

Isle of Wight

homeless and  
rough sleeping  
strategy

2019 to 2024



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# Foreword

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by Councillor Clare Mosdell

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It is unacceptable to many of us that people in the year 2019 find themselves in the position that they have no place to call home. Having a safe and secure home is one of the most fundamental needs that each and every one of us has.

For people without a place to call home the level of risks that they face are multiple; risks to their physical health; risks to their mental health; risk to their emotional wellbeing; and risk to their physical safety.

As cabinet member for Housing Needs as well as Adult Social Care and Public Health, the links that exist between someone's health and wellbeing is not lost on me. There is a plethora of research that shows people who experienced homelessness are more likely to have poor physical and mental health than the general population which can be both a cause and consequence of homelessness.

Homelessness is devastating and it kills; shocking new statistics released by the office of national statistics on 1 October 2019 show that homeless deaths nationwide have risen by nearly a quarter in the last year.

In 2018, there were an estimated 726 deaths of homeless people in England and Wales, 129 (22 per cent) more deaths than in 2017 when there were 597 estimated deaths. This means that on average two homeless people die each day in the country.

Similarly the life opportunities of homeless families and their children are thwarted; homelessness adversely impacts upon a child's ability to learn and progress; homelessness undermines their ability to develop those friendships with other children, due to not having a home that they can invite others; children living in homeless families are deprived from having a sense of stability and security; and their emotional and physical health is compromised. It is unacceptable for any child not to have a safe and secure home.

This homelessness and rough sleeping strategy is purposely bold, it uses language that deliberately challenges and motivates us to, quite frankly, do better.

We have already started on our journey of improvement having successfully secured additional funding from government to deliver dedicated support to homeless people with wider health and wellbeing issues such as poor mental health and substance misuse problems.

November 2019 sees the opening of our new emergency shelter which will not only provide a roof over the heads of homeless people and rough sleepers but will also help people begin to put their lives back together.

This strategy is one of the most important that I have helped develop since becoming cabinet member. Homeless people and rough sleepers have the hopes and aspirations that we all do, and a safe and secure home is at the top of that list.

Finally, I would like to thank everyone who has helped develop this strategy, in particular those stakeholders and partners who will help us deliver the priorities contained within it to prevent homelessness and end rough sleeping.

# Vision

Our vision is that everyone living on the Island has a place they can call home.

## Context

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Local housing authorities are required to formulate and publish a strategy for tackling and preventing homelessness at least every five years.

This strategy has been developed following a review of homelessness on the Isle of Wight (Appendix 1).

## Introduction

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The council's vision is for the Island to be an inspiring place to grow up, live, work and visit. We cannot underestimate just how vital having your own front door is to someone's sense of security, hope and wellbeing.

The term 'homeless' includes those who are statutory homeless, people who are rough sleeping and sofa surfers. At any one time there are as many as 4,750 people rough sleeping on the streets of England, and more than 78,000 households and over 120,000 children in temporary accommodation. In addition, there are believed to be high numbers of 'hidden homeless' people who are housed by family and friends in difficult and changing circumstances but are not always captured as part of official figures.

Whilst the Isle of Wight has low absolute numbers of rough sleepers (24 rough sleeper estimate, November 2018) when compared to larger local authorities, we are acutely aware that we currently have a number of deficiencies in our service offer that impacts adversely upon our ability to prevent rough sleeping and respond with the alacrity and effectiveness rough sleepers need. Fundamentally, our approach is outdated and is invariably crisis driven, resulting in people not receiving the rapid and personalised interventions required to successfully support them on their individual journeys of recovery, off the streets and into a place they can call home.

- Since 2015 we have seen a 500 per cent increase in our rough sleeping figures: from four in 2015, to 24 in 2018 (rough sleeper return).
- Analysis of our 2018 rough sleeper return captured that 30 per cent of our rough sleeping cohort are female, over double the 2018 national average which is recorded as 14 per cent.
- Over 40 per cent of rough sleepers on the Isle of Wight are aged 40 years or older – which is a significant concern when you consider that the average death of someone who is homeless is 43 for a female and 47 for a male.
- On the Isle of Wight in April 2019, 181 households were accommodated in temporary accommodation, this included 130 families and 275 children.

- The total number of households accommodated in temporary accommodation has increased by 4.6 per cent in the last 12 months.
- We have seen a 42 per cent increase in the use of emergency bed and breakfast accommodation over the last two years.

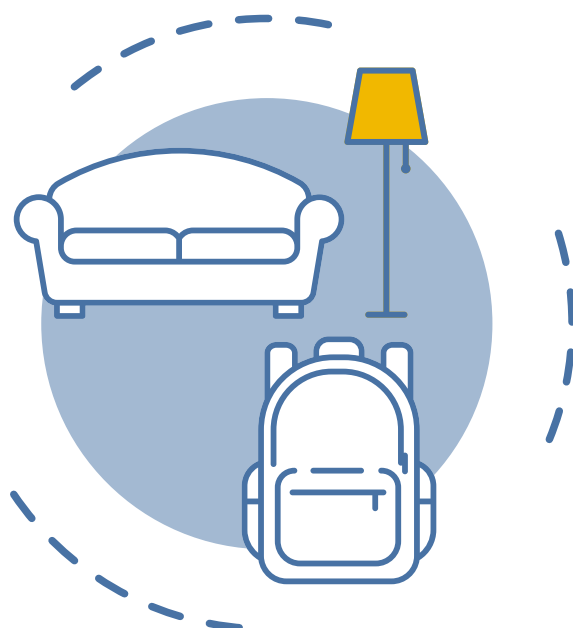
Losing a home can be the consequence of different social economic or personal reasons. In the past ten years, the number of households affected by homelessness has increased across the country. During this time, welfare reform has introduced the freezing of the local housing allowance, benefit caps for low-income families, and universal credit replacing several other forms of benefit; average rents in the private-rented sector have increased, whilst demand for social affordable housing has grown, significantly outstripping supply.

We know that homelessness is often the tip of the iceberg; the visible form of a complex disadvantage (multiple exclusion) with different layers of unmet needs. While there is a lot of discussion on the complex needs homeless people have, we know that fundamental human needs are the same for everyone; a permanent home is the foundation stone needed before other needs can be properly addressed.

Trauma and homelessness are interlinked and connected in at least three ways.

- First, trauma is prevalent in the narrative of many people's pathway to homelessness. Research has shown that people who are homeless are likely to have experienced some form of trauma, often in childhood.
- Second, trauma often happens during homelessness, for example by being a victim or witness of an attack, sexual assault or any other violent event.
- Third, homelessness itself can be considered a trauma in multiple ways. The loss of a home together with loss of family connections and social roles can be traumatic. This is because, like other traumas, becoming homeless frequently renders people unable to control their daily lives. Social exclusion activates the same neurological systems as physical trauma, with a similar impact on people.

The impact of homelessness is therefore devastating for individuals and families. It can affect both physical and mental health, educational and employment opportunities (for both adults and children) and has long term consequences for those affected.



The Isle of Wight Council recognises the multiple and complex issues that can accompany homelessness and for these reasons made the strategic decision to integrate housing needs and adult social care services with effect from December 2018.

As a council we want to ensure that everyone has the opportunity to live the lives they want to lead, equipping people with tools and skills needed to secure and maintain a home.

In recognising the key role our homelessness service offer has in achieving the council's ambitions, we recognise that at present, our offer does not always support this ambition and a rapid change in how we approach this issue is needed.

This strategy sets our new course for homelessness services on the island albeit we recognise this is not an issue the council can address alone. The council shares many challenges with partners across the public, private and voluntary or third sector and addressing homelessness is a challenge we all have to face and tackle together.





## Strategic aims

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This strategy outlines how we will work together to make:

- homelessness in all forms a rare occurrence – we will provide the right support at the right time, so people can access a home and sustain a home they can call their own;
- homelessness a brief experience – we will give individuals and families choice and control by systemically improving pathways, support and accommodation options to reduce the trauma associated to homelessness;
- homelessness a one-off experience – we will increase access to settled homes.

Our strategy aligns with the government's rough sleeping strategy 2018, which is organised around three core pillars:

### **Prevention**

Prevention focuses on providing timely support before individuals and households become homeless.

### **Intervention**

Intervention focusses on helping people who are already in crisis to get swift, targeted support.

### **Recovery**

Recovery emphasises how we will support people to find a new home quickly and rebuild their lives via a new 'accommodation first' approach, utilising the principles of housing first models.

# Principles

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We see the potential in all people and work with their strengths to overcome the effects of homelessness; we want to create environments for people to thrive. This means recognising the assets that people and families have and starting with these strengths. It also means thinking and planning about more than just housing. It involves building self-expression, increased wellbeing, greater social inclusion and positive relationships in order to create a much deeper and more effective support structure. Services are aimed at persons and families, including those in complex situations, to give them access to effective support so that everyone can get the type of help they need.

We listen, learn and respond through co-production. We value the experiences of people who use our services, or have been homeless, or who are at risk of becoming homeless. The more complex a person's or family's situation, the greater the need for co-production to find innovative, joined-up and peer-led solutions. We are committed to increasing involvement of people with lived experience of homelessness in the design, delivery and evaluation of our services.

## **We apply national best practice**

In how we work to prevent homelessness, intervene when households become homeless and in helping people to recover from homelessness. We will be active participants in regional and national forums so that we do not repeat the mistakes of others and ensure that our methods of working are founded on good evidence of what works.

## **We work together**

We collaborate with the police, health, housing providers, community and faith groups, businesses, education and citizens. This allows people to experience genuinely joined-up services, with strong communication about their goals and potential, rather than a disjointed system.

## **We see people, not labels**

We focus on what really matters, rather than just patching problems, and take the time to consider root causes of homelessness and people's experiences rather than making assumptions. We work 'with' people and families, not 'to' them; giving choice and control and responsibility for them, thus creating change and enabling people and families to flourish.





## Prevention

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The best way to end homelessness is to stop it happening in the first place. To do so is both cost effective and humane. A succinct definition of homelessness prevention is provided by the Government which states:

**"Homelessness prevention' means providing people with the ways and means to address their housing and other needs to avoid homelessness."**

On 27 April 2017, the Homelessness Reduction Bill formally became an Act of Parliament. It became law on 3 April 2018. The act places a duty on local authorities to help prevent the homelessness of all families and single people, regardless of priority need and who are eligible for assistance and threatened with homelessness.

The act signals a significant shift from previous legislation in that it places a renewed focus and responsibility on preventing homelessness earlier on, with requirements for a wider group of public and voluntary bodies to work together in fulfilling these duties. Preventing homelessness is complex,

but the Isle of Wight Council is committed to prevent homelessness wherever possible by providing a flexible, person-centric approaches to homelessness.

Strategically, reducing homelessness and helping people to establish themselves and maintain a stable home is critical to the Isle of Wight's future prosperity, both for individuals themselves and the island as a whole. A stable home underpins successful education and employment and the maintenance of good health. Enabling people to have stability to stay in their homes is important to our aim of establishing strong safe and resilient communities on the Isle of Wight.

**We will increase prevention by:**

- involving people who have had lived experience of homelessness in designing services to make sure they are accessible;
- getting services across all sectors to work better together;
- making sure people are not discharged from services onto the street, for example prisons and hospitals;
- making sure we are good corporate parents to care leavers, helping them access the correct services and pathways to independence so they do not become homeless when they leave care;
- working with private-rented sector and registered social landlords to establish new approaches helping reduce evictions;
- ensuring that there is easy access to specialist advice across the community where there is a risk of homelessness, and that integrated localities/ day services can support people who arrive at a point of crisis.
- To prevent homelessness, we need to address inequalities that may exist in accessing employment, education, training, housing and health services across the island. We need services to be more aware of homelessness and what they can do to work together to prevent it.

**Together in partnership we will support people to maintain their home by:**

- integrating and connecting with local services; offering opportunities to improve well-being, education, leisure and cultural activities; and providing access to training, volunteering and employment;
- providing advice and information to support people to access services that could prevent them becoming homeless, including the early help offer;
- raising awareness about realistic housing options and homelessness on the Isle of Wight;
- identifying earlier where households might be at risk of homelessness;
- raising awareness with front-line staff across public services to recognise at-risk families or individuals to then reduce the likelihood of homelessness, and when needed, referring them for specialist support early;
- working across services and organisations to proactively prevent and reduce homelessness;
- developing joint-working arrangements to target situations where a household might be at risk of falling through the gaps in services, in particular tenants living in the private-rented sector.
- offering an early help assessment in the first instance to co-ordinate local services and support when a family becomes homeless;
- engaging with private-rented sector and social landlords and developing new approaches that reduce the number of people and families becoming homeless on the Isle of Wight;
- bringing in other support services that might be needed where antisocial behaviour could put someone at risk of homelessness, using a restorative approach to resolve the situation;
- raising awareness of the potential impact of short custodial sentences in causing the loss of a stable home and promoting the use of diversion methods during court proceedings in such circumstances, ensuring other support is linked into this;
- working with the council's regeneration and planning services to ensure that homelessness and the

needs of homeless people are explicitly considered in housing developments and the Island plan.

**Support people to move in a managed way:**

- Creating opportunities for accessing housing of the right kind and quality, to prevent people from becoming homeless in the private-rented and social-rented sector.
- Reducing recurring homelessness, identifying influencing factors such as mental health, learning disability, substance misuse, domestic abuse, entrenched poverty, and connecting people to local services, education, cultural and leisure activities, training, volunteering and employment opportunities.
- Enabling people and families to move and feel at home in their new home, through working with their strengths and interests.
- Ensuring that no one is discharged from hospital, prison in-patient mental-health services, or drug and alcohol detox treatment if they are homeless. Also ensuring that all discharges are planned, with continuity of treatment and support where needed.



# Intervention

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Wherever possible, homelessness should be prevented, and person centred, timely solutions make this feasible. However, if homelessness cannot be prevented it should be rare, brief and non-recurring. Rapid rehousing approaches, within a housing-led system, are critical in making this happen. A housing-led system provides stable, appropriate accommodation and any necessary support as quickly as possible to people who are homeless or at risk of it.

Rapid rehousing approaches are evidenced to work, for example the No Second Night Out programme which launched in London in 2011 was aimed at people new to the streets and offered support to rapidly identify the issues that led them to sleep rough, for instance financial issues or relationship breakdown. The results have been impressive. 84 per cent of people who slept rough and accessed a No Second Night Out service in 2016 and 2017 did not sleep rough again in the following year.

There is a plethora of research that evidences people who have experienced homelessness are more likely to have poor physical and mental health than the general population. A recent audit of the Isle of Wight homeless population reflects the national trends. Homeless people are far more vulnerable to issues relating to alcohol and drug use. Multiple health needs alongside drug and alcohol use often act as a barrier to accessing mainstream health services, and as a result often end up using more costly primary healthcare services.

## **Preventing homelessness costs less**

Crisis estimate the cost of rough sleeping for 12 months (£20,128) vs cost of successful intervention (£1,426) (At What Cost? 2015.) The cost of a single person sleeping rough in the UK for 12 months is estimated at £20,128.

Homelessness also has a human cost. The distress of lacking a settled home can cause or intensify social isolation, create barriers to education, training and paid work and undermine mental and physical health. When homelessness becomes prolonged, or is repeatedly experienced, there are further deteriorations in health and well-being. (At What Cost? 2015 and Better than Cure? 2016)

## **Impact on public services**

There is international concern, both in Europe and North America, that sustained and repeated homelessness has significant impacts on public expenditure. Costs for health care systems, including mental health services and emergency services at hospitals are high, as are many costs for the criminal justice system. Evidence shows that people who experience homelessness for three months or longer cost on average £4,298 per person to NHS services, £2,099 per person for mental health services and £11,991 per person in contact with the criminal justice system. (Better than Cure? 2016).

Data merging in Scotland has indicated that NHS service use is 24 per cent higher among homeless people in Scotland and previous research as suggested that homelessness increases re-offending rates (among people with criminal records) by 20 per cent.

This will require new partnerships in many areas that harness the good will, energy and resources available to tackle the problem locally. These partnerships will need to be based on open and honest conversations about the challenges of tackling all forms of homelessness, particularly rough sleeping, finding shared solutions that maximize the positive impact that all groups and organisations can have.

Analysis of current performance and feedback received from partners and citizens have highlighted how long it can take to move on from temporary accommodation, and the difficulties of finding suitable, affordable accommodation on the Isle of Wight. It is also becoming increasingly difficult to find affordable homes in the private-rented sector.

Increasingly, we are having to place families outside of their support networks in accommodation that is less than ideal. Families have reported difficulties in getting their children to school on time and some have reported poor conditions in these properties. However, timescales can vary, and households can be living in temporary accommodation for over two years while they wait to move to a place they can call home.

Staff working in supported accommodation schemes or temporary accommodation schemes have said there is an increasing demand for these services and an increase in the complexity of the people they are working with. Better links into wider support services and raising awareness of what is available on the Isle of Wight would support staff in these settings.

People who currently live in unsupported temporary accommodation (B&Bs) can face very poor living conditions. Being placed in unsettled accommodation and living in a world of uncertainty has a destructive impact on young lives, there is a plethora of research that evidences children's education, their physical and mental health, and their future chances in life all suffer as a result of homelessness. This can impact significantly on a person's mental health and wellbeing.



Together in partnership we will make the experience of temporary and supported accommodation as positive as possible by:

- reducing inequalities and disruptions to accessing physical and mental-health services, education, advice, community resources or other support that might be needed for people living in temporary and support accommodation;
- ensuring that people in temporary and supported accommodation participate fully in their community and that they aren't isolated or disadvantaged through being placed in temporary or supported accommodation;
- focusing on the strengths and interests of people and families living in temporary and supported accommodation, connecting them to the education, training, volunteering, housing, cultural, leisure and employment opportunities on the Isle of Wight;
- identifying a suitable location for a homeless assessment hub and wet facility where users will have access to a range of support services to meet their needs;
- developing a tenancy academy to ensure that tenants are adequately trained and prepared to sustain their own tenancies;
- developing specialist pathways into services to minimise the impact and trauma associated with homelessness;
- using only the most appropriate temporary accommodation to prevent further social and economic deterioration and identify ways in which more suitable temporary accommodation can be developed or accessed;
- understanding the current demand and unmet need for supported accommodation to influence and inform the future commissioning of services, and improving access to supported accommodation;
- minimising the need for temporary accommodation over time by preventing people becoming homeless;
- working with the unsupported temporary accommodation sector to improve standards;
- working with single people and families who have lived in temporary and supported accommodation, to design, commission and deliver future services, and ensure they are accessible;
- ensuring specialist support, for example support for those who have experienced domestic abuse, is available and accessible.

# Recovery

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Having a place to call home is vital; we recognise a home can come in various forms and we recognise the need to have a suite of accommodation options that provide individuals and families the foundations to rebuild their lives. For many, the private rented sector offers a route out of homelessness and rough sleeping and is a vital part of delivering the homes this country needs.

The government is planning to deliver a wide range of reforms to rebalance the relationship between landlords and tenants with the aim to deliver a high-quality, fairer, more secure and more affordable sector for everyone, including those at risk of homelessness and rough sleeping.

These reforms include:

- improving affordability through the Tenant Fees Bill which will ban unnecessary fees, saving tenants money and giving them working with the Department of Work and Pensions to consider the long term options around housing benefit;
- supporting longer tenancies through our model tenancy agreement, the build to rent sector, and consulting on the barriers to landlords offering longer tenancies;
- extending houses in multiple occupation (HMO) licensing to address poor conditions and overcrowding in HMOs;
- launching new guidance to ensure landlords and tenants are aware of their rights and responsibilities.

Analysis feedback received from partners, staff and citizens has highlighted that more support following moving out of temporary or supported accommodation would help more people to move on. This could include involving more people who have been through a similar experience, to support people through this process.



Housing options for people on low incomes, or in receipt of welfare benefits after moving out of temporary accommodation, are becoming limited. Average rents of private-rented accommodation on the Isle of Wight have increased over the past ten years, and there are now only a handful of affordable properties set at LHA rate.

The rate of homeless households accessing social housing does not match the increasing demand, which means families and single people have to wait for suitable accommodation across the Island. It also means more people are vulnerable to becoming homeless as this part of the market becomes smaller. Therefore, a wider approach to accessing homes across the Isle of Wight will need to be adopted – specifically within the private rented sector – and consideration will need to be given to other types of housing that could be developed.

By working together and in partnership we will reduce recurring homelessness, making any experience of homelessness a one-off experience by:

- ensuring that people can access affordable, good-quality homes in the right places in the private-rented sector, working with private and social landlords to develop different options;
- reviewing the impact of the allocation scheme on people who are at risk of homelessness, including single people who may face barriers to accessing social housing, and adjusting our approach to best meet this demand;
- connecting people to local services, physical and mental-health services, education, cultural and leisure activities, training, volunteering and employment opportunities. Enabling people and families to move and feel at home in their new home by addressing any basic needs and working with their strengths and interests;
- offering people who have experienced long-term repeated rough sleeping access to whatever treatment, care or support is needed in their local community. Ensuring this support is delivered in a flexible and person-centred way to help reduce the risk of another period of homelessness;
- ensuring that people have access to ongoing support when they move on to their own tenancies, through appropriate resettlement services, day centre provision or other support to ensure that they don't end up being homeless again;
- understanding more about the demand for housing for people who are or may become homeless, and working with landlords, accommodation providers and housing developers to review what the demand is and what the gaps are to shape our building profile;
- involving people who have lived experience of homelessness to identify barriers and designing future services and approaches to support resettlement and connect people to their new communities.



This homeless and rough sleeping strategy cannot be read in isolation. The relationships within and between the various strategies and policies as outlined in figure 1 will ensure that a composite approach is taken to housing interests on the Isle of Wight, be they related to new-build, the existing stock or duties and services to those who are vulnerable or facing homelessness. This brings about a joined up strategic approach to provide maximum benefit that supports overall aims and objectives.

### **Key outcomes we expect to deliver through this strategy**

- No child will live in bed and breakfast accommodation for more than six weeks.
- No homeless households with children will be accommodated in bed and breakfast accommodation from 2021.
- We will reduce rough sleeping by 75 per cent by 2022, exceeding national targets. (MHCLG Rough Sleeping Strategy 2018).
- We will reduce the number of households living in temporary accommodation to 160 by 2022. (Isle of Wight Council Corporate Plan 2019-2022).
- We will reduce the number of households on the housing register to 1,900 by 2022. (Isle of Wight Council Corporate Plan 2019-2022).
- We will reduce the use of bed and breakfast for homeless households without children by 50 per cent in 2021.
- We will not accommodate any care leavers in bed and breakfast longer than 48 hours.
- Finally, deliver and facilitate a programme of 100 homes per year through council-led activity over the life of the strategy, mainly affordable homes. (Isle of Wight Council Housing Strategy 2019-2024).

There is little point in developing a strategy and action plans if there is no way of ensuring that actions are being delivered and the outcomes are being achieved. To do this, a new governance structure has been established. The external structure is led by the new Isle of Wight Housing Board which brings together key decision-makers and influencers from across the Island. This will feed into internal council governance structures where council-led decisions are required.

Appendix 2 sets out the governance structure and shows how the various groups feed into the decision-making process.



# Conclusion and next steps

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We are under no illusions that our vision to ensure everyone living on the Isle of Wight has a place to call home is a challenging and ambitious. However, it is an objective that we are committed to achieving. We know the human cost of homelessness.

It is not acceptable that in our prosperous society vulnerable people sleep on our streets and in other forms of unsuitable accommodation. We have a duty to support these people, to make sure that they have suitable, safe and stable places they can call home.

We need to make sure that they have access to the privileges that so many of us take for granted in our day to day lives, including access to healthcare, mental health and substance misuse support, and access to benefits. We must make sure that in the future, no one ever has no place to call home.

This strategy sets out a bold, long-term vision for achieving this. We know that people who are homeless need access to suitable accommodation that meets their needs, but this in itself is not enough. We recognise that they also need wider support through health care, mental health, substance misuse and support services.

We know that those leaving prison need to be able to access accommodation, those who need help to find work or benefits need to be able to access job centres.

In order to achieve our ambitious objective, we need all parts of the local authority, the care system, the health service, prisons and probation services, the police, immigration services and Jobcentres to come together so that public services are working to support the most vulnerable. This is a time of opportunity.

The action plan has been co-produced with partners and sets out the timetable for delivery for a number of key elements within this strategy up until the year end 2020. The delivery plan for this strategy will be refreshed annually to ensure this remains a live and current document that can flex to local or national changes.

The action plan is set in appendix 2.

# Appendix 1

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Evidence base for homelessness review and strategy 2019 to 2024

## Part 1: Isle of Wight population data

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### Population

The mid-2017 population estimate for Isle of Wight was 140,984 [Joint Strategic Needs Assessment 2019p. This was an increase of 720 (0.5 per cent) on the 2016 estimate (140,264) and a two per cent increase on the Census 2011 total of 138,265.

### Households

At the time of the Census 2011, the number of households on the Isle of Wight with at least one usual resident (ie, occupied households) was 61,085 [Census 2011].

The average household size was 2.2 persons per household. Isle of Wight has one of the smallest average household size in the south east.

### Ethnicity

At the time of the 2011 census there were 138,265 residents on the Isle of Wight [Joint Strategic Needs Assessment 2019 and Census 2011].

Of these residents:

- 134,545 residents (97.3 per cent of the total population) were 'White' which was the majority ethnic group.
- Within this group 'White British' was the largest sub-group (accounting for 94.8 per cent of the total population). The 'White Other' sub-group (which includes people of eastern European origin) accounts for 1.9 per cent of the total population.
- 2.7 per cent of the population were from black and minority ethnic (BME) groups – more than twice the number recorded in 2001 (1.3 per cent of the total population).
- 96.1 per cent of the usual resident population identified with at least one UK national identity (English, Welsh, Scottish, Northern Irish, and British) – above the national average of 91 per cent.
- 4.3 per cent were born outside the UK - considerably lower than the national average of 13.4 per cent.
- 95.7 per cent of residents were born in the UK - the national average is 86.6 per cent.

### Deprivation

The Isle of Wight is ranked at 109 on the Index of Multiple Deprivation out of 326 local authorities [English Indices of Deprivation 2015, MHCLG]. This is a drop of 17 places since 2010 when the Isle of Wight was ranked 126.

There are 13 Isle of Wight Lower Super Output Areas (LSOAs) within the 20 per cent most deprived in England and two of these are within the 10 per cent most deprived.

The Isle of Wight's most deprived (LSOA) are generally located within the urban wards of Newport, Ryde, Ventnor, Shanklin and Lake.

### Employment

In October 2018, 76.5 per cent of the working age population on the Isle of Wight are in employment, higher than the national rate of 75.2 per cent. The official unemployment rate is four per cent, lower than the national rate of 4.3 per cent [ONS Annual Population survey – via NOMIS].

## Benefits

In November 2016, the last date that this data was available, 8,120 (10.1 per cent) of Isle of Wight residents of working age were claiming key out-of-work benefits, which is a 0.7 per cent decrease on the same period of 215. Of these claimants, 1,100 were in receipt of Jobseeker's Allowance (JSA) and 5960 were in receipt of Employment Support Allowance (ESA) and incapacity benefits [DWP Benefit Claimants: Working Age client group – via NOMIS].

## Income

In 2018, the median weekly earnings for a full-time worker living on the Isle of Wight was £480.90, which is significantly below the South East, with a median of £614.50.

The median weekly pay for a male full-time worker is £514.60, which is lower than the equivalent for the South East (£670.80). The weekly earnings for a female full-time worker is £434.40 [ONS Annual Population survey – via NOMIS].

It was estimated that 21.2 per cent of children under 16 on the Isle of Wight are classed as living in relative poverty. This is in line with the national figures [Health and Wellbeing Strategy for the Isle of Wight 2018 to 2021].

## Qualifications

In 2018, 54.5 per cent of young people in state funded schools had achieved a grade four or above in GCSE English and Maths by age 16 compared to an average in England of 59.4 per cent. Grades nine to four in GCSEs is equivalent to grades A\* to C.

The percentage of 16-18 years old students at state funded schools who achieved at least two A levels was 74.0 per cent compared to a national average across England of 82 per cent. The average grade achieved on the Isle of Wight was C- compared to an England average of C+ [Department for Education].

## NEET (Not in education, employment or training)

In 2017, the estimated proportion of young people aged 16 and 17 years old (academic age) not in education, employment or training on the Isle of Wight was 1.3 per cent. This compares favourably to the national (England) average of 2.7 per cent [Joint Strategic Needs Assessment 2019].

## Teenage pregnancy

The under 18 conception rates on the Isle of Wight in 2017 was 18.9 per 1,000 women aged 15 to 17 [ONS, Conception statistics 2016]. This is greater than the national average of 17.9 conceptions per thousand. The rate on the Isle of Wight has reduced considerably over the last ten years.

## Part 2: Housing needs, affordability and supply of housing

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### Private dwellings

Number of private sector dwellings on the Isle of Wight [Isle of Wight Strategic Housing Market Assessment 2014].

	Number	Percentage
Dwellings	53,456	87.5%
Owner occupied	42,817	70.1%
Private rented	10,639	17.4%

## Social housing stock

There are 5,925 units of social housing in the district based on information compiled in 2014 (which is based upon the census in 2011) [IW Strategic Housing Market Assessment 2014]. This equates to approximately 10 per cent of the housing stock on the Isle of Wight.

It should be noted that since this information was compiled, there has been significant new developments in the Pan and Whippingham areas.

The three largest Registered Providers (RPs) in the district are Southern Housing, Sovereign Housing and Vectis Housing.

## Overcrowding and under-occupation

The census 2011 shows that 2.5 per cent of households on the Isle of Wight were living in overcrowded accommodation, compared to a national (England) average of 4.6 per cent [Census 2011].

## Empty homes and second homes

In January 2018, there were 966 homes that had remained empty for six months or more on the Isle of Wight, 143 of which remained empty for longer than two years [Isle of Wight Housing Needs Assessment 2018].

In 2018 and 2019, the number of empty homes brought back into use through intervention by the empty properties team was 59 [Empty Property Data].

## House prices

In 2016, the median price for a house on the Isle of Wight was £195,000, which is significantly lower than England and Wales (£218,000) and considerably lower than the South East (£301,000) [Isle of Wight Housing Needs Assessment 2018].

## Rents

Average rents on the Isle of Wight remain unaffordable for many households reliant on benefits.

Property size	Average private rent [Valuation Office Agency, summary of median private sector rents 2018]	LHA rate for Isle of Wight [LHA rates 2018 based on Isle of Wight broad market rental area]
Room	£374	£297
1 bed	£467	£404
2 bed	£610	£529
3 bed	£771	£650
4 bed+	£875	£800

The Local Housing Allowance (LHA) rates are fixed at the thirtieth percentile point for rents in each property size category, as based on market rents paid by tenants who are not receiving housing benefit. The rent officer compiles a list of LHA rates for each broad market rental area and each category of dwelling within that area up to the rate for a four-bedroom property. The LHA for a person living in a property that has five or more bedrooms is based on the four-bedroom rate.

## Housing benefit

The number of households on the Isle of Wight receiving housing benefit as at April 2019 was 8,555. 52.45 per cent were social housing tenants and 47.55 per cent were private sector tenants [Isle of Wight Council housing benefit department figures].

The proportion of those claiming housing benefit who are in employment is 18.85 per cent [Isle of Wight Council housing benefit department figures].

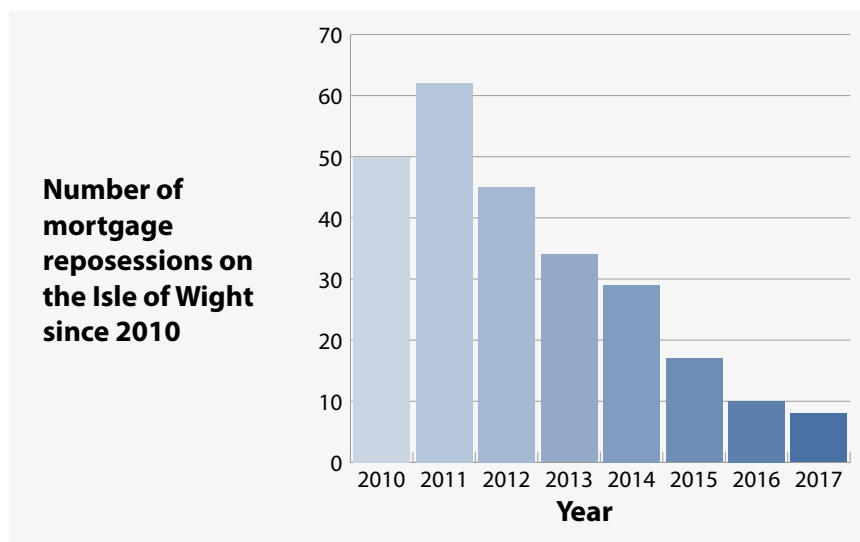
### Discretionary housing payments (DHP)

Applicants who receive housing benefit, or the housing costs element of universal credit, can apply for a DHP to help cover a shortfall in their rent. It is intended to be a short-term measure to help relieve poverty [Isle of Wight Council housing benefit department figures].

	2018/19	2017/18	2016/17	2015/16
Claims paid	624	589	563	476
Total spend	£244,295	£350,341	£240,349	£186,184
Average payment per claim	£391.50	£594.80	£426.90	£391

### Mortgage possession claims

In 2017, 35 mortgage possession claims were issued on the Isle of Wight, but the actual number of outright orders was only eight [Ministry of Justice].



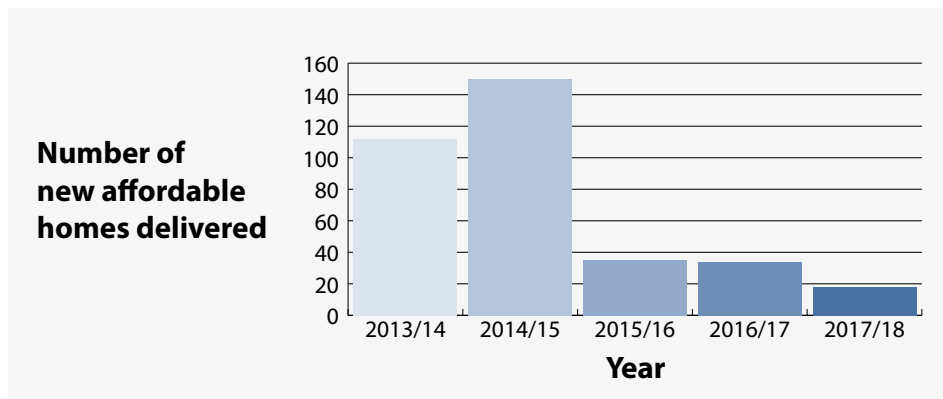
### Housing need

The 2014 Strategic Housing Market Assessment (SHMA) for the Isle of Wight sets out the scale and mix of housing that the local population is likely to need by 2036 [IW Strategic Housing Market Assessment 2014]. The SHMA identified that 64,761 dwellings will be required by 2036 over the 20-year plan period across the Isle of Wight:

Unit size/ tenure	Affordable housing		Market housing	
	2011	2036	2011	2036
1 bed	2,041	3,432	4,458	5,193
2 bed	2,536	3,908	17,780	21,637
3 bed	2,093	2,900	22,403	25,724
4 bed+	214	294	9,585	10,188
<b>Total</b>	<b>6,885</b>	<b>10,535</b>	<b>54,226</b>	<b>62,742</b>

## New affordable homes

The number of new affordable homes delivered (gross) in 2017/18 was 18 [Isle of Wight Council Planning Performance Monitoring Report]. The figures for the five years from 2013/14 are set out in the chart below.



## Housing register

The number of people on the housing register on 24 June 2019 was broken down as follows [Island HomeFinder application data].

	Number	Percentage
<b>Band</b>		
Band 1	30	1.2%
Band 2	391	15.4%
Band 3	1102	43.4%
Band 4	750	29.5%
Band 5	269	10.6%
<b>Age (based on prime applicant)</b>		
16-24	237	9.3%
25-44	1103	43.4%
45-59	593	23.3%
60+	609	24%
<b>Ethnicity (based on prime applicant)</b>		
White total	2466	97%
BME	45	1.8%
Not stated	31	1.2%

	Number	Percentage
<b>Bedroom requirement</b>		
1	1236	48.6%
2	766	30.1%
3	432	17%
4	92	3.6%
5+	16	0.6%
<b>Employment (based on main/joint applicant)</b>		
Working	823	32%
Not working	1719	38%



## Lettings

In 2018/19, 241 properties were let and in 2017/18, the figure was 337 [Island HomeFinder Lettings data].

Total lets were split by property type as follows:

Property Type	Number	
	2018/19	2017/18
Flats/maisonettes	140	186
Houses	58	101
Bungalows	21	23
Other	8	11
Sheltered	14	16

In 2018/19, 241 properties let were split by property size as follows [Island HomeFinder Lettings data]:

Bedroom size	Number
1 bedroom	114
2 bedroom	94
3 bedroom	32
4 bedroom	1
5 bedroom+	0

## Short term supported housing

Number of moves in and out of short-term supported housing [Supporting People data].

Year	New tenancies	Tenancies ended
2018/19	247	230
2017/18	275	268

## Part 3: Homelessness

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### Approaches for advice and assistance

Number of approaches for housing advice [Island HomeFinder homelessness data].

Year	Number
2018/19	1452
2017/18	1350
2016/17	1318

## Homeless decisions

Details of homeless decisions for the last three years [P1E and H-CLIC] are as follows:

Decision	2016/17	2017/18	2018/19
Accept	22% (76)	24% (78)	48% (58)
Intentionally homeless	7% (23)	6% (21)	18% (22)
Non-priority	48% (167)	43% (141)	32% (39)
Not homeless	77% (77)	26% (86)	0% (0)
Not eligible	1% (2)	0% (0)	0% (0)

Figures in (x) show actual number of decisions

## Acceptances – age

The highest proportion of acceptances by age remains the 25 to 44 age group, with the 16 to 24 group representing the second largest group [P1E and H-CLIC].

Age	2016/17	2017/18	2018/19
16-24	16%	22%	20%
25-44	59%	56%	61%
45-59	21%	15%	14%
60+	4%	6%	5%

## Acceptances – ethnicity

The highest proportion of acceptances by ethnicity remains the white ethnic group [P1E and H-CLIC].

Ethnicity	2016/17	2017/18	2018/19
White	100%	97%	89%
Black	0%	0%	2%
Asian	0%	0%	2%
Mixed	0%	3%	2%
Other	0%	0%	0%
Not stated	0%	0%	5%

## Acceptances – household type

The highest proportion of acceptances by household type is lone parent households, which accounts for at least 50 per cent of cases [P1E and H-CLIC].

Household type	2016/17	2017/18	2018/19
Couple and children	25%	22%	19%
Lone parent (female)	34%	53%	50%
Lone parent (male)	9%	6%	3%
Single female	14%	9%	7%
Single male	13%	5%	16%
Other	4%	5%	5%

### Acceptances – reason for homelessness

During the last three years, the loss of rented accommodation due to the termination of assured shorthold tenancy is the main reason for homelessness in the district. This is followed by relationship breakdowns [P1E and H-CLIC].

	2016/17	2017/18	2018/19
Loss of rented or tied accommodation due to the termination of assured shorthold tenancy	32%	30%	38%
Parents no longer willing or able to accommodate	8%	15%	7%
Non-violent breakdown of relationship with partner	8%	19%	20%

### Acceptances – by priority need

During the last five years, dependent children has consistently remained the main priority need category [P1E and H-CLIC].

	2016/17	2017/18	2018/19
Applicant whose household includes dependent children	59%	76%	68%
Applicant is, or household includes, a pregnant woman and there are no other dependent children	8%	5%	4%
Applicant or a member of their household is vulnerable as a result of mental illness or disability	25%	12%	21%

### Homeless prevention

Number of cases where homelessness prevented/relieved [P1E and H-CLIC].

Year	Total	Helped to obtain alternative housing	Helped to remain in existing home
2018/19	290	263	27
2017/18	244	194	50
2016/17	296	223	73

### Rough sleeping

StreetLink is an organisation that enables members of the public to alert local authorities and street outreach services in England and Wales about people they have seen sleeping rough.

The Isle of Wight Council has received the following referrals during the last five years [P1E and H-CLIC].

Year	Number
2018	14
2017	22
2016	15

It is worth noting that these figures can include multiple referrals for the same person, so the number of individuals identified is likely to be substantially less.

All local authorities in England are required to submit an annual figure to Government to indicate the number of people sleeping rough in their area on a typical night.

Over the last three years, the Isle of Wight Council have collated this figure by carrying out an annual estimate. An estimate is a snapshot assessment, based on evidence from the local authority and a range of external agencies about the number of people sleeping rough in that local authority area on a particular night [IW Council rough sleeping estimate].

Year	Number
2018	24
2017	9
2016	16

### Temporary accommodation

Snapshot figure of number of households in temporary accommodation at year end [P1E and H-CLIC].

Year	Number
2018/19	180
2017/18	164
2016/17	153

Snapshot figure of the type of households at December 2018.

Household type	Number	
Couple with or expecting dependent children	44	
Lone parent household with or expecting dependent children	Male applicant	13
	Female applicant	83
One person household	Male applicant	20
	Female applicant	12
All other household groups	8	
<b>Total</b>	<b>82</b>	

# Appendix 2

## Homelessness and rough sleeping action plan 2019/2020

Strategy commitment	Lead partner	Completion by				
		2019	2020			
		Q4	Q1	Q2	Q3	Q4

### 1. Prevention Providing people with the ways and means to address their housing and other needs to avoid homelessness.

1.1	We will ensure established housing governance forums drive forward the strategic vision.	Local authority housing programme officer board	✓	✓	✓	✓	✓
1.2	We will co-produce a communication strategy with key partners in relation to homelessness and rough sleeping.	Local authority communications team	✓				
1.3	We will develop a document that outlines our corporate approach to care leavers at risk of homelessness – aspiring to end homelessness for this cohort.	Local authority children services and housing needs		✓			
1.4	We will develop a strategic approach to homelessness prevention; including service level agreements that define pathways from criminal justice, hospital discharge and leaving care.	Local authority and partners		✓			
1.5	We will strive to achieve SAHRA certification (Self-Assessment Homelessness Reduction Act) operated by the National Practitioner Support Service (NPSS).	Local authority housing needs					✓
1.6	We will utilise and make applications to access all available funding streams to support the prevention agenda making the best use of the public purse.	Housing needs	As opportunities/new funding are advertised				

Strategy commitment		Lead partner	Completion by				
			2019	2020			
			Q4	Q1	Q2	Q3	Q4
1.7	We will identify and agree the development of alternative accommodation options to eliminate the use of bed and breakfast accommodation for homeless families	Local authority housing programme officer board		✓			
1.8	We will end rough sleeping in collaboration with partner agencies by making efficient use of existing and future resources to reflect the needs of the island.	Supporting People providers			✓		
1.9	We will analyse the use and impact of the 'duty to refer' mechanism and formulate a briefing report outlining successes and learning.	Local authority alongside mainstream partners	✓				
1.10	We will utilise the health and wellbeing board to scrutinise the sphere of influence of any particular service decision on the homelessness prevention agenda.	Health and wellbeing board	✓	✓	✓	✓	✓

**2. Intervention** Focusses on helping people who are already in crisis to get swift, targeted, person centric support.

2.1	We will develop a Somewhere Safe to Stay assessment hub where the Island's people will have access to a range of support services to meet their needs and resolve their incidence of homelessness.	Full co-production of service, pathways and commissioning led by local authority with health partners, people with lived experience, housing partners			✓		
2.2	We will design and implement a new Supporting People service offer.	Local authority housing needs	✓	✓	✓		
2.3	We will review our temporary accommodation, modernising and improving our service offer to prevent further social and economic deterioration.	Local authority			✓		

Strategy commitment		Lead partner	Completion by				
			2019	2020			
			Q4	Q1	Q2	Q3	Q4
2.4	We will assess the impact of our policies upon people threatened by or homeless, for example, allocation policy.	Local authority and partners		✓		✓	
2.5	We will target mental health as a priority area to improve homelessness prevention/ intervention.	NHS Trust and local authority	✓	✓			

**3. Recovery** Emphasises how we will support people to find a new home quickly and rebuild their lives.

3.1	We will develop community resilience by increasing access to personal development and well-being opportunities for individuals and households on the cusp of, or recovering from an episode of homelessness, for example, life training, relationship development, tenancy support, financial management, creative courses and physical activity.	Local authority and providers		✓	✓		
3.2	We will increase access to, and the number of, affordable properties.	Regeneration members board		✓	✓		
3.3	We will utilise best practice and analysis of local need to influence and inform developments and frontline practice.	Housing vulnerable persons board	✓	✓	✓	✓	✓
3.4	We will implement and support the IW Council's empty property strategy action plan.	Housing renewal	✓	✓	✓	✓	✓
3.5	Services commissioned under the umbrella of supporting people will develop peer support/lived experience steering groups to help shape services and create a homeless champion network.	Supporting People team			✓	✓	✓

Strategy commitment		Lead partner	Completion by				
			2019	2020			
			Q4	Q1	Q2	Q3	Q4
3.6	We will ensure that all services that provide homelessness prevention/interventions will be underpinned by PIE (psychologically informed environments) principles.	Local authority housing needs			✓	✓	✓
3.7	We will work with the private rented sector (PRS) to develop a new accommodation quality standard.	Landlord forum			✓	✓	





## **Housing Needs and Homelessness**

Housing and Family Support

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