

Joint Strategic Needs Assessment



Housing & Accommodation

Last updated: February 2019

Summary



Empty properties are way ahead of the government's target - 1.52% compared to a target of 3.7%

The generation currently aged 18-36 spend over a third of their income on rent or about 12% on mortgages, compared with 5-10% of income spent by the same generation in the 1960s and 1970s



From a low in 2010, the number of households in temporary accommodation has started to increase in recent years

The Gypsy and Traveller Assessment identifies a need for 16 permanent pitches now, rising to 19 by 2035



The Island's 65+ and 85+ population is expected to increase, necessitating a change to the type of housing required in the future

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Island properties

Number of household spaces/dwellings

There were a total of 67,676 household spaces on the Isle of Wight at the 2011 Census, of which 61,085 had at least one usual resident. A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area.

There were 67,506 dwellings on the Isle of Wight at the 2011 Census. A dwelling is a unit of accommodation in which all rooms, including the kitchen, bathroom and toilet are behind a door that only that household can use. A dwelling may comprise one or more household spaces (the

accommodation occupied by an individual household or, if unoccupied, available for an individual household. A dwelling may be classified as shared or unshared.

Average household size

The average household size has dropped slightly from around 2.1 people (2001 Census) to current levels of around 2.0. These figures are based on the population usually resident in households (128,647 in 2001; 133,713 in 2011) divided by the number of household spaces (61,609 in 2001; 67,676 in 2011).

The fall in average household size reflects changes in the size of the family unit and increasing numbers of single person households, many of them older people, which is likely to add pressure on the demand for housing units.

Comparing the Island to England, the national average is 2.3 for both 2001 and 2011. This could be linked to the number of second homes on the Island compared to the rest of the country.

Population statistics and demographic information are available within the factsheets at www.iwight.com/factsandfigures.

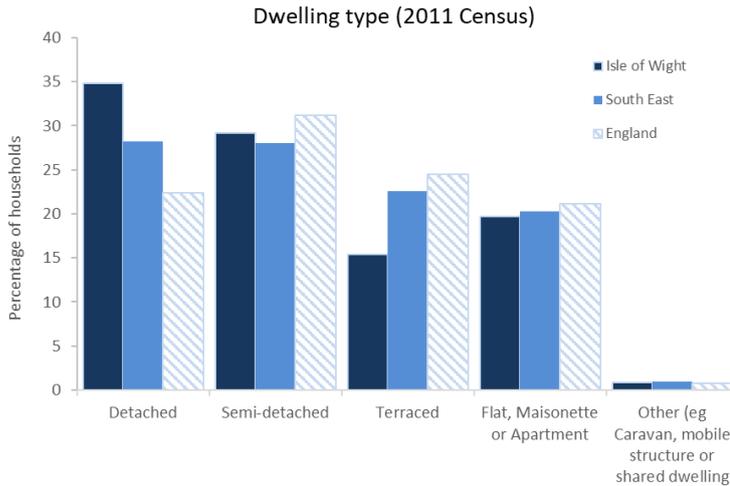
Dwelling type

The following graph shows that, as of the 2011 Census, on the Island the most common dwelling type is detached (34.8%). In comparison, the South East has 28.2% detached dwellings and in England 22.4% of dwellings are detached.

The Island has fewer terraced dwellings (15.4%) than the South East (22.5%) or England (24.5%).

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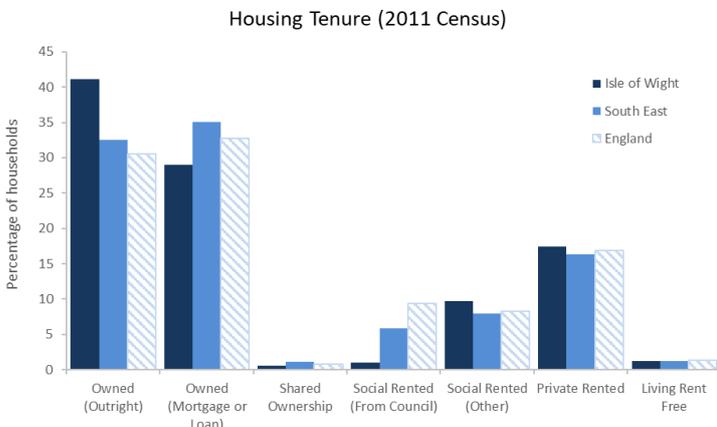
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Source: NOMIS – 2011 Census
https://www.nomisweb.co.uk/census/2011/QS402EW/view/1946157281?rows=dwelling_type&cols=rural_urban

Home ownership (tenure)

The following graph shows the Isle of Wight has high levels of home ownership, with 70.1% of household being owned; outright (41.1%) or with a mortgage or loan (29.0%). By comparison in the South East 67.6% (32.5% outright) of homes were owned and in England this was 63.3% (30.6% outright).



Source: NOMIS – 2011 Census
<https://www.nomisweb.co.uk/census/2011/KS402EW/view/1946157281?cols=measures>

It is interesting to note that although we still have higher levels of home ownership than the South East or England, since the 2001 Census, levels have dropped by around 6% in all three areas. The difference has been made up in all areas by similar increases in private renting.

Socially rented accommodation

The Isle of Wight has low levels of socially rented properties, with 2011 Census data showing only 10.7% being rented from Registered Providers of social housing. These providers include the local

authority, housing associations and registered social landlords. In comparison, the South East has 13.7% social rented accommodation and England has 17.7%.

On the Island, there is no local authority owned housing stock; it is all owned by housing associations. However, people still fill the 'local authority' box which is why Census results show some figures.

Source: NOMIS – 2011 Census
<https://www.nomisweb.co.uk/census/2011/KS402EW/view/1946157281?cols=measures>

Empty properties

The number of empty homes on the Isle of Wight has been more than halved over the past six years, contributing close to £500,000 in government bonuses.

Last year alone, 149 domestic properties were returned to use, giving £236,000 in New Homes Bonus for the council to spend on other key services.

The latest figures show there are now 1,150 empty homes on the Island – 1.52 per cent of the housing stock - compared to 2,716 or 3.83 per cent in 2013. And the Island is ahead of much of the UK in returning its empty homes to use. The government target is 3.7 per cent of all private homes, and the national average is 2.49 per cent.

For every empty property brought back into use the council can get up to £1,600 in New Homes Bonus.

Although the Island's total of all empty homes is 1,150, the more meaningful figure is 746 homes (0.98 per cent) – taking out of the total those which are empty because the owner has died and probate has not been granted; those which are annexes previously occupied by relatives; those which have been left empty by someone receiving personal care (moved into a care home); or those which have been repossessed.

Source: Isle of Wight Council – 'The Island' e-newsletter
<https://www.iow.gov.uk/NewsletterArticles/View/20-reviving-the-islands-empty-homes>

All vacant dwellings

The following graph shows the number of dwellings considered to be 'vacant'. This shows the numbers of 'vacant' dwellings on the Island grew steadily between 2004 and 2009, dropped in 2010 with a gradual increase to 2013 but a constant reduction each year since. In 2017, the

Isle of Wight had 1,820 ‘vacant’ dwellings. In comparison, Portsmouth had 2,397 and Southampton had 2,608.

However much of this is likely to relate to short term transactional empty dwellings (for example properties empty between tenants)



Source: www.gov.uk/government/organisations/department-for-communities-and-local-government/series/dwelling-stock-including-vacants

Long-term vacant dwellings

The following graph shows the number of ‘long-term vacant’ dwellings (unoccupied and substantially unfurnished for over six months). It shows the number increased on the Isle of Wight between 2004 and 2010 but has fallen each year since. In 2017, the Island had 679 ‘long-term vacant’ dwellings; in comparison, Portsmouth had 466 and Southampton had 618.



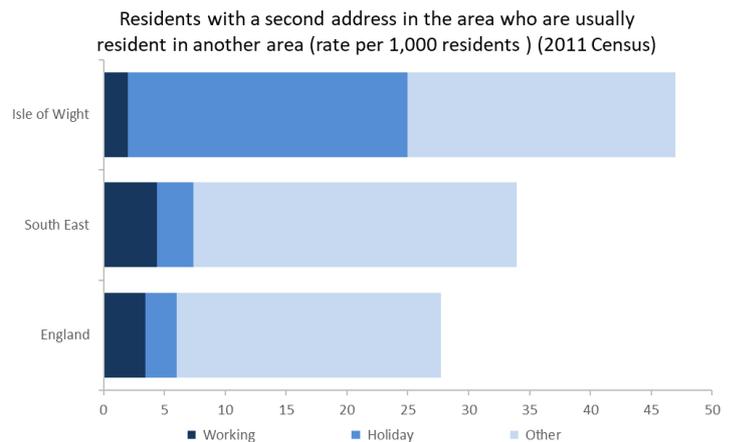
Source: www.gov.uk/government/organisations/department-for-communities-and-local-government/series/dwelling-stock-including-vacants

Second address

The following graph shows the number of people resident in another area with a second address on the Isle of Wight, according to the 2011 Census. This shows the Isle of Wight has a

higher proportion of recorded second addresses than the South East and England.

The Island has a rate of 47 people with a second address in the area who are usually resident in another area per 1,000 usual residents, compared to 34 in the South East and 28 in England. The main reason for a second address on the Island was ‘Holiday’ (23 per 1,000 residents), closely followed by ‘Other’ (22 per 1,000 residents), with ‘Working’ the least common reason (2 per 1,000 residents).



Source: ONS – Census Data www.ons.gov.uk/ons/rel/census/2011-census/second-address-estimates-for-local-authorities-in-england-and-wales/index.html

Looking at it a different way, the number of people resident on the Isle of Wight with a second address outside of that is a different picture.

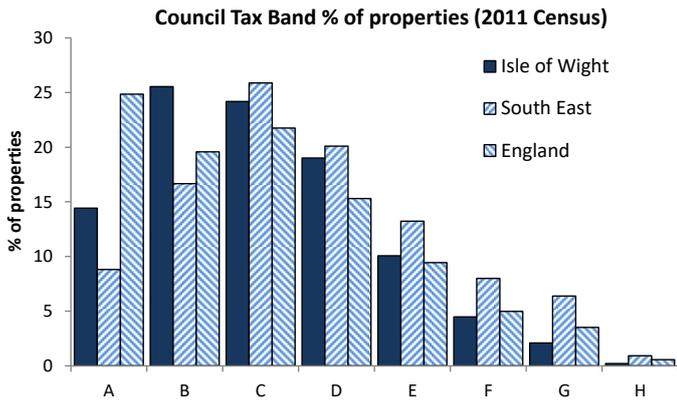
The Island has a rate of 30 residents per 1,000 usual residents with a second home elsewhere, compared to 91 per 1,000 in the South East and 44 per 1,000 in England.

Council Tax

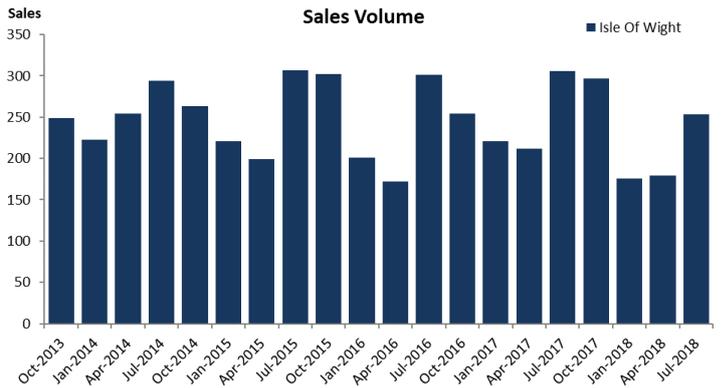
The following graph shows the percentage of properties in each Council Tax band. The most common Council Tax band on the Island is B (25.7% of all properties). In comparison, in the South East the most common Council tax band is C (25.8%) and in England is band A (24.4%).

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Source: GOV.UK – Valuation Office Agency
<https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2018>



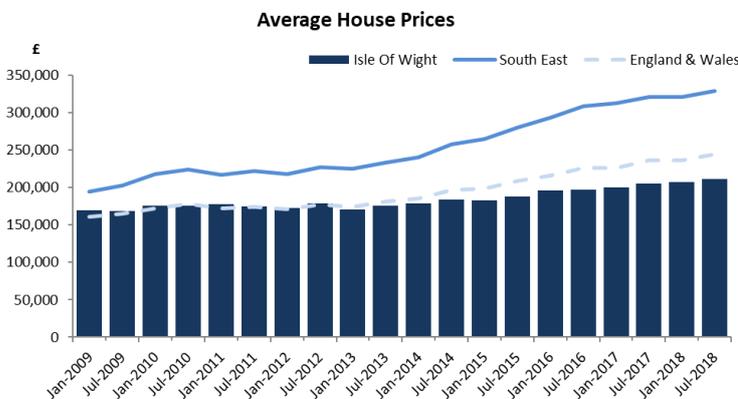
Source: Land Registry – House Price Index
www.landregistry.gov.uk/public/house-prices-and-sales

Housing affordability

Average house prices

The average Isle of Wight house price in July 2018 was **£211,356**. In comparison the average house price in the South East was £328,877 and for all of England and Wales was £244,086.

The following graph shows there was a significant increase in average house prices over the last ten years:



Source: Land Registry – House Price Index
www.landregistry.gov.uk/public/house-prices-and-sales

Sales volume

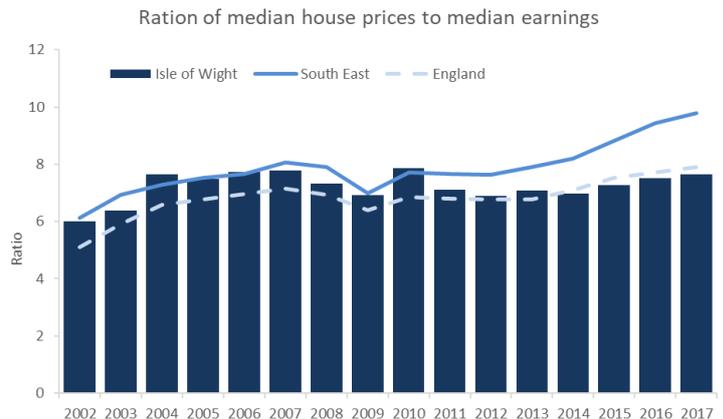
The sales volume (sales per month) on the Isle of Wight at July 2018 was 253.

The following graph shows how sales volume has stayed generally level since 2013:

Affordability

Housing affordability (the ratio of median house price to median earnings) on the Isle of Wight in 2017 was 7.65. In comparison the ratio in the South East (9.79) and England (7.91) were higher.

The following graph shows the Island’s housing affordability ratio since 2002:



Source: www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices (Table 577)

The housing crisis

Millennials are spending three times more of their income on housing than their grandparents yet are often living in worse accommodation, says a study launched by former Conservative minister David Willetts that warns of a “housing catastrophe”.

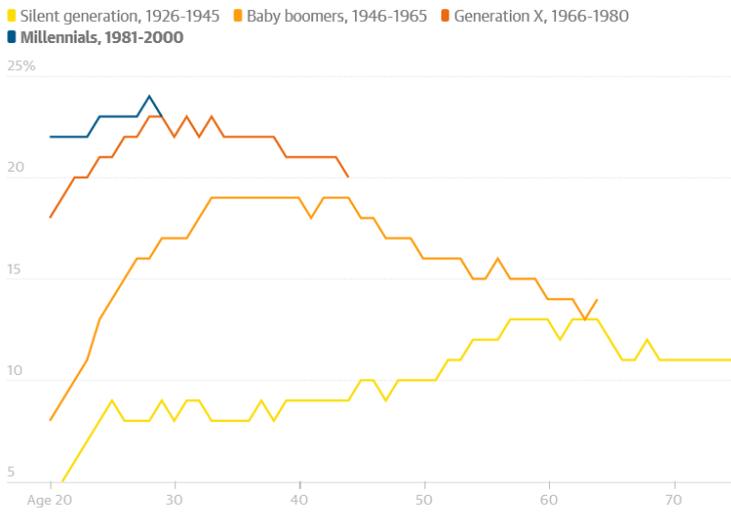
The generation currently aged 18-36 are typically spending over a third of their post-tax income on rent or about 12% on mortgages, compared with 5%-10% of income spent by their grandparents in the 1960s and 1970s. Despite spending more, young people today are more likely to live in overcrowded and smaller spaces, and face longer journeys to work – commuting for the equivalent of three days a year more than their parents.

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The proportion of income allocated to housing costs has increased generation after generation:

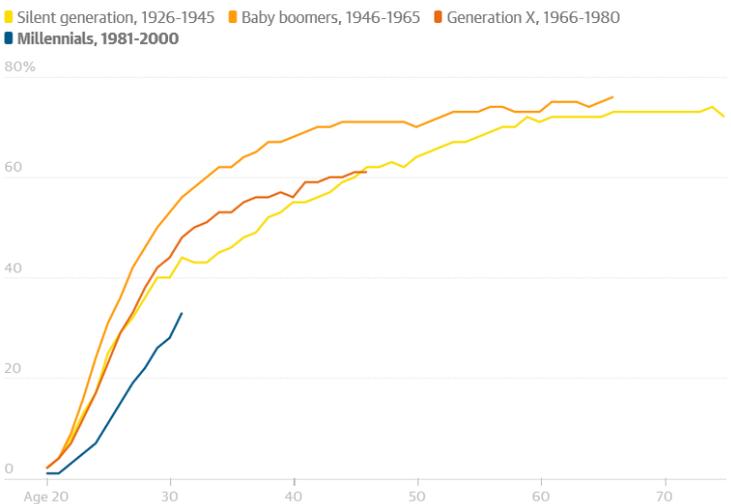
Average proportion of income spent on housing costs by generation in Great Britain



Guardian graphic | Source: Resolution Foundation analysis of IFS HBAI (FES) 1961 to 1991; DWP HBAI (FRS) 1994-95 to 2015-16

Today's young people are around half as likely to own their own home at the age of 30 than their baby boomer counterparts at the same age:

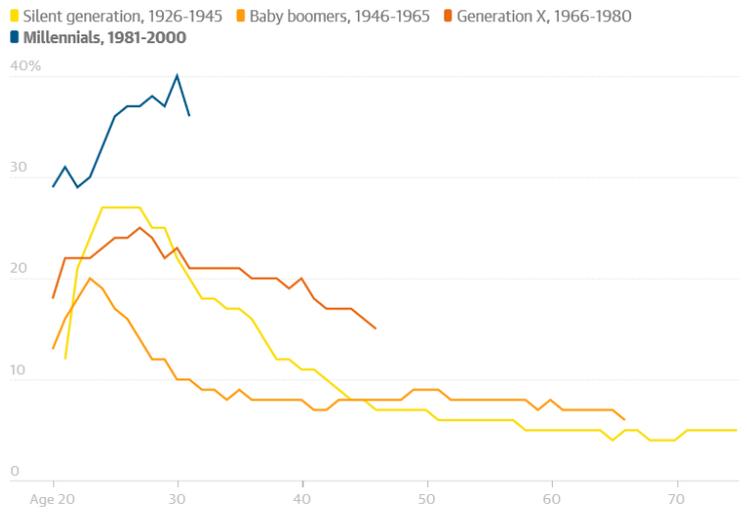
Proportion of families in the UK owning their own home



Guardian graphic | Source: Resolution Foundation analysis of Family Expenditure Survey 1961-1983; Labour Force Survey 1984-2017

At the age of 30 only one in ten baby boomer families rented privately. Millennials are four times more likely to be privately renting at this age, a sector which has the worst record for housing quality:

Proportion of families in the UK in the private rented sector



Guardian graphic | Source: Resolution Foundation analysis of Family Expenditure Survey 1961-1983; Labour Force Survey 1984-2017. Note: Prior to 1980, housing associations are included in the private rented sector.

Source: The Guardian – 20 September 2017

<https://www.theguardian.com/society/2017/sep/20/millennials-spend-three-times-more-of-income-on-housing-than-grandparents> (accessed 8 March 2019)

Island wages and employment

The following gives an indication to the state of the economy of the Isle of Wight:

Gross annual pay: Median full-time annual pay in 2018 on the Island was £25,474. In comparison, in the South East it was £32,230 and in England it was £29,869.

Gross weekly pay: Median full-time weekly pay in 2018 on the Island was £480.90. In comparison, in the South East it was £614.50 and in England it was £574.90.

Gross hourly pay: Median full-time hourly pay in 2018 on the Island was £11.94. In comparison, in the South East this was £15.75 and in England it was £14.49.

Job Seekers Allowance (JSA) claimants: JSA claimants on the Island totalled 1,525 people, 1.9% of the resident 16-64 aged population (as at October 2018). In comparison, JSA claimants in the South East totalled 1.4% of the 16-64 aged population, and for England it was 2.2%.

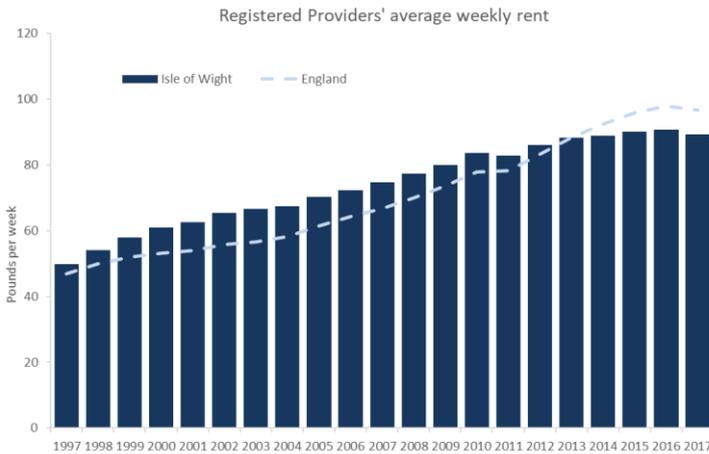
Source: NOMIS – Labour Profile

www.nomisweb.co.uk/reports/lmp/la/2038431803/report.aspx

Affordable housing

Housing affordability and economic conditions on the Island means there is increased importance on affordable rent and social rent products provided by Registered Providers

The following graph shows the Island's Registered Providers' average rent costs have historically been higher than England but over the past five years have levelled out while England's has continued to increase.



Source: www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies (Table 704)



Housing register

Previously anyone could apply to be entered onto the Island HomeFinder housing register, in fact people use the register to ask for transfers within and between Registered Providers. In 2015, the council introduced a 'local connection' criteria which has reduced the number of people on the list.

At the end of March 2018, the number stood at 2,060 compared to 7,424 in 2013.

Source: IWC Housing

Rent deposit scheme

The rent deposit scheme is there to assist those who have exhausted other ways to finance a deposit, who are threatened with homelessness and who are considered to be in priority need under current homeless legislation. Further information is available – www.iow.gov.uk/Residents/Care-Support-and-Housing/Housing/Homeless-Section/Homelessness.

Deprivation

Indices of Multiple Deprivations (IMD) – Barriers to housing and services

The 2015 IMD measured seven 'domains' of deprivation, including 'Barriers to Housing and Services', which considered the physical and financial accessibility of housing and key local services with four of the Island's 89 LSOAs falling within the 10% most deprived in England:

- Brighstone & Calbourne A
- Central Rural A
- Central Rural B
- Shalfleet & Yarmouth B

Homelessness

Homelessness prevention

The homelessness prevention service provides advice and support to tenants faced with eviction.

In 2017/18 the Council received 1,351 approaches to homelessness prevention, of which 237 were prevented.

Homelessness applications

The number of homeless applications received has increased from 166 in 2012/13 to 327 in 2017/18. In 2017/18, 78 applications were accepted.

Households in temporary accommodation

Households in temporary accommodation has fallen from a high of 367 in March 2005 to 169 households in 2018. However, the number of households in temporary accommodation has started to increase in recent years from a low of 121 in 2010. This is partly due to the new Homelessness Reduction Act's Relief Duty causing an increasing number of households being placed into emergency B&B accommodation:

Source: www.gov.uk/government/collections/english-indices-of-deprivation

Further information on the IMD is available as a factsheet and maps at www.iwight.com/factsandfigures.

Child poverty

Using the 'Children in low-income families' measure, as at 31 August 2015 there were 3,815 children under 16 living in poverty on the Isle of Wight (or 17.8% of this age group). This is a drop in the total number and proportion of under 16 children in poverty than in 2014 (4,545 children, 21.2%).

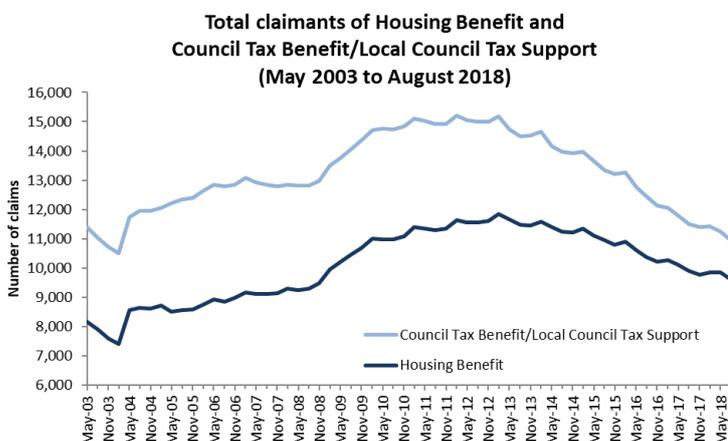
In comparison, in 2015 the Isle of Wight has a similar proportion of under 16 children in Poverty to England (16.8%), but higher than the South East (12.5%).

Source: <https://www.gov.uk/government/collections/personal-tax-credits-statistics>

Housing Benefit and Council Tax Benefit

Housing Benefit (HB, including Local Housing Allowance) and Local Council Tax Support (LCTS – previously called Council Tax Benefit) are intended to help claimants pay their rent or Council Tax if they are on benefits, and / or working on a low income.

The following graph shows the number of individual claimants of HB and LCTS. These figures do not take into account any joint claims. The two benefits follow roughly the same pattern over the last ten years although LCTS claimants have always been considerably higher than HB claimants. Since 2003, the number of claimants has generally increased, however, since 2012 the figures have decreased.



*These figures may also include joint claims

Source: IWC Revenues and Benefits

Changes to Housing Benefit

Major changes to the benefits system have come into force in the last few years, including the Benefit Cap, the bedroom tax and the roll out of Universal Credit.

Further information and specific changes made to Housing Benefit can be found at www.gov.uk/housing-benefit

Changes to Council Tax Benefit

As part of its welfare reforms, the Government has abolished the current national Council Tax Benefit Scheme. From 1 April 2013 all local authorities had to replace it with a local support scheme for all working-age claimants.

The cost of council tax benefit was paid for by the Government. When the new local schemes started, the government, in transferring the responsibility to individual councils, initially cut the funding by ten per cent and subsequently through the settlement funding assessment arrangements has massively reduced the funding given by some £6 million since 31 March 2013.

This means that the Isle of Wight made the decision to reduce the level of support it gives to claimants. Local Council Tax Support has therefore been restricted to a maximum of 70% council tax liability.

Source: IWC Revenues and Benefits

Fuel poverty

Fuel poverty is caused by the interaction of a number of factors, specifically:

- The energy efficiency of the property (the energy required to heat and power the home);
- The cost of energy, and
- Household income

Living in cold homes can damage people's health and affect their quality of life. The elderly, children, and those with a disability or long-term sickness are especially vulnerable.

In 2016, an estimated 11.3% of Island households are fuel poor, equating to 7,308 households, and representing a worsening (a higher proportion of households in fuel poverty) from 10.6% in 2015 (6,730 households).

The Isle of Wight has a similar estimated proportion of households in fuel poverty as England (11.1%) but has a higher proportion that

the South East (9.0%) and has the eighth highest proportion out of the 67 Local Authorities in the South East. Within the Island, fuel poverty tends to follow the areas of deprivation.

Source: www.gov.uk/government/organisations/department-of-energy-climate-change/series/fuel-poverty-sub-regional-statistics

To view further information on fuel poverty, visit www.iwight.com/factsandfigures.

Gypsies and travellers

The Housing Act 2004 places a duty on Local Housing Authorities to undertake regular assessments of the accommodation needs of 'gypsies and travellers' either living in or resorting in their area.

The Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment 2018 (<https://www.iow.gov.uk/azservices/documents/2981-Isle-of-Wight-GTSA-2018-update.pdf>) has identified that there are:

- no public permanent sites owned by the Council;
- no transit sites owned by the Council;
- two unauthorised sites on public owned land, both have been unofficially 'tolerated' at least since 2012
- one unauthorised site occupied since at least 2006 which is the subject of a legal judgement, meaning that the residents cannot be moved until a transit site is built for them;
- two other observed unauthorised sites which are believed to contain people who are not either Gypsies or Travellers.

The report identifies a need for 16 permanent pitches now, rising to 19 by 2035. It is also recommended that a transit site of two pitches, rising to three by 2035 be planned to allow for enforcement action on illegal encampments and facilitate a planned move onto a suitable permanent pitch, if appropriate.

Housing adaptation

Housing renewal

Housing condition has a direct bearing on educational attainment, health and life expectancy. There is a national Decent Homes Standard for social rented housing and vulnerable households in the private sector, with criteria including state of repair, reasonably modern facilities and warmth. Enforcement of housing conditions is a fundamental requirement in achieving this

standard, and much work is still needed to reach this challenging target for the Island residents.

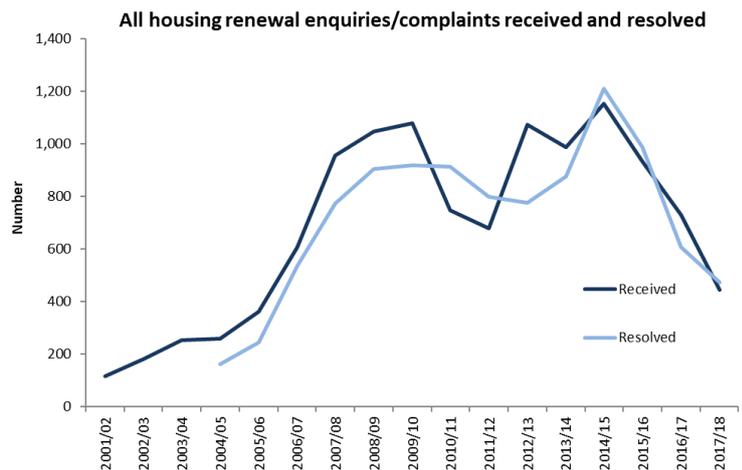
At a national level in 2017, a fifth of dwellings failed to meet the Decent Homes Standard – 19% or 4.5 million homes. This was down from 35% (7.7 million homes) in 2007.

The private rented sector had the highest proportion of non-decent homes (25%) while the social rented sector had the lowest (13%). Among owner-occupied homes, 19% failed to meet the standard.

(Source: English Housing Survey 2017 to 2018 - www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey)

Enquiries/complaints about housing (all types) reduced from a high of 1,154 in 2014/15 down to 444 in 2017/18.

The graph below shows the number of enquiries received compared with the number of cases resolved.



Source: IWC Housing Renewal

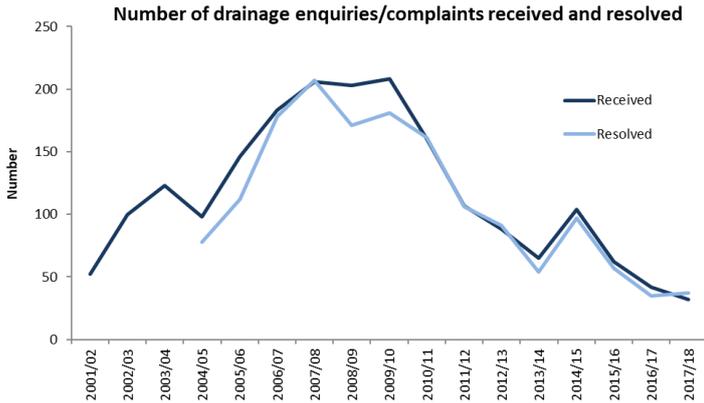
Drains and sewer maintenance is a fundamental part of ensuring public health, the housing renewal section has to ensure the satisfactory resolution of complaints.

The number of drainage enquiries/complaints have decreased from a high of 208 in 2009/10 down to just 32 in 2017/18 – it's lowest since records started in 2001/02.

The graph below shows a comparison between the number of drainage enquiries received and the number of cases resolved.

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Source: IWC Housing Renewal

Disabled Facilities Grant

The Disabled Facilities Grant is a mandatory entitlement that helps disabled people to live as comfortably and independently as possible in their own home through the provision of adaptations.

The Disabled Facilities Capital Grant Determination 2017/18 made available £431million across the country, with the Isle of Wight local authority allocation being £1.72million. This compares with £1.54million in Portsmouth and £1.88million in Southampton.

This amount is usually topped up by the Isle of Wight Council to create a larger budget for Disabled Facilities Grants. However, by the end of the year, not all of the DFG budget was allocated so there was no need for a council top up in 2017/18.

The 2018/19 allocation has been set at £468million nationally, with the Isle of Wight receiving £1.85million, £1.68million for Portsmouth and £2.05million for Southampton. However, we do not yet know whether there will be a top up requirement.

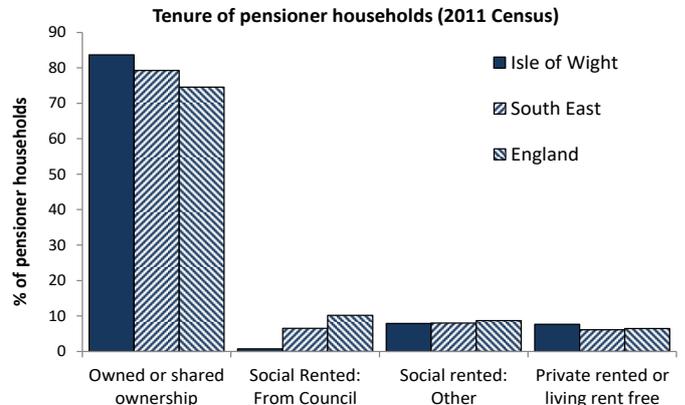
Source: <http://careandrepair-england.org.uk/wp-content/uploads/2014/12/180509-ANNEX-A-DFG-Grant-Determination-2018-19-FINAL.pdf>

Population demand for housing

Older people

According to the 2011 Census, based on the use of a Household Reference Person (HRP) (One family/household member being selected as a HRP to define the household's position), homeownership (either outright, with a mortgage/loan or shared ownership) amongst pensioners on the Island is high at 83.7%. This compares to 79.3% in the South East and 74.6% in England.

Correspondingly, the Island has low levels of pensioners in social housing at 8.6%. This compares to 14.6% in the South East and 19.0% for England.

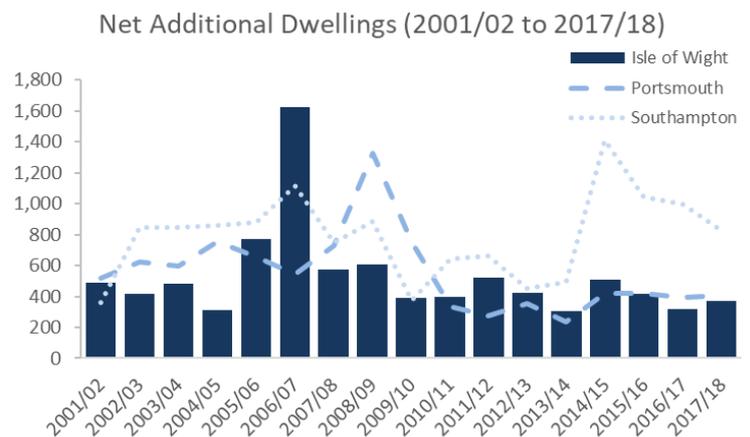


Source: NOMIS – 2011 Census home page <https://www.nomisweb.co.uk/census/2011/dc4601ew>

House building

The following graph shows the number of additional dwellings completed since 2001/02 on the Isle of Wight, Portsmouth and Southampton.

Between 2001/02 and 2017/18, the Island built 8,926 net additional dwellings (an average of 525 units per year). In comparison, Portsmouth built 9,340 net additional dwellings (an average of 549 units per year) and Southampton built 13,434 (an average of 790 units per year).



Source: www.gov.uk/government/organisations/department-for-communities-and-local-government/series/dwelling-stock-including-vacants

Please note: Data for the section above has been taken from national statistics to enable comparisons, however other statistics produced and published by the Isle of Wight Council Planning Department's Monitoring Report may differ due to different counting methods. For information, these figures are:

2005/06	787	2012/13	409
2006/07	1,622	2013/14	410
2007/08	603	2014/15	396
2008/09	635	2015/16	417
2009/10	440	2016/17	321
2010/11	455	2017/18	360
2011/12	418		

Source: www.iwight.com/planningmonitoring

<https://www.iow.gov.uk/azservices/documents/2981-Final-Draft-IPS-for-Consultation.pdf>

Drive for affordable housing

Of the 360 dwellings completed in 2017/18, 18 were 'affordable' in planning and housing terms, which is significantly below what we know we need. Worryingly delivery of affordable housing has been low for three consecutive years now.

Historically affordable dwellings have been delivered below the level we know we need on the Island.

This current under provision, coupled with an historic under provision and increasing need, means the gap between what we have and what we need is growing. This is an issue that we, in partnership with others, urgently need to address to avoid further problems in the future.

We need to try and make sure that we are planning for, and helping to deliver, the housing that all of the island's current and future residents want and need.

Source: Planning Services Monitoring Report Lite 2017-18
<https://www.iow.gov.uk/azservices/documents/2776-IWC-Monitoring-Lite-Report-2017-18-Final.pdf>

Looking to the future

Population growth

It is currently predicted that over the next ten years (to 2027), the island's population will increase by just over 5,000 people – an increase of around 3.7% on the 2017 mid-year estimates:

- Based on 2017 mid-year estimates, 27.3% of the population are aged 65 and over but this figure is expected to have increased to around 31.8% by 2027.
- The island's 'very old' people aged 85 and over is expected to increase from 3.7% of the population in 2017 to 4.5% in 2027.
- The proportion of the Island's population aged between 20 and 64 is anticipated to reduce from 52.9% (2017) to around 49.1% (2027).

Source: ONS – Subnational Population Projections 2016-based
<https://www.ons.gov.uk/releases/subnationalpopulationprojectionsforengland2016basedprojections>

All of these points would cause the housing requirements on the Island to change. There is likely to be a need for more houses suitable for a growing elderly population with greater access and assistance within the properties – a change to the housing styles currently required for the younger population.

House building targets

The new draft Island Planning Strategy was published for public consultation in November 2018 and sets out the overall target for house building to meet the housing needs and housing demands of the population of the Isle of Wight.

The council is planning for a sustainable housing supply of 9,615 net additional dwellings over the plan period (2020-35). This is planned as a stepped approach from 540 dwellings in 2020/21 up to 700 dwellings in 2034/35.

Further information on current housing targets is available from the Draft Island Planning Strategy 2018