



HOUSING STRATEGY CONSULTATION

TOWN COUNCIL MEETING

REPORT 14/19

10 FEBRUARY 2020

The purpose of this Report is to ask Members to consider a response to the current consultation on the Isle of Wight Council's Draft Isle of Wight Housing Strategy 2020-2025.

No. DETAILS

1) THE CONSULTATION

- a) The consultation is open until 13 March 2020.
 - b) The Draft Strategy's 73 pages, including 30 pages of Appendices, are available by clicking [this link](#).
 - c) Responses can be made through the usual Survey Monkey route that provides 22 multiple choice questions spread over the six Strategic Priorities across which the document is structured; the Survey is available by clicking [this link](#).
 - d) Either alternatively, or as well as, responses can be made by answering the 11 Questions listed on page 45 of the Draft and they are attached to this Report.
 - e) Finally, the Town Council could respond as it has to other consultations, by submitting its own response, structured to reflect its priorities and concerns.
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2) POTENTIAL RESPONSE ELEMENTS

This section briefly identifies four elements of the Draft of particular concern for the Town Council.

a) *Second Homes*

The Draft only refers to second homes once – para 29 page 17 – where it states: *The Island also has a high level of second home ownership (1 in 6 homes) which has the effect of inflating prices and adding to the “affordability” issue as well as limiting the availability of housing stock in certain areas.*

Given the prevalence of second homes in Bonchurch and St Lawrence, it would be welcome to see a commitment within the Strategy to at least a discussion of potential responses to it including an evaluation of approaches used in some other local authorities to limit it. Providing local statistics for the extent of second homes would both establish a baseline and enable the measurement of trends.

b) *Affordable Housing*

The Draft identifies the main housing market failure on the Island as being *the delivery of “affordable housing” of any type.* [para 6 page 4] and addresses the issue as its Strategic Priority 2 over pages 24-27.

c) *Houses in Multiple Occupation*

The Draft recognises that *the Island has a large number of Houses in Multiple Occupation (HMOs), as seen in many British seaside areas. HMOs are inherently more hazardous than single occupied dwellings.*

It deals with this in paragraphs 77-81 [pages 28-29] as part of its Strategic Priority 3: Private Sector Housing that accounts in total for 19% of the Island's housing.

d) *Areas of Deprivation*

There is no specific mention of, or priority given, to the housing issues for the Island 13 Lower Super Output Areas in the 20% most deprived nationally.

3) RECOMMENDATION

Members are recommended to decide whether it wishes to respond to the current consultation and, if so, how it will develop and submit its response.

Summary of questions

Giving feedback

We welcome feedback on any aspect of the draft strategy – including not only the content as it stands but also things that you think should be included.

There are also some particular questions we want to hear your views on.

Please send all feedback to regeneration@iow.gov.uk.

Question 1: Do you agree with the place-making objectives we have adopted? Which of the four do you think is the most important? If you could, how would you change the objectives?

Question 2: Do you support the approach of developing infrastructure alongside growing communities? Can you suggest any other ways in which infrastructure needs could be addressed when new development occurs?

Question 3: Why do you think there are often in-principle objections to residential planning applications? How could developers behave differently to meet the expectations and gain the support of local people?

Question 4: Do you agree that there is any kind of housing shortage on the Isle of Wight? Why do you think so? If so, what kind of housing do you believe needs to be built?

Question 5: Do you support the council's decision actively provide more affordable housing, as opposed to leaving this to private landlords and housing associations? What other ways could this be achieved and why?

Question 6: Do you agree with this method of calculating affordability? How would you change it if you could?

Question 7: Should the Isle of Wight Council continue to target empty properties despite exceeding the national targets?

Question 8: Do you agree with the actions listed to address and reduce homelessness? How would you change or improve them?

Question 9: Is Island Independent Living the right approach for to improve housing options for older people and adults with physical and learning disabilities? What other options could be considered?

Question 10: Is our approach to providing housing for children and young people, including fostered children, correct? Should we consider any other elements to this?

Question 11: Do you support the partnership approach to housing? Are you already involved, or would you consider being involved local partnership work? How would you like to be involved in the future?