakeholder and partnership meetings.

We are also aware of the need to establish new and maintain existing working relationships with many other organisations involved in the provision of housing.

We are establishing good relationships with private landlords through the re-launch of a quarterly private landlords' forum, together with the introduction of landlord fairs. These activities are designed to foster a closer working relationship between the housing service and the private sector.

A full list of consultation and partnership meetings is set out in Part B.

Housing enabling team

The 98 per cent growth in average prices on the Island over the last five years (HMA 2006) has meant that there has also been a significant increase in demand for housing.

This has been a contributory factor in creating an intermediate market between renting and full owner occupation.

In our efforts to meet the Island's housing demand, we recognise the need to cater for as diverse a range of needs and aspirations as possible. The council cannot respond to all of those challenges on its own.

We need the support and confidence of the private sector and housing associations to deliver a broad range of housing options to meet the Island's housing need. Key to meeting this need is the level of new build accommodation that is brought forward each year. SEERA has set the Island a target of 520 new homes and this will go some way towards meeting the Island housing need.

We also recognise the limitations of new building as a solution to the entire Island's housing issues. Two key requisites, finance and land, both finite resources, are required for new build solutions which will always limit our ability to deliver the number of homes required.

There is also an absolute requirement to ensure that we preserve, where possible, the Island's environment and heritage.

Working together and promoting a range of options and choice to other members of the community, we can fulfil our objectives to prevent homelessness, develop sustainable communities and contribute to economic prosperity on the Island.

Key to our success will be to ensure that we deliver on the main strategic sites that will bring forward the majority of 'affordable housing' over the next five years. We expect these sites to be:

- Pan;
- East Cowes Town Centre;
- Oakfield, Ryde;
- Kingston, East Cowes;
- Medina Yachting Village, Cowes

We also need to work with, and gain the confidence of, town and parish councils through supporting the 'Strong and Prosperous Communities' agenda. This will enable us to gain a greater understanding of community needs. Also, to support proposals that achieve a balance between protecting the local environment and addressing housing need through regeneration of brownfield sites.

1 Defining affordable housing for Island residents:

We accept that there is a distinction between **affordability** and **affordable housing**. What the new definitions aim to do is set out in clear terms the **types of housing** that are considered as **affordable housing** and what is considered as **low cost market housing**.

We have adopted this definition of affordable housing because we wish to ensure that developer contributions are used to help provide genuinely affordable housing for households in need over the long term. The definition includes homes owned or managed by private sector bodies and provided without Government grant, and new models of affordable housing.

Affordable housing is one of the following types of housing:

- **Social rented housing.**
- **Intermediate rented housing.**
- **Discounted sale housing.**
- **Shared equity housing**

Affordable housing should also:

- Be available at a cost low enough for people to afford, determined with regard to local incomes and local house prices.
- Be retained for future eligible households.
- Or if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Definitions

Social rented housing

Social rented housing is rented housing for which guideline target rents are determined through the National Rent Regime.

It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above; as agreed with the Isle of Wight Council or with the Housing Corporation as a condition through regulation, or contract to meet the criteria.



On the Island only households on the Island housing register are eligible for new allocations of social rented housing.

Intermediate rented housing

Intermediate rented homes are provided at rent levels above those of social rented but below private rented.

Discounted sale housing

Discounted sale homes have a simple discount for the purchaser on its market price, so the purchaser buys the whole home at a reduced rate.

Shared equity housing

Shared equity is where more than one party has an interest in the value of the home e.g. an equity loan arrangement or a shared ownership lease. There may be a charge on the loan, and restrictions on price, access and resale.

Shared ownership is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and may charge a rent. The purchaser may buy additional shares (stair-casing), and this payment should be 'recycled' for more affordable housing. In most cases, a purchaser may buy the final share (staircase out) and own the whole home, though this may be restricted in some rural areas.

Other products that are available include HomeBuy housing schemes.

Low Cost Market Housing is not classed as affordable housing?

If a housing scheme does not:

- provide accommodation at a cost low enough for people to afford, determined with regard to local incomes and local house prices;
- provide accommodation retained for future eligible households; or if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Then it is not considered as affordable housing.

Eg – Homes sold at a discounted price should only be considered affordable housing if they meet the criteria in the definition. If they do not, even if offered at less than market price, they should be considered low cost market housing, outside the definition of affordable housing.

2 What do we consider as a cost low enough for people to afford?

We recognise the work undertaken by South East County Leaders in looking at the average multipliers of first time buyers.

However we will provide affordable housing that relates to the average annual earnings each year for the Isle of Wight. The current average annual earnings for the Isle of Wight are £20,566 based on the Annual Survey of Hours and Earnings (ASHE 2006).

The following calculations will be applied:

- Multipliers of 3.5 for a single earner; and
- 2.9 for joint incomes.

Therefore under this strategy entry level affordable housing or low cost market housing should be selling between £70,000 to £95,000. Discounted sale housing should track the Average Survey of Hours

and Earnings increases and not follow general house prices.

We expect intermediate rents to be set at between build cost price or 80 per cent of market rent for the area in which the property is situated.

We expect rent and shared ownership contributions not to exceed 33 per cent of household incomes.

3 How much affordable housing do we need? And how much low cost market housing do we need?

In order to fully satisfy the demand for affordable housing there would be a need to build 1595 affordable housing units per year over the next five years to meet the needs of Island residents.

Our research has shown us that the Island community has stated that they do not wish this scale of housing development to take place on the Isle of Wight and a target of 520 new units per annum was reaffirmed by SEERA in 2007.

The reality is that if every house on the Island was to be affordable or low cost market housing no development would take place on the Island, as this would not be financially viable. This is because landowners would not be prepared sell their land at discounts that would be required to make this level of affordable development possible.

However, there is a need to develop a policy that meets Island housing needs and this needs to take into consideration regional policy as well as local aspirations.

Therefore, our aspiration is to deliver 35 per cent affordable housing and five per cent low cost market housing for our Island community.

This means our targets will be the enablement of up to:

- 180 affordable housing units per year; and
- 25 low cost market housing units per year.

Low cost market housing policies will be developed as part of our Island Plan Local Development Framework and will be subject to full consultation.

Low cost market housing will be delivered at the rates as set out in this document.

T1	Deliver 180 affordable housing units per annum
T2	Deliver 25 low cost market housing units per annum
T3	Develop low cost market housing policies as part of Island Plan Housing Policies

4 What are our targets for each tenure over the next five years?

The amount of housing we enable over the next five years is dependent on the amount of funding that is made available for investment and the number of planning permissions that are granted. The following table sets out our aspirations for each tenure over the next five years:

	2007/08	2008/09	2009/10	2010/11	2011/12
Social rented	86	95	130	130	130
Intermediate rented	0	10	10	15	15
Discounted sale	0	0	10	10	10
Shared ownership	64	58	30	25	25
Low cost market housing	0	0	0	25	25
Total	150	163	180	205	205

We have undertaken our own needs survey into Key Worker housing on the Island. Due to the nature of the Island’s economic base those considered under the regional definition of key workers currently earn a higher income proportionally than the majority of residents on the Island.

We do not consider that a local definition of key worker needs to be adopted. However, we will support those classed as key workers to find effective solutions through the current range of affordable housing schemes that are provided.

Low Cost Affordable Homes to own and rent

We expect to see a range of intermediate and low cost market housing and will be seeking the following mix of properties:

- 50 per cent of shared ownership, intermediate housing or low cost market housing as one bedroom accommodation.
- 30 per cent of shared ownership, intermediate housing or low cost market housing as two bedroom accommodation.
- 20 per cent shared ownership, intermediate housing or low cost market housing as three bedroom accommodation.

The Isle of Wight has traditionally only delivered one real alternative to social rented housing in the provision of shared ownership accommodation.

We will work together with a broad range of partners to deliver innovative solutions to meeting low cost home ownership such as:

- **Discounted sale opportunities** – where a purchaser buys a part share in a house but does not pay rent on the remaining share. The remaining share will be held by a freeholder and when the property is sold the price will remain affordable for the next occupier.
- **Joint venture opportunities** – where a landowner provides discounted land to provide low cost housing for shared ownership, on the understanding that should an occupier want to purchase an increased proportion the landowner would get back the receipts at a future date.



Case study

Mr.Jones buys a leasehold interest of £70,000 in a property valued at £100,000.

The freeholder holds equity of the remaining 30 per cent but does not charge rent.

The leaseholder is responsible for management and maintenance costs.

When Mr.Jones wants to sell property it is put on the market for £70,000 plus any increase in percentage of Island average earnings over the same period.

This means that should the Island's average income increase by five per cent the property could be sold at £73,500.

The freeholder would hold resultant leftover equity in the property compared to open market value.

This would ensure that the property remains affordable for the next occupier.

These tenures of affordable housing have never been available on the Isle of Wight but we see the important role that they will play in increasing the range and choice available to island residents.

Central Government recognises that there is currently not enough strength in the mortgage market and is currently carrying out consultation, through HM Treasury, into the ways that increased choice will provide assistance with providing additional new affordable housing products.

Currently there are only four mortgage lenders nationally for the government homebuy product.

Therefore in order to introduce new discounted sale opportunities we will have to work in partnership with mortgage lenders and the government to provide real choice and benefit to residents.

T4	Deliver a new range of discounted sale affordable housing products in 2008 that have the full backing of our Housing Association partners, the Housing Corporation and lending institutions
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Private Housing

We also recognise the role that private market housing has to play in the delivery of a balanced housing market. We also wish to work with developers of private accommodation for sale of all types, especially to meet the needs of older person's accommodation by the development of additional leasehold accommodation, especially to provide extra care accommodation to meet local needs.

We know where the private rented housing is on the Island. We need to ensure that private rented housing is not just concentrated in a few areas. We have therefore made it clear in this strategy that we would like to work with developers to ensure that we bring forward enough private rented housing in an area to meet demand, although with a clear policy that future developments should not push the private rented housing in that area to more than 15 per cent of the market.



5. What standards should we expect in our housing?

Wherever possible all housing developments should:

- be situated close to amenities and near transport links;
- provide contributions to the infrastructure needed to support a sustainable community (including affordable housing);
- be integrated, so that affordable housing and low cost market housing is provided in no more than blocks of six units in isolation – instead mixed with other forms of tenure;
- meet the Housing Corporation Scheme development standards;
- be designed to Lifetime Homes standards and meet Building for Life standards;
- deliver the highest opportunity for sustainability through compliance with the Code for Sustainable Homes;
- contribute to providing sustainable training for the local community in the construction industry, by ensuring that contractors link in with existing programmes.

We will produce a guide for developers that clearly sets out our expectations of our development partners. This will be incorporated into the Local Development Framework.

T5	Produce a design guide for Island Housing Developments including affordable and low cost market housing
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6 Who will deliver our affordable housing?

Affordable housing on the Island has traditionally been delivered on the Isle of Wight by one of the Island based housing associations. This is because the definition has been written in our Unitary Development Plan and subsequent Supplementary Planning Guidance for affordable housing.

Nationally, Martin Cave’s review of social housing regulation, made the case for increased diversity of providers in each housing market.

However the definition that we would like to adopt will allow other organisations as well as the Island based housing associations to be the providers of affordable housing provided that they meet the definitions previously set out in this strategy. This is to ensure that we deliver maximum opportunity, including to the private sector, in line with the National Affordable Housing Programme.

When we consulted with residents there were two issues that people were most concerned about:

- services being delivered by an organisation with no base on the Island; and
- management by an organisation with no Island connection leading to those with no connection to the Island getting priority for housing

In order to take these concerns forward we will only support social housing providers who maintain an office base on the Isle of Wight, engage with local contractors to manage and maintain housing stock, where this delivers best value for residents, and operate their lettings policies through the Island housing register.

We are introducing this new policy to increase the amount of housing providers that can deliver affordable housing on the Island. If providers do not have an effective local base then we will expect them to enter into an agreement with an existing provider that does.

We will only support bids to the Housing Corporation on this basis.

7 How are we going to introduce these new policies?

We have recognised that our current housing and planning policies do not deliver the same aims. Therefore, in order to deliver the necessary changes to meet the aspirations of this strategy we will have to amend our planning policy so that we can effectively negotiate with housing developers and land owners.

This is consistent with the current Housing Green Paper *Homes for the future; more affordable, more sustainable* which states that local authorities should be acting as strategic leaders and aligning their policies to meet the needs of the community.

In order to maximise the opportunity of delivery with a broad range of partners we will set out policies that encourage housing developers to work with a broad range of affordable housing providers. We will encourage the establishment of new models of affordable housing, if they deliver services to meet both the needs of those who aspire to home ownership and those on the Island housing register.

The Planning and Compulsory Purchase Act 2004 requires the Isle of Wight Council to prepare a Local Development Framework (LDF) to supersede the current Unitary Development Plan (UDP).

The documents forming the LDF will set out the council's policies and proposals for meeting the community's economic, social, and environment needs in terms of spatial land use. This will be titled the Island Plan.

The Island plan will enable us to change our policies on who we deliver our affordable housing with. Currently we can only deliver it with registered social landlords and this is prohibitively restrictive.

We can only change this once the Island Plan is adopted. Until then we will continue with maximising current delivery to meet local needs, whilst developing new policies for adoption in 2009/2010.

The Regional Spatial Strategy gives a target of 520 new homes and that this should continue to 2026 subject to the necessary infrastructure being put in place.

The Island Plan Core Strategy recognises the requirements of the existing guidance and the emerging South East Plan Regional Spatial Strategy (RSS) in identifying the amount of future housing to be provided. Also that this growth is directly linked to the Island economic objectives. The levels of housing proposed can only be delivered subject to investment in necessary physical and social infrastructure, which the council is increasing looking to government and private sector sources for assistance with.

Land is a scarce resource for the Isle of Wight. It is being placed under pressure by increasing demands for new development. In order to optimise the use of available sites and reduce pressure on greenfield land, the council will prioritise the use of brownfield land and establish minimum density targets, localized for different parts of the Island with appropriate flexibility.

The proportion of affordable housing sought reflects the levels identified in the RSS. Further guidance on thresholds, targets and mechanisms will be included in the Island Plan and will be subject to regular monitoring and review.

The council has employed a Section 106 officer whose role is to:

- ensure that existing agreements are monitored and where necessary action is taken, to secure compliance in accordance with the legal agreement
- look at systems and processes to ensure that the council is securing best benefit for residents of the Island

This work will be carried out with the full co-operation of our housing enabling team.

T6	To ensure the production of new planning policies for housing, affordable housing and low cost market housing by 2009 (with full involvement of community)
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8. How are we going to secure enough funding to make this happen?

The demand for affordable and low cost market housing is higher than the amount of housing that is going to get built on the Island over the next five years.

The Isle of Wight Council expects to work with housing associations and other partners to maximise the availability of Capital Grants from the Housing Corporation's National Affordable Housing Programme and additional funds through bidding for innovation funding. This will be achieved through regular engagement with the Regional Housing Board, Housing Corporation and GOSE.

We also intend to work closely with our planning and property services departments to maximise the delivery of strategic housing sites and to use powers under the Planning and Compulsory Purchase Act 2004 to secure the delivery of those sites.

In addition we believe that every new unit of accommodation built on the Isle of Wight should make a contribution to meeting the affordable and low-cost housing needs of residents of the Island.

We propose that through the Housing and Employment Development Plan Document (DPD), a threshold of 'one unit' be applied Island-wide and that a contribution be made by every unit built on the basis of its selling price.

This will enable every developer, whether large or small, to work out the contribution to be made towards assisting those with least housing choice and should reduce the need for lengthy negotiations to take place.

We suggest that the contribution by the developer should be in the form of, or equivalent to the value of, serviced land necessary to support the required number of affordable housing units on the development site. We also will ensure that we take a flexible approach to ensuring that negotiations over section 106 agreements deliver best value for the developer and the council.

Full details on this policy will be consulted on as part of our Island Plan.

T7	To consult the community in 2007 on adopting a method to ensure that every unit built on the Island makes a contribution to delivering affordable housing to meet local housing need.
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9 Adopting special policies for larger families

The housing market analysis work undertaken for the Isle of Wight Council identified the need to work more proactively to address the needs of larger families on the Island housing register.

At the time of writing this strategy, there are 31 families on the Island housing register whose profile would indicate the potential need for a property of five bedrooms or more.

This poses a high risk for the council because of the potential cost to the local council taxpayer of funding any stays in temporary accommodation should any of these families be made homeless.

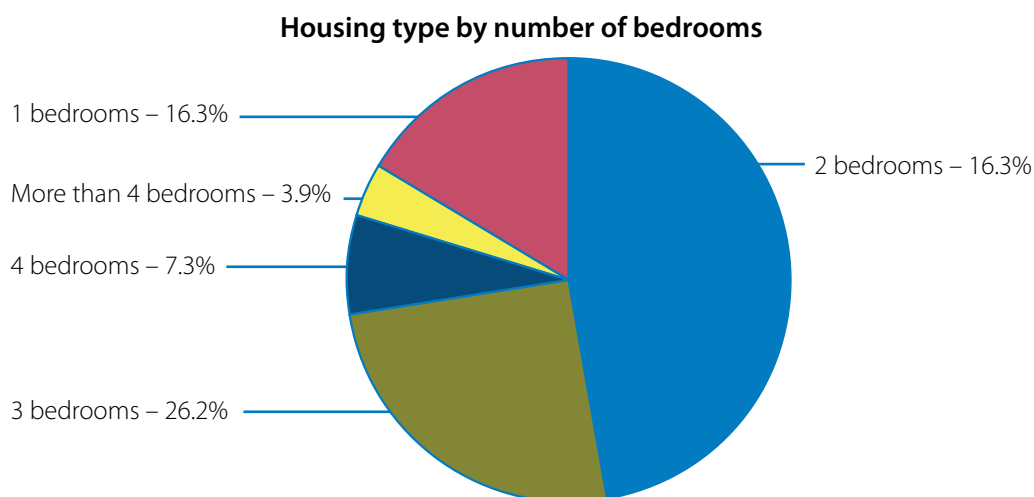
There is also a role for the council in developing a shared understanding with these families of the difficulties that exist in providing such large units, and managing their expectations of the likely timescales associated with bringing suitable accommodation forward.

As a minimum, we would wish to ensure that substantial developments of new affordable housing, whether provided in its entirety by a housing association, another provider, or through a section 106 agreement should incorporate where possible a property of five bedrooms or larger for social rented housing.

We are also keen to ensure that we work with our housing association partners to help them make the best use of their existing stock of housing. Therefore, when they identify opportunities to help tenants downsize out of family sized accommodation into a home that is more appropriate for their needs, we will work to develop ways of using the funds generated by section 106 agreements to facilitate such moves.

This will release family size homes back into the marketplace. We would be keen to explore with the government and our housing association partners how we could enable downsizing to take place more readily, to reflect the changing needs of tenants over time.

Any commuted sums collected for an offsite contribution towards affordable housing will be used to meet the needs of larger families on the Island, in consultation with the council's housing enabling team.



T8

To deliver at least ten units of accommodation for larger families over the lifetime of this strategy.

10 Developing the right property mix for the Isle of Wight

For the period 2005/2006, the council has also been monitoring the number of bedrooms within dwellings approved. The aim of this is to begin to monitor the type of property being developed and to be able to compare this information with the known need in the area. By monitoring approvals against bedroom size we will be able to determine whether need is likely to be met.

The chart shows approvals for 2005/06 with the vast majority of housing coming forward in the two bedroom sector.

Our Housing Needs Survey shows that the Isle of Wight has an imbalance of properties. We therefore need to effectively engage with developers, landowners and house builders so that we are building the right properties to meet the stated need.

As part of the work that we will be taking forward under the Island Plan, we will outline some development guidelines for general housing on the Isle of Wight.

As part of that process we expect that the starting point for negotiations on developments of new social rented housing should provide the following mix:

- 30 per cent of social rented housing as one bedroom accommodation.
- 25 per cent of social rented housing as two bedroom accommodation.
- 25 per cent of social rented housing as three bedroom accommodation.
- Ten per cent of social rented housing as four bedroom accommodation.
- in every substantial development where possible, one property of five bedroom and over in discussion with the housing section.

These figures have been set as a guideline in order to ensure that we limit the financial risk posed to the local authority of not providing larger social rented units.

We expect to see a range of intermediate and low cost market housing and will be seeking the following mix of properties:

- 50 per cent of shared ownership, intermediate housing or low cost market housing as one bedroom accommodation.
- 30 per cent of shared ownership, intermediate housing or low cost market housing as two bedroom accommodation.
- 20 per cent shared ownership, intermediate housing or low cost market housing as three bedroom accommodation.

11 Ensuring the best use of our current assets

Our consultation with residents highlighted that we should be using all of our current resources before we build new properties. We are therefore committed to increasing the work undertaken by our dedicated empty property officer.

Central Government are in the process of consulting with local authorities on whether the reduction of empty properties should be rewarded as part of the new Housing and Planning Delivery Grant.

There are currently 250 properties on the Isle of Wight that have been empty for more than six months. This figure does not include second homes on the Island.



There will always be a small proportion of long term empty properties due to the fluctuations in the housing market but our role is to ensure that these are kept to an absolute minimum.

We will continue to work to ensure the maximum occupation of long term empty properties by using the following tools:

- Discussions and negotiations with owners including advice on how to get finance for repairs.
- Discussions on the best solutions to gaining an income from the property.
- Working with owners where possible to maximise the opportunity for homelessness prevention.

If discussions and negotiations do not return the property back to active use we will use a full range of enforcement powers to ensure:

- safety to the public; and
- that the property is returned to active use.

This will be done using statutory powers, including Empty Dwellings Management Orders and Compulsory Purchase Orders where necessary, appropriate and proportionate.

Our target is to reduce the amount of long term empty properties to 200 over the lifetime of this strategy.

T9	To reduce the amount of long term empty properties to 200 over the lifetime of this strategy and to review performance in light of meeting this target early.
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12 Improving our strategic knowledge of the Island housing market

In order to be an efficient local authority delivering a high performing but cost effective service we need to be able to respond in a more timely fashion to changes in housing market conditions.

Traditionally local authority housing departments have been responsible, in the main, for providing housing and assisting those eligible for assistance under homelessness legislation.

This role has evolved into providing a strategic lead for housing policies covering all tenures of the marketplace. This is to ensure that where possible, sustainable communities and balances housing markets are created to meet the needs of local residents.

Further consultation with residents and partners informed us that:

- our current information base was weak;
- our plans and strategies were based on out of date information; and
- we should try wherever possible not to employ consultants to carry out this work

Therefore, the housing department has employed a dedicated housing research officer who is building the knowledge-base on the Island. This information will be kept current through regular engagement with our partner agencies, private developers, estate agents and statutory bodies.

This will allow us to evidence changes in policy and will make us more responsive to changes in local conditions.



13 Adopting a strategic approach to Gypsies and travellers on the Island

The Isle of Wight Council has the responsibility for setting out its policy in relation to Gypsies and travellers on the Island. SEERA is looking for local authorities to gain a better understanding of the needs in the local area for permanent and transit sites. This is now a requirement as part of the Island Plan and undertaking a needs assessment is a requirement under that Housing Act 2004.

The Isle of Wight does not have any permanent or transit sites.

The council has been involved in undertaking a needs assessment on the Island over the last year in partnership with People off the Streets.

The council will ensure that it meets its obligations to Gypsies and travellers by:

- establishing a steering group made up of a member, officers and stakeholders consulting with delivery agencies, service providers and stakeholders;
- providing clear advice on the costs and type of facilities required on caravan sites;
- providing an estimation of implementation costs;
- providing clarity of responsibility for delivery and management of pitches;
- ensuring that the needs of Gypsies and travellers are fully incorporated within the Island Plan

At the same time, the council would give full consideration to any potential concerns of residents and businesses when determining on possible locations to meet these obligations.

A full Gypsies and travellers policy will be completed in 2008. It will take into consideration location, planning and funding issues.

T10	To complete and introduce a Gypsies and travellers accommodation strategy in 2008.
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14 Producing a commissioning strategy for older persons services

At national policy level there is a strong commitment to helping older people remain in their own home for as long as possible, through providing services that support their independence.

The National Service Framework (NSF) for older people, published in 2001 set new national standards and service models of care across health and social services for all older people, whether they live at home, in residential care or are in hospital.

The key features of the NSF are:

- Tackling age discrimination and ensuring older people are treated with respect and dignity.
- Supporting older people by newly integrated services with a co-ordinated approach to assessing need.
- Commissioning and providing services, addressing particular conditions associated with old age (risk of falling, strokes and mental health problems).
- Promoting the health and well being of older people through co-ordinated actions of the NHS and local councils

The White Paper on health and social care in the community, *Our Health, Our Care, Our Say* published by the Department of Health on 30 January 2006 states that:

“Local authorities and PCT’s should develop a new partnership as leaders in promoting health, wellbeing and inclusion, shifting the focus from acute hospital care to preventative services in community settings.”

The ratio of people of working age to people over the age of 65, was recorded at 3.3:1 in 2004. That figure is expected to drop to around 2.6:1 by 2030, with a further drop predicted to around 2.2:1 by the year 2040. This means that there will be fewer young people to support the increasing elderly population. (Source: GAD principal projection 2004)

These demographic changes will also have strong implications for the provision of additional services related to health and homecare. Projections from the Department of Health anticipate an increase in the number of people suffering from age-related conditions such as dementia, and also sensory and physical disabilities.

A further key to understanding the level of demand is to identify the demographic change, as well as the key strategic policy drivers for older people and socio economic factors. These are:

- Demographic growth (in this case, the ageing population).
- Growth in home ownership rates - leading to rise in equity stakes.
- Higher expectation levels of service provision.
- Encouragement and wish of older people to stay at home as long as possible.
- Encouragement of healthy active ageing through increase in preventative services.

Key Issues for the Island

- Ensuring older people can access services funded through the Supporting People programme.
- Support in meeting lower level needs which maintain independence at home and prevent hospital admission.
- Providing older people with viable alternatives to institutional long-term care through support services (floating support, support within sheltered and housing and Home Improvement Agency services).
- Enabling 'move on' to more appropriate accommodation as needs increase (enhanced sheltered and Extra Care housing).
- Involving older people and their carers in developing appropriate services.
- Promoting health and well being, including positive mental health.

The Way Ahead

Key to this process, is ensuring that our Supporting People Commissioning Strategy provides funds to enable additional community solutions to be enabled. As part of the review of this Commissioning Strategy, our key focus will be to ensure that this links with our Older Persons Commissioning Strategy. Tasks are:

- Older persons commissioning strategy to be completed by the end of 2007 which will incorporate a holistic approach to providing care and housing related support services on the Island.



- New Supporting People commissioning strategy, to be completed by Spring 2008, underpinning the resource shifts needed to increase community solutions.
- Affordable housing targets will include provision for older persons accommodation.
- Meeting regularly with providers to ensure that properties that are not 'fit for purpose' are identified and a comprehensive action plan is developed.

The Island Plan will set an aspiration for private house builders to work in partnership with the local authority to develop new open market sale accommodation for older people. We will also be looking to see whether we are able to allocate sites, in consultation with the government, solely for the provision of older persons accommodation.

We will engage with the providers of private older persons accommodation to increase the quality, number, range and choice of housing made available for islanders.

Our short term target will be to encourage the development of up to 50 older persons units per annum.

T11	Set up in 2007 and operate an older person's accommodation group to consult with both private and public providers on the quality, number, range and choice of housing made available for islanders.
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Key resource shifts are likely to be:

- **For the PCT:** Shifting the balance of funding from the acute into the community sector to support older people with chronic conditions and to promote health and well-being in older age.
- **For adult services:** Shifting the balance of funding from the care home sector into supporting more people at home in general needs, sheltered and extra care models of supported housing.
- **For Supporting People:** Shifting the balance of funding from sheltered housing into a wider range of provision including extra care and floating support further to a review of current resources, to meet emerging needs, in partnership with adult services

T12	To introduce a Commissioning Strategy for Older Persons by the end of 2007
T13	To update our Supporting People Commissioning Strategy by Spring 2008

15 To develop specific housing policies for rural areas on the Island

We continue to recognise the importance of responding to the needs of rural communities on the Island. The provision of affordable housing is critical to sustaining these environments and the Island has been identified as a rural priority area in the Regional Housing Strategy.

We have engaged with rural town and parish communities and through our commitment to the part funding of a rural housing enabler for the Island.

Over the past four years, we have tried to enable the provision of one affordable rural housing scheme on the Island. This has proved to be very difficult.

The reason why this has proved to be difficult is people's perceptions of what the term affordable housing means and the type of people it is thought who will be occupying these properties.

Our strategy for dealing with this is therefore:

Show and Tell – It is hard for communities to understand the concept of rural affordable housing if they cannot see any evidence of it. It is therefore, of the utmost importance to the future development of rural housing schemes to complete a rural housing development in the next 12 months.

Local Lettings Policies – All rural affordable housing schemes will be developed with local lettings policies that will be developed in partnership between the local authority, the housing provider and the local community. This will increase trust from the local community.

As part of our overall affordable housing delivery targets we will aspire to deliver one rural housing scheme per year and support funding bids that achieve that aim.

Developing future plans – Meeting the housing needs of rural villages on the Island will be undertaken with full consultation and engagement of the local community. Following guidance as set out in Planning Policy Statement 3 we will be working with town and parish councils to understand the housing needs of each area and will be ensuring that where possible sites are allocated through the Island Plan solely to meet the need for affordable housing in rural villages.

We support this approach and the continued development of rural exceptions sites to meet the needs of those unable to rent in rural towns and villages but also those who want to get onto the property ladder.

T14	To complete at least one Rural Housing Scheme in 2008
T15	To develop by 2009, in partnership with Town and Parish Council's, a rural affordable housing policy for each area through the Island Plan process
T16	To introduce by 2009 specific allocated sites for rural affordable housing as part of our Island Plan

16. To introduce policies that assist Island residents to buy a property

The Isle of Wight Council is committed to ensuring that it introduces new policies that assist island residents to buy a property.

There are various methods that this can be done by, such as:

- putting covenants on local authority land to restrict sales to island residents;
- providing mortgages to island residents;
- increasing the number of for sale affordable homes by taking a deferred payment of part of the site value, repaid by future receipts from people buying a higher stake in a property (an example of this is set out in the next case study).

Covenants

Placing covenants on local authority land is a way that sales can be restricted to local residents. There are, however, many reasons why entering into this manner of arrangement need further exploration, such as:

- whether the council would reduce its ability to secure best value from the land, and in doing so, makes a recognisable contribution to the delivery of affordable housing;
- no existing definition, in community terms, of who is classed as an Island resident, or indeed how this would work on an even more localised basis;

- the number of mortgage lenders that would lend on this type of arrangement;
- how the covenants would be enforceable in law;
- whether this would restrict the amount of private sector development partners that would bid for development on local authority land,

Therefore to take this forward the council will set up a group of stakeholders in 2008 to consider how this approach could be taken forward.

Mortgages

The council can provide mortgages to local residents to assist first time buyers with the purchase of properties.

The government has announced various measures in the Housing Green Paper *Homes for the future: more affordable, more sustainable* that it sees will increase the flexibility of lending institutions to offer new mortgage products. The key aims are to:

- provide increase flexibility for building societies to raise funding;
- introduce a covered bond regime which will assist mortgage firms finance longer term fixed rate mortgages;
- increase protection for consumers and for mortgage lenders by increasing our competitiveness in the European mortgage market

A review of the mortgage markets is currently being undertaken by HM Treasury which will report to the budget in 2008.

The council will wait until the findings of the treasury are announced before engaging with a range of national and local stakeholders towards the end of 2008 to see whether this will deliver best value for local residents compared to national products that are already available.

The key challenge will be to ensure that any new affordable housing products have enough lenders to make choice available for the consumer.

Deferred payments on sale of local authority land

The council can follow Central Government and English Partnerships lead by increasing the number of for sale affordable homes by taking a deferred payment of part of the site value, repaid by future receipts from people buying a higher stake in a property.

Case study

The Isle of Wight Council sells land for development and discounts the land by ten per cent.

The council ensures that shared equity housing is provided for island residents.

The council enters into a legal agreement which means that if a purchaser decides to increase their stake in a property from 50,000 to 60,000 then the resultant £10,000 will be returned to the council.

This could mean that if property prices rise over time the council would benefit from price increases when repayments were made.

The council will investigate during 2008 this approach with regard to the disposal of its assets to ensure:

- that best value is being obtained from every development;
- that plans for future capital receipts are accurately programmed into the council's forward plan;

- that deferred payments do not compromise the delivery of other council objectives in the short to medium term.

T17	During 2008 investigate the feasibility of placing covenants on council owned land that restrict sales to island residents
T18	Following the Budget 2008 investigate the feasibility of the Isle of Wight Council offering mortgages to assist first time buyers.
T19	During 2008 investigate the feasibility of deferred payments on sale of local authority land

17 To introduce new vehicles for meeting the housing needs of Island residents

The Isle of Wight Council recognises that in order to increase the range and choice of housing on the Island there will need to be new ways of working, including new partnerships, which may offer flexibilities in approach that would not be available through the traditional local government mechanisms.

Some of the ways that these can be delivered are as follows:

- Local delivery vehicle (Local housing company).
- Private/public partnerships.
- Community land trusts.

Local delivery vehicle (Local housing company)

Local authorities also have available to them a range of ways of working together, and with other local stakeholders, in order to improve the prospects and pace of housing delivery. These ways of working are broadly termed as Local Delivery Vehicles (LDVs).

There are several forms of LDVs, such as Urban Regeneration Companies, Special Venture Vehicles, Urban Development Corporations and City Development Companies.

English Partnerships have been tasked by Central Government in identifying local authorities where this approach may work and have offered technical assistance to local authorities to ensure that members and officers are aware of the opportunities that this may bring.

The council, during 2007, will be approaching English Partnerships to see whether there are any mutual benefits from setting up a LDV on the Isle of Wight and will ensure that full technical assistance is sought for the benefit of Island residents.

Private/public partnerships

Local authorities have the ability to enter into partnerships with private developers where this demonstrates best value for the council taxpayer and delivers increased amounts of affordable housing for island residents.

During 2009, and following the introduction of the Island Plan, we will be speaking to private developers and



landowners to see whether there are any opportunities for joining together land holdings to provide additional opportunities for delivery of sustainable communities and to provide additional housing that can be kept affordable for island residents.

We will take this forward by regular engagement with the private development sector and will be working with them to establish regular engagement meetings that discuss key policies areas that will benefit both island residents, developer aspirations and the council tax payer.

Community Land Trusts

A Community Land Trust (CLT) is an independent non-profit trust which owns or controls land and housing in perpetuity for the benefit of the community. A wide range of corporate structures are possible including housing association models.

The Isle of Wight, with a range of providers could set up a CLT to meet the needs of Island residents.

The Housing Corporation and their partners have chosen seven rural and seven urban CLT pilots, based on their likelihood of success. These pilot CLTs will receive technical support and guidance from the university and the corporation to help them get up and running.

The Housing Corporation will be inviting bids for financial support later in the year from CLTs as part of its National Affordable Housing Programme.

The Isle of Wight Council will approach the Housing Corporation to learn from this model in 2008 and see whether there are opportunities for operating a CLT on the Island.

We will also be working with the private sector to investigate whether any other model will increase the range or housing available for island residents.

T20	During 2007 establish working relationship with English Partnerships to investigate the feasibility of setting up a local delivery vehicle for housing
T21	From 2007 set up a developers forum to investigate key policy agenda and potential for delivering additional benefits by joining together land holdings
T22	From 2008 learn from best practise to see whether community land trusts can operate on the Isle of Wight.

The homelessness and housing options team

18 Increasing priority for Island residents

There is a common misconception by residents of the Isle of Wight that properties are allocated from the Island housing register to families who have no real connection with the Island.

In fact, over the past few years this has been a small percentage of overall allocations, less than two per cent, with the majority of allocations coming from those fleeing domestic violence.

The reasons behind residents thinking that other people have been given priority are:

- the lack of social rented housing on the Island meaning that those with medium needs do not feel they are going to get housed through this route;
- persons, who have privately rented and then become statutorily homeless, being given priority over persons who have been on the register for a long time.

Section 5 shows the amount of social rented housing on the Island broken down into bedroom types. It also shows the amount of people who are in need of housing of this type.

The housing department recognises that previous poor performance on homelessness acceptances has meant little or no chance of being housed through this route for many people on the register.

On average the Island housing register provides 350 new lettings of accommodation per year for residents. In 2003/2004 391 households were accepted as homeless and this meant that the vast majority of allocations went to those eligible clients on the basis of need.

This housing strategy sets out the aim to keep statutory homelessness acceptances below 140 per year for the lifetime of this strategy.

This will provide more allocations to those households on the housing register.

The Housing department has already increased the points for those residents with an Island connection on the Island and it is hoped that with further changes to be made this will enhance the Island housing register and help more households.

T23

To ensure that statutory homelessness acceptances are kept below 140 per year for the next five years

19 Improving and changing the housing register to improve understanding and choice.

The Isle of Wight Council wishes to move to a different system of allocation called 'choice based' lettings by the end of 2008.

It is hoped that this system will provide a clearer explanation of how properties are allocated and take out some of the frustration caused by lack of knowledge.

However this will not reduce the amount of people on the H and therefore applicants need to be made aware of their housing options.

Therefore part of the emphasis of a choice based housing register will be to engage with the private sector on the Island. The vast majority of applicants on the housing register will not find a solution to their needs in the short term through the register and therefore a greater awareness of the alternative

providers of rented housing need to be developed.

As part of the development of an Island housing register which includes choice there will be the need to:

- ensure that letting agents use the Island housing register to allocate properties to those in need;
- ensure that appropriate financial contributions are made by partner agencies to support the development and ongoing management of a new housing register system.

The council will not be in a position to fund the development and ongoing management and maintenance of a choice based letting system on its own. Therefore it expects and needs its partners to provide financial assistance to enable this project to be successfully introduced to the Island.

Although the council does not have any housing stock of its own it is mindful of the need to provide strategic leadership in this area. Therefore it is committed to funding a proportion of the projects costs. The council will seek to reduce the burden of costs by looking to other systems implemented by nearby local authorities to see whether this will bring the appropriate balance between user satisfaction and control.

As soon as the specification is developed and the cost estimates available the council will work to ensure that negotiations over the funding of the project are brought to a satisfactory conclusion.

T24	To move to a choice based lettings allocation system by 2008
T25	To ensure that private landlords are included in the new choice based lettings register

20 Increase work with private landlords to provide more choice in the private rented sector

The housing department recognises that the current provision of social rented housing is not enough to meet the needs of the Island community. It therefore needs to ensure that there is a good source of quality rented accommodation for those who are unable to access home ownership on the Island because of their income.

The housing department is working with the National Association of Residential Letting Agents, Island based lettings agents and landlords to meet and exchange views on a broad range of subjects, including:

- the housing health and safety rating system;
- houses in multiple occupation licensing;
- housing benefit;
- supported housing;
- standards of accommodation;
- choice based lettings;
- empty properties

We will continue to have this ongoing dialogue with private landlords to ensure that we make best use of the current resources that we have on the Island.

We will aim to ensure that as part of the choice based lettings work that we do we ensure that private landlords take advantage of the systems and processes in place. This will facilitate our aim to deliver reduced letting times and void periods.

We aim to do this by ensuring that private landlords use the register to secure lets for their own purposes. We are in a unique position to make this work on the Island.

T26

To hold at least four landlords forums on the Island each year and ensure that any new policies introduced are subject to full consultation

21 Reduce statutory homelessness on the Island

The housing department during 2006/2007 restructured its homelessness and housing options team.

It now provides a housing options team, who are the first point of contact for customers with a housing enquiry. This team aims to:

- provide consistency of service in dealing with customer enquiries;
- provide advice and assistance about a wide range of housing options available for customers to meet their needs;
- provide information and advice to customers allowing them to make informed choices;
- take applications onto the Island housing register

The Isle of Wight Council also provides a homelessness prevention service. This service works with those who are threatened with homelessness and aims to:

- work with landlords and tenants to find effective solutions to avoiding homelessness;
- provide information and advice to those threatened with homelessness about the actions that they can take;
- look for alternative housing solutions to meet the needs of households threatened with homelessness.

This service has been funded by the work undertaken by the department to reduce statutory homelessness.

Statutory homelessness on the Island is reducing. In 2003/2004 391 households were accepted as homeless. This has major funding implications for temporary accommodation costs and led to an increase in the budget by £500,000 during 2005/2006.

In 2007/2008 we expect to reduce statutory homelessness acceptances to under 140 households per annum and keep it below that level for the lifetime of this strategy.

22 Providing more assistance to those not considered as 'statutorily homeless'

The Isle of Wight Council has a statutory duty to assist those considered as 'statutorily homeless' under the Housing Act 2002 who fall into a priority need category.

However the 2002 act also places a duty on local authorities to have a strategy for dealing with those not eligible for assistance under the act.

In 2003 the council produced its homelessness strategy. This strategy needs updating.

In 2007/2008 we will be updating this strategy and looking at ways that we can extend our services to cover:

- matching landlords of empty properties with potential occupants;
- mediation services to prevent homelessness;
- repayable rental deposits to those in need;
- increased information through a choice based lettings system of allocation

The council will use the toolkit, provided by the Department of Communities and Local Government, to evaluate its services before consulting with the community.

T27	To renew our homelessness strategy in 2008 with the full involvement of the community
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23 Ensuring quality and standards in our temporary accommodation

The Isle of Wight Council believes that it should set the highest standards when providing temporary accommodation to those in priority need. There is evidence to suggest that households placed in temporary accommodation are more likely to suffer from ill health, sub standard educational attainment and lack of access to services compared to those households in settled housing.

As our homelessness acceptances reduce we will need to reduce the amount of temporary accommodation we have, through leasing, management by a housing association or emergency provision in bed and breakfast.

In October 2006 we started to reduce our temporary accommodation portfolio by eight units per month in order to:

- only keep enough temporary accommodation to provide assistance to those in priority need;
- ensure that we were keeping those properties of the highest standard;
- ensure that we were keeping down costs of expensive temporary accommodation; and
- save the taxpayer money.

Our aim is to reduce our temporary accommodation portfolio by eight units per month, until an equilibrium is achieved with the new lower level of homelessness acceptances.

We will also, within the next year, adopt the principles of the 'Respect Standard for Housing Management', which sets out our expectations of tenants and the community to address any anti social behaviour issues.

T28	To reduce our temporary accommodation portfolio to 175 units by 2009
T29	To introduce the 'Respect Standard for Housing Management' in our temporary accommodation during 2008

24 Securing improvements for Island children

In order to meet our commitments to securing improvements for Island children we need to increase the range of suitable accommodation for families, young people and those who may require semi independent or supported housing.

Therefore we will ensure that:

- we look to reduce the number of homeless families living in temporary accommodation to below 175 during the life of this strategy. This will help us in our efforts to ensure that children are brought up in a stable home life, free from the challenges and disruption brought about by constant relocation;
- we will continue to fund housing projects that support young people and children, such as the Foyer and Mother and Baby Unit;
- we aim to increase the amount of housing-related support services made available to families with complex and challenging behaviour to ensure that the causes and symptoms of anti-social behaviour are tackled;

- we will look to increase the amount of housing-related support services available to homeless young people 'at risk' to help young people learn the skills to maintain tenancies;
- we seek to develop a rental deposit scheme that assists young people to access good quality private rented accommodation

T30	To develop and implement a rental deposit scheme for the Island by 2009.
T39	To facilitate five additional 'move on' accommodation units per year over the lifetime of this strategy
T31	To increase the amount of housing related support services made available to tackle anti-social behaviour

Housing renewal team

25 Developing a new housing renewal strategy to deliver improvements to the Island's housing stock.

The Isle of Wight Council's Housing Renewal Strategy was introduced on 18 July 2003, covering the five year period to 2008. Its approach was heavily influenced by the requirements of the Regulatory Reform Order 2002, which almost completely repealed the previous grant regime and promoted a wider focus on addressing unfit and disrepair.

Since that date, certain changes have been made to the environment in which we operate and therefore it is the intention that before the end of 2008 a new housing renewal strategy is produced which will be updated to incorporate the changes.

What has changed?

The current Regional Housing Strategy sets out its aim to alleviate poor living conditions in the areas where its prevalence is higher than average.

Allocations from the Regional Housing Board were awarded in 2006 to the 22 local authorities where unfit was over 2000 units (representing seven per cent of housing stock).

The council was not one of these local authorities. This means that there is no capital funding, apart from an allocation made for Disabled Facilities Grants of £360,000 per year with which to provide assistance.

Further to this change the Housing Act 2004 introduced the following changes to housing renewal:

- The replacement of the old 'fitness standard' with the Housing Health and Safety Risk Standard (HHSRS) which provides a more detailed assessment of housing conditions against which risk to the occupant must be assessed.
- Mandatory licensing of certain houses in multiple occupation.
- Management orders for HMO's and empty properties

These key changes will mean that we need to look again at our partnership working with the private and voluntary sectors on the Island.

Our targets in this area will be to ensure that by the end of 2008 we have:

- undertaken a fresh house condition survey of island housing stock;
- produced a new housing renewal strategy setting out our policy for improving the Island housing stock;
- commissioned a handyman service on the Island to complement the home improvement agency service we now have on the Island;
- completed our licensing of all known HMO's that are required to be licensed;
- removed from the Island housing stock 53 category one hazards and if removal not possible to reduce to category two;
- increase the number of vulnerable households living in decent housing to 65 per cent.

Our housing renewal strategy will set out our aims to make achievements in the following areas:

- Disabled Facilities Grants and minor adaptations.
- Housing health and safety rating system.
- Education and involvement of landlords to drive up standards.
- Private sector drainage.
- Energy efficiency and fuel poverty.
- Advice and assistance to owner occupiers and landlords to assist with home repairs and maintenance.
- Decent homes standards in all tenures.
- To promote local constructions companies involving training and education programmes.
- The reduction of empty properties.
- Increases in fire safety.

T32	To produce a new housing renewal strategy by 2008
T33	To have a fully operational handyman service on the Island by 2007
T34	To have all mandatory licensable HMO's licensed by 2008
T35	To ensure that at least 53 category one hazards are removed from the housing stock on an annual basis.
T36	To increase the number of vulnerable households living in decent homes to 65 per cent over the lifetime of this strategy

26 Improving efficiencies in operation and knowledge

We understand that the key to developing a strategic approach to dealing with housing conditions on the Island is to ensure that wherever possible:

- that we hold up to date and accurate information on conditions;
- where assistance is provided then this is accurately monitored;
- our partners work to improve their strategic knowledge of their own housing stock to ensure that the right households are allocated properties that best suit their needs.

Therefore, it is our intention to ensure that all housing renewal services are computerised by the end of 2007/2008 so that we can monitor where we are providing assistance.

We will also work with our partner agencies and contractors to ensure where possible that:

- as part of services commissioned by this department monitoring information is at the heart of service delivery;

- all partner housing associations are signed up to the National Register of Social Housing by 2007/2008;
- allocations systems are improved to ensure the best fit between our customer and the available property as part of the choice based lettings system

T37	To ensure that all housing renewal services are e-enabled by 2008
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27 Reducing waiting times for Disabled Facilities Grants

It is of real concern to us that at the time of writing this strategy the average time an applicant has to wait from assessment to work commencing is 61 weeks.

We recognise that the current provision of housing, suited to, or adapted for people who are physically disabled, is limited. This is in part due to the large number of elderly people on the Island.

This is reflected in the 2001 census, which identifies the Island as having:

- 22 per cent of the population with a limiting long-term illness;
- almost ten per cent with general health 'not good';
- 11 per cent of the population providing unpaid care, two and a half per cent of which provide care for more than 50 hours per week;
- almost six per cent permanently sick or disabled

In addition, the 2001 Housing Needs Survey identified that almost a quarter of Island households, around 14,000, contained at least one member with some type of disability. Almost 60 per cent of disabled households members were elderly.

The Isle of Wight Council receives an allocation of £480,000 per year from the Regional Housing Board and supplements this with a capital allocation of £320,000.

The total cost of providing a major adaptation on the Island is increasing in line with building costs. The average cost of £6,500 makes it possible to deliver around 120 DFG's per year.

The average number of new applicants we receive each year is 120. We have been working hard within the department over the last year to bring the average cost per grant down and this currently stands at £5,100.

Therefore we are planning that in 2007/2008 we will be able to make a substantial reduction in the time an applicant has to wait from assessment to work commencing.

This will allow us to effectively target those customers who may end up in hospital because of delays in the system and allow us to effectively use the DFG budget as a preventative tool.

We have produced a new policy for adaptations for disabled people which includes minor repairs work carried out by the Integrated Community Equipment Service (ICES). ICES provide:

- a minor adaptations service providing grab rails, stair rails, steel hand rails, wheelchair ramps, lever taps, door entry systems etc;



- community equipment loans supplied directly from the ICES store for larger items of equipment eg, riser/recliner chairs, hoists, bath lifts, high seat chairs, TV seating equipment etc;
- contract supplied smaller items such as raised toilet seats, bath boards, kitchen equipment etc;
- storage and management of the community profiling beds and mattresses for community nursing and crutches for St Mary's Hospital;
- management of the process for the issue of walking equipment from St. Mary's into the community and records, cleans, repairs and recycles those items.

Future plans

- ICES will investigate and where appropriate, pursue the integration of other services into the ICES (Community nursing equipment, St. Mary's equipment, Telecare, Telemedicine, Earl Mountbatten Hospice equipment etc).
- We will employment of qualified electrical/mechanical technician to reduce external spend on maintenance & repair and to make the service more flexible and timely in it's responsive to peoples needs.

T38	To reduce waiting times for Disabled Facilities Grants by 25 per cent over the lifetime of this strategy
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28 Providing a handyperson service for the Island

Following extensive consultation with a range of partner agencies and the community we have become increasingly aware that there is an acute need to develop a handyperson service for the Isle of Wight.

This handyperson service needs to:

- be a referral agent to the available statutory services where necessary;
- employ contractors that are signed up to the 'Buy with Confidence' scheme operated by the Isle of Wight Council Trading Standards Team;
- be able to secure materials at a discounted price and pass those savings onto the customer;
- operate on a fixed rate basis for labour;
- be Island based and have an Island telephone number

If we are able to secure a scheme that delivers all of the above aims it will achieve improvements in the following areas:

- allowing vulnerable people to secure home repairs with confidence;
- ensuring that older people are able to remain in their own homes;
- improving the take up for the 'Buy with Confidence' scheme;
- reduce the need for emergency intervention at crisis point;
- reduce hospital and care home admissions



How are we going to take this forward?

A proposal will be developed that will look to funding from the following areas:

- Adult services
- PCT



- Supporting People funding

This scheme will be taken through the Supporting People Strategic Core Group and Commissioning Bodies to request that funding for this scheme be awarded post April 2007.

29 Ensuring that standards are improved in the private rented sector.

We have already stated in Section 18 that we are working with the private landlords on the Island to meet and exchange views on a broad range of subjects, including:

- the housing health and safety rating system;
- Houses in multiple occupation licensing;
- standards of accommodation;
- empty properties

This is part of a tailored system of education and information to increase the standard of private rented accommodation across the board.

As part of this ongoing dialogue we need to ensure that private landlords are meeting their legal duties in respect of their properties and their tenants.

We will do this by maintaining a list of private landlords on the Island and regularly providing them with information on a wide range of subjects.

We will also ensure that letting agents, who are the first port of call in the majority of rentals on the Island, are invited to provide comment on the work that we do to ensure that we listen to their views when developing enforcement policies.

We will as part of our regular newsletter publicise the enforcement action we have taken and the types of action we have got involved in to ensure that landlords and tenants are aware of their rights and responsibilities.

Supporting People Team

The Supporting People programme is a national programme led by the Department of Communities and Local Government.

Supporting People currently funds housing-related support services to around 1.2 million vulnerable people across the country to enable them to live more independently in the community and to provide them a better quality of life.

Supporting People provides housing-related support to individuals to prevent problems that can lead to hospitalisation, institutional care or homelessness.

It also helps to protect tenancies and aims to assist the transition to independent living for those leaving an institutionalised environment.

The main groups of people that the Supporting People programme assists are:

- older people;
- people with mental health problems;
- people with learning difficulties;
- women at risk of domestic violence;



- people with physical or sensory disability;
- homeless families with support needs;
- refugees;
- Gypsies and travellers
- people with HIV/AIDS;
- people with drug/alcohol problems;
- single homeless people with support needs;
- offenders, or people at risk of offending;
- teenage parents, young people at risk and young people leaving care

The Supporting People programme on the Isle of Wight amounts to £6.49 million in 2006/2007 and £6.38 million for 2007/2008 to support vulnerable groups.

The DCLG also has identified that Supporting People can be instrumental in assisting to meet other locally determined areas for improvement, such as:

- assisting people to move from institutional care to care in their own homes with additional housing related support as well as assisting with helping people to live independently in their own homes;
- helping people to live independently with support only, for whom a small amount of support makes a critical difference in being able to remain independent;
- helping to support people experiencing or at risk of social exclusion, for whom housing-related support plays an essential part in preventing or dealing with a crisis situation and restoring independence in a sustainable way

Therefore the Supporting People programme on the Island is critical to meeting the needs of all previously identified vulnerable groups. Supporting People services will be commissioned, consistent with national guidelines to complement activity such as:

- providing an handyperson scheme for the Island;
- the development of 'extra care' housing by providing housing related support packages where applicable to assist independence;
- assisting families with complex and challenging behaviour to ensure that the causes and symptoms of anti-social behaviour are tackled;
- assisting homeless young people 'at risk' to help young people learn the skills to maintain tenancies

The Government has recently announced its intentions that the Supporting People programme will by 2009/2010 be administered by the Local Strategic Partnership and therefore will have to shape its services to meet the locally determined objectives.

It is hoped by adopting the measures set out in this strategy that we will address some of the current concerns of the community and be able to develop services that respond to local needs.

We will also ensure that our services are developed in accordance with the Government commitment to increase choice by extending the role that direct payments and individual budgets can have on improving individually tailored services meeting the needs of individuals.

The Island represents one of the least ethnically diverse areas in the South East. The 2001 census data indicates that approximately 98 per cent of the community is white. However, despite this, we recognise the need to be fully aware of the needs of Island residents, reflecting the diversity of their needs and requirements.

Therefore we need to update our Supporting People strategy to ensure that housing needs and service delivery are reflective of the wider needs of Island households and are equally accessible irrespective of tenure, age, race, household composition or disability.

30 Producing a commissioning strategy for Supporting People services

Our current commissioning strategy for the Supporting People programme on the Island is out of date. We need to develop a new commissioning strategy that:

- supports the agendas we have set out in this strategy;
- meets the relative needs of the Island following the gathering of evidence from stakeholders, service users and providers

In order to achieve this we need to accurately research the needs of all vulnerable client groups in the Island. This will be undertaken in the first part of 2007. In the autumn of 2007 we will then produce a commissioning strategy that allows us to secure services for vulnerable people on the Island, responding to evidenced based research that will be updated annually.

T13	To update our Supporting People commissioning strategy by Spring 2008
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31 Improving information and access to services

For those people who need housing related support services the most important thing is knowing where and how to access services. Therefore we will ensure that:

- we keep a database of all of the places where vulnerable people gain information, including accessing information on hard to reach groups;
- engage service users, providers and the local community in the design and content of information that we produce;
- we keep all access points regularly updated with a newsletter and the latest leaflets we have produced

We will also ensure, during 2007/2008 that improvements are made to our directory of services by linking our provider monitoring system to the directory to provide a real time update of current services and vacancies.

During 2007/2008 we will develop proposals for a gateway service to enable service users to access the services they need when they need it. This however, will only be achieved if additional resources can be made available from other parts of the programme.

32 Reducing anti social behaviour by supporting families and young people

The Island needs to ensure that it addresses the issues caused by anti social behaviour. The challenge for the Island is to ensure that issues are resolved on the Island and not moved on to other areas and to ensure that the causes are addressed, rather than just the symptoms.

Therefore as part of the Supporting People programme services will be developed to work with people who cause anti social behaviour to try and deal with it without the need for re-housing.

Services will be developed that:

- use prevention measures where necessary to sustain tenancies;
- increase the amount of support given to enable people to remain in their own homes

This will have a positive effect on showing our community that we listen to their views, look at the best way for delivering services on the Island and respond by commissioning projects that tackle the issues that have been raised.

T31	To increase the amount of housing related support services made available to tackle anti-social behaviour
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33 Commission and re-commission services that provide choice, value for money and quality

In 2008 we will be reviewing contracts to ensure:

- services meet national, regional and most importantly local needs;
- services meet identified needs through evidenced based research;
- services provide quality and value for money and demonstrate continuous improvement;
- providers engage fully with service users

We will also ensure by the end of 2008 a full review of sheltered housing services is complete; and where necessary a reconfiguration of current service provision is complete to deliver improvements and increased outcomes for users who need services on the Isle of Wight.

34. Developing housing proposals for clients with support needs.

Over the last few years, in our consultation with partners, we have been told that there is insufficient move on accommodation for clients with support needs.

We have been successful in ensuring in excess of 30 units of move on accommodation per annum, including the needs of those with mental health issues, substance misuse issues and offenders, with our housing association partners but this has been insufficient to meet the needs of the community. Over this same time period we have enabled on average 12 units of move on accommodation in the private sector per annum.

There is insufficient housing association accommodation to meet all expressed need. We therefore need to look at:

- using alternative housing associations;
- using the private sector;
- using introductory tenancies.

We believe that people with support needs wish to have choice in where they live and the services that they receive.

Therefore we intend only to recommend that the commissioning body only commissions accommodation based services as a last resort to ensure flexibility of choice and provision for the service user.

T39	To facilitate five additional move on accommodation units per year over the lifetime of this strategy
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Delivery Plan

Target number	Target	Team	Target date	Monitoring
1	Deliver 180 affordable housing units per annum	Housing enabling	Annual	Local authority performance monitoring
2	Deliver 25 low cost market housing units per annum	Housing enabling	Annual	Local authority performance monitoring
3	Develop low cost market housing policies as part of Island Plan housing policies	Housing enabling	2009	Island Plan
4	Deliver a new range of discounted sale affordable housing products in 2008 that have the full backing of our housing association partners, the Housing Corporation and lending institutions	Housing enabling	2008	Strategic Housing Partnership
5	Produce a design guide for Island housing developments including affordable and low cost market housing	Housing enabling	2009	Island Plan
6	To ensure the production of new planning policies for housing, affordable housing and low cost market housing by 2009 (with full involvement of community)	Housing enabling	2009	Island Plan
7	To consult the community in 2007 on adopting a method to ensure that every unit built on the Island makes a contribution to delivering affordable housing to meet local housing need.	Housing enabling	2007	Island Plan
8	To deliver at least ten units of accommodation for larger families over the lifetime of this strategy.	Housing enabling	2012	Strategic Housing Partnership
9	To reduce the amount of long term empty properties to 200 over the lifetime of this strategy and to review performance in light of meeting this target early.	Housing enabling	2012	Local authority performance monitoring
10	To complete and introduce a Gypsies and travellers accommodation strategy in 2008.	Housing enabling	2008	Local authority performance monitoring

Target number	Target	Team	Target date	Monitoring
11	Set up in 2007 and operate an older person's accommodation group to consult with both private and public providers on the quality, number, range and choice of housing made available for islanders.	Housing enabling	2007	Strategic Housing Partnership
12	To introduce a commissioning strategy for older persons by the end of 2007	Housing enabling	2007	Strategic Housing Partnership
13	To update our Supporting People commissioning strategy by Spring 2008	Supporting People team	2008	Supporting People commissioning body
14	To complete at least one rural housing scheme in 2008	Housing enabling	2008	Local authority performance monitoring
15	To develop by 2009, in partnership with town and parish council's, a rural affordable housing policy for each area through the Island Plan process	Housing enabling	2009	Local authority performance monitoring
16	To introduce by 2009 specific allocated sites for rural affordable housing as part of our Island Plan	Housing enabling	2009	Island Plan
17	During 2008 investigate the feasibility of placing covenants on council owned land that restrict sales to island residents	Housing enabling	2008	Local authority performance monitoring
18	Following the budget 2008 investigate the feasibility of the Isle of Wight Council offering mortgages to assist first time buyers.	Housing enabling	2008	Local authority performance monitoring
19	During 2008 investigate the feasibility of deferred payments on sale of local authority land	Housing enabling	2008	Local authority performance monitoring
20	During 2007 establish working relationship with English Partnerships to investigate the feasibility of setting up a local delivery vehicle for housing	Housing enabling	2007	Local authority performance monitoring
21	From 2007 set up a developers forum to investigate key policy agenda and potential for delivering additional benefits by joining together land holdings	Housing enabling	2007	Local authority performance monitoring

Target number	Target	Team	Target date	Monitoring
22	From 2008 learn from best practise to see whether community land trusts can operate on the Isle of Wight.	Housing enabling	2008	Local authority performance monitoring
23	To ensure that statutory homelessness acceptances are kept below 140 per year for the next five years	Homelessness and housing options team	Annual	Local authority performance monitoring
24	To move to a choice based lettings allocation system by 2008	Homelessness and housing options team	2008	Strategic Housing Partnership
25	To ensure that private landlords are included in the new choice based lettings register	Homelessness and housing options team	2008	Strategic Housing Partnership
26	To hold at least four landlords forums on the Island each year and ensure that any new policies introduced are subject to full consultation	Homelessness and housing options team	2007	Local authority performance monitoring
27	To renew our homelessness strategy in 2008 with the full involvement of the community	Homelessness and housing options team	2008	Strategic Housing Partnership
28	To reduce our temporary accommodation portfolio to 175 units by 2009	Homelessness and housing options team	2009	Local authority performance monitoring
29	To introduce the 'Respect Standard for Housing Management' in our temporary accommodation during 2008	Homelessness and housing options team	2008	Local authority performance monitoring
30	To develop and implement a rental deposit scheme for the Island by 2009.	Homelessness and housing options team	2009	Local authority performance monitoring
31	To increase the amount of housing related support services made available to tackle anti-social behaviour	Supporting People Team	2008	Supporting People Commissioning Body
32	To produce a new Housing Renewal Strategy by 2008	Housing Renewal Team	2008	Strategic Housing Partnership
33	To have a fully operational handyperson service on the Island by 2007	Housing renewal team	2007	Local authority performance monitoring
34	To have all mandatory licensable HMO's licensed by 2008	Housing renewal team	2008	Local authority performance monitoring

Target number	Target	Team	Target date	Monitoring
35	To ensure that at least 53 category one hazards are removed from the housing stock on an annual basis.	Housing renewal team	Annual	Local authority performance monitoring
36	To increase the number of vulnerable households living in decent homes to 65 per cent over the lifetime of this strategy	Housing renewal team	2012	Local authority performance monitoring
37	To ensure that all housing renewal services are e-enabled by 2008	Housing renewal team	2008	Local authority performance monitoring
38	To reduce waiting times for Disabled Facilities Grants by 25 per cent over the lifetime of this strategy	Housing renewal team	2012	Local authority performance monitoring
39	To facilitate five additional move on accommodation units per year over the lifetime of this strategy	Supporting People team	2012	Supporting People commissioning body

Notes



We welcome regular feedback from our partners and the public as we implement this strategy, particularly with any ideas for the development of alternative models and delivery mechanisms that meet our wider aspirations for the Island. Please take the opportunity to let us have your views. Anyone wishing to comment on the strategy should write to:

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7 High Street
Newport
Isle of Wight
PO30 1SS

Email: yourhousingviews@iow.gov.uk

Telephone: 01983 821000

This publication is available on request in large print, audiotape or Braille and in other languages. For further details please contact the Isle of Wight Council on (01983) 821000 (Typetalk available)

Arabic

إذا رغبت بالحصول على نسخة مترجمة من هذه الوثيقة يرجى الاتصال بنا على

01983 821000

Bengali

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01983 821000

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Hindi

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Urdu

اگر آپ اس دستاویز کا ترجمہ حاصل کرنا چاہتے ہیں تو اس نمبر پر فون

01983 821000 کریں