

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Housing Policy Development and Review Panel

**(to be confirmed at the next meeting)**

**Date:** Thursday, 20 September 2018

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Councillor Mrs K Mandry (Chairman)

Councillor S Dugan (Vice-Chairman)

Councillors: I Bastable, S Cunningham, Mrs C L A Hockley, Ms S Pankhurst  
and Mrs K K Trott

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. MINUTES**

It was AGREED that the minutes of the Housing Policy Development and Review Panel meeting held on 19 July 2018 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS**

There were no declarations of interest made at this meeting.

**5. DEPUTATIONS**

There were no deputations made at this meeting.

**6. AFFORDABLE HOUSING UPDATE**

The Panel received a presentation by the Affordable Housing Strategic Lead which provided Members with an update on the Affordable Housing position. A copy of the presentation is appended to these minutes as Appendix A.

The presentation gave an overview of the recent bids that have been submitted to Homes England for additional borrowing capacity against the Housing Revenue Account. It also provided Members with a comprehensive analysis of Housing Need across the Borough so that supply and demand can be matched. A summary of the urgency of housing need based on the circumstances of individual households was outlined and an in-depth analysis given of the various types of accommodation needed in different areas of the Borough.

Members also received a progress update on each of the key sites identified for affordable housing development along with a summary of the potential affordable housing that could be delivered through planning applications.

It was AGREED that:

(a) the Panel notes the content of the presentation; and

(b) the Panel's thanks to Officers be placed on record for providing a very comprehensive and informative presentation.

## **7. TENANCY MANAGEMENT REPORT**

The Panel received a report by the Head of Housing and Benefits which provided Members with information about the housing management services provided by the Neighbourhood Team.

It was AGREED that:

- (a) the Panel notes the content of the report; and
- (b) the Panel's thanks to Officers be placed on record for providing a very comprehensive and informative report.

## **8. EMPTY PROPERTIES REPORT**

The Panel received a report by the Head of Housing and Benefits which provided the Panel with an update on the activities being undertaken to bring empty properties across the Borough back into use.

It was AGREED that:

- (a) the Panel notes the content of the report; and
- (b) the Panel's thanks to Officers be placed on record for providing a very comprehensive and informative report.

## **9. REVIEW OF THE WORK PROGRAMME**

The Panel considered a report by the Managing Director of Fareham Housing which provided Members with an opportunity to review the Work Programme for 2018/19.

The Managing Director of Fareham Housing reminded Members that a report will be taken to the October Council meeting which recommends changes to the Policy Development and Review Panels. The proposed changes have already been reviewed and recommended by the Scrutiny Board and the Executive and, if agreed by Council, will necessitate a full revision of the Work Programme.

Subject to approval of the proposed changes to the Policy Development and Review Panels at the Council meeting in October, the following amendments to the Work Programme were AGREED:

- (a) the removal of the 'Update on Homelessness' from the agenda of the November meeting;
- (b) the addition of a scoping report to the agenda of the November meeting to enable Members to suggest topics for inclusion in any presentation

that is made by a Housing Association when presenting an update on services at a future meeting of the Panel;

- (c) the meeting scheduled to take place on 24 January 2019 be cancelled;
- (d) the existing Council Housing and Maintenance report and the Tenancy Management report be amalgamated into a single report and added to the agenda of the meeting scheduled to take place on 07 March 2019;
- (e) the addition of a Housing Association presentation to the agenda of the meeting to be held in March; and
- (f) the addition of a report to the agenda of the meeting to be held in March that will summarise the changes being consulted on by Hampshire County Council in respect of Social Inclusion services. This report will put forward a recommended response to the consultation and will encompass the issues of homelessness and rough sleeping.

(The meeting started at 6.00 pm  
and ended at 7.47 pm).



# Affordable Housing Update

20<sup>th</sup> September 2018

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# Overview

1. HRA Bids
2. Housing Need Analysis
3. Site Updates (Fareham Housing Sites)

# HRA Bids

- Executive approved principle of the bids on 4<sup>th</sup> September
- Bids were submitted on the 6<sup>th</sup> September
- Bid deadline was then extended until the 30<sup>th</sup> September by Homes England
- Total of bids amounted to £12.8 million
- Bids will be assessed on a scheme by scheme basis
- No timeframe for when we will know outcome
- Mix of tenures, some shared ownership, some social rent, some affordable rent.

## Bids submitted for...

- Hampshire Rose
- Bridge Road
- Station Road, Portchester
- Sea Lane
- Stubbington Lane
- Coldeast Scout Hut
- Wynton Way
- Gosport Road

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# Housing Need Analysis

- Work to understand the affordable need has been ongoing
- Important so that we can match demand and supply in terms of:-
  - Location
  - Property Size
  - Property tenure
  - Any particular needs/requirements
- Relevant for what we build and what developers provide on planning sites.



# Affordable Housing Explained

Affordable Tenure	Explanation	Occupants from....
Social Rent	Typically 45-55% of market rent.	Council's Housing Waiting List <b>985 Households</b>
Affordable Rent	No more than 80% of market rent.	
Shared Ownership	Typically a 25-75% initial share purchase, rent payable on remaining share, opportunity to staircase up to buy the whole property.	Help to Buy South database (the sub-regional Help to Buy Agents) <b>949 Households</b>
Rent to Buy	Rent at affordable rent level with a future opportunity to purchase the home.	

## Other/New Affordable Types

- Build to Rent/Affordable Private Rent
- Starter Homes
- Discounted Market Sales
- Affordable Self/Custom Build

# FBC Waiting List

- Households on the list are placed in 'bands'
- Banding is based on welfare, medical or changes in their housing situation, such as needing to downsize

**Urgent Band** – no other options available

**High Band** – need more supported living, medical issues

**Medium Band** – overcrowding by one room or wishing to downsize by 1 bedroom

**Low Band** – an individual living in accommodation tied to their employment



# FBC Waiting List - Need

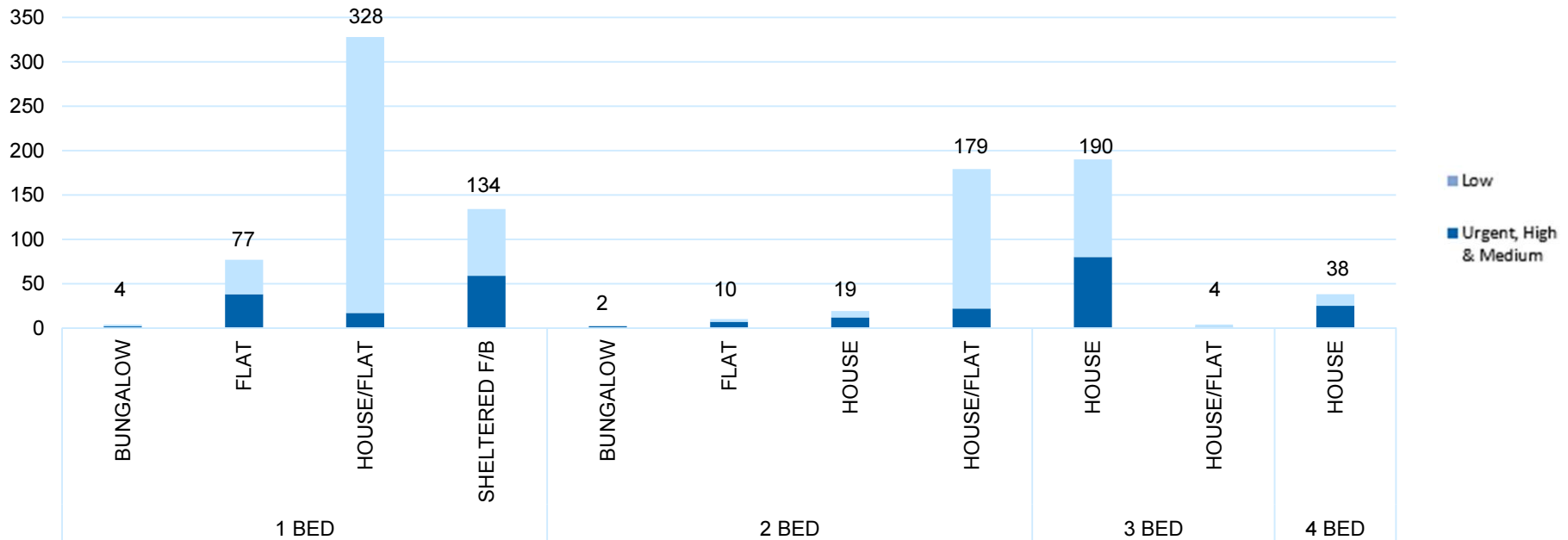
Band	Number of Customers
Urgent	1
High	34
Medium	230
Low	720

Nearly 25% of 1-bed need (134 households) need sheltered housing.

Accommodation Size	Low	Medium	High	Urgent	TOTAL
1 Bed	427	97	18	1	543
2 Bed	167	38	5	0	210
3 Bed	113	76	5	0	194
4 Bed	13	19	6	0	38
Total	720	230	34	1	985

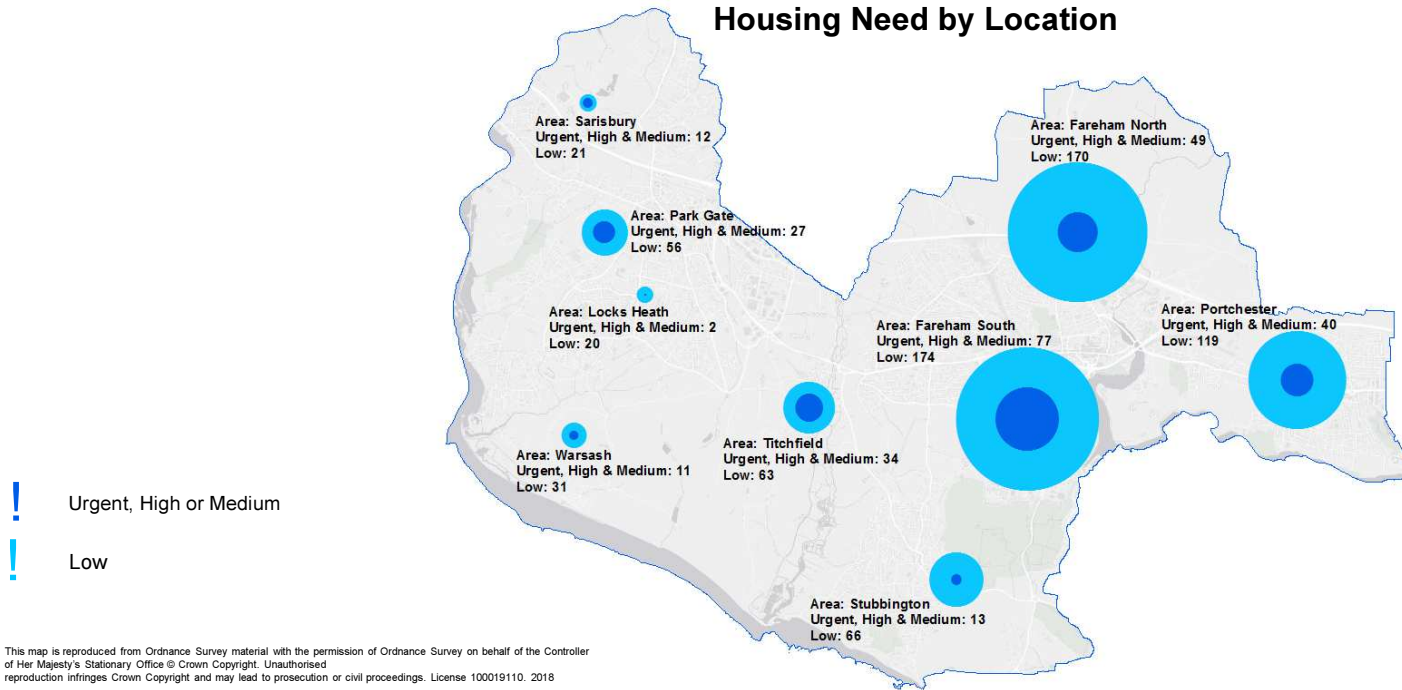
# FBC Waiting List – Size/Type

Borough Wide Accommodation Size and Type (985 Customers)



# FBC Waiting List – Need by Area

### Housing Need by Location

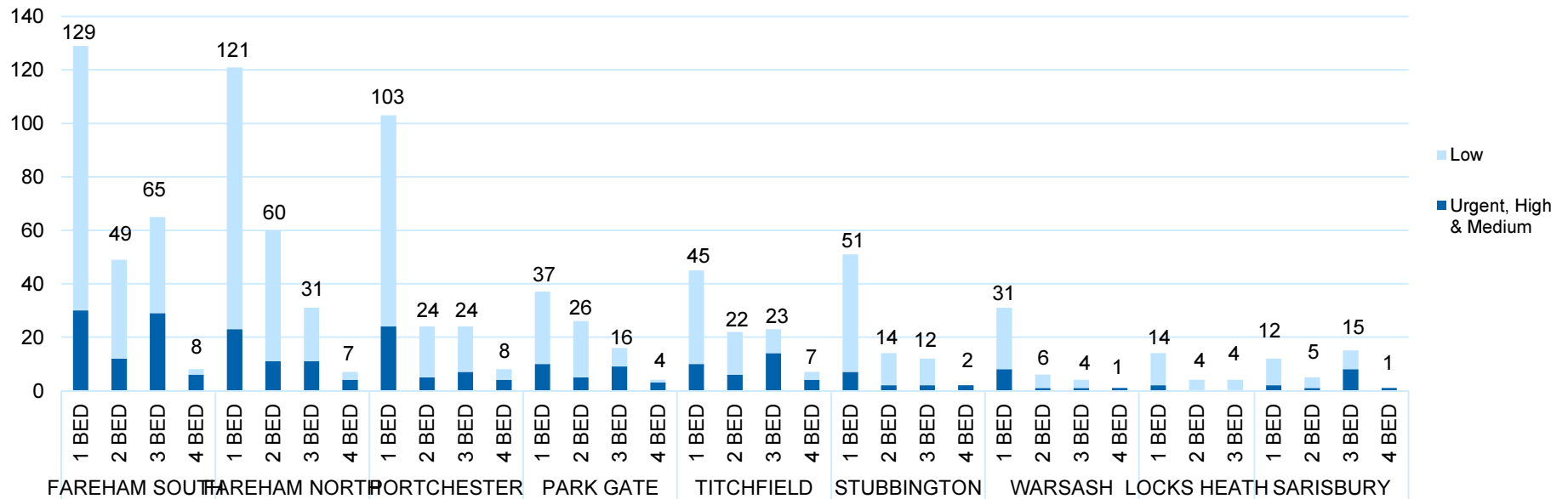


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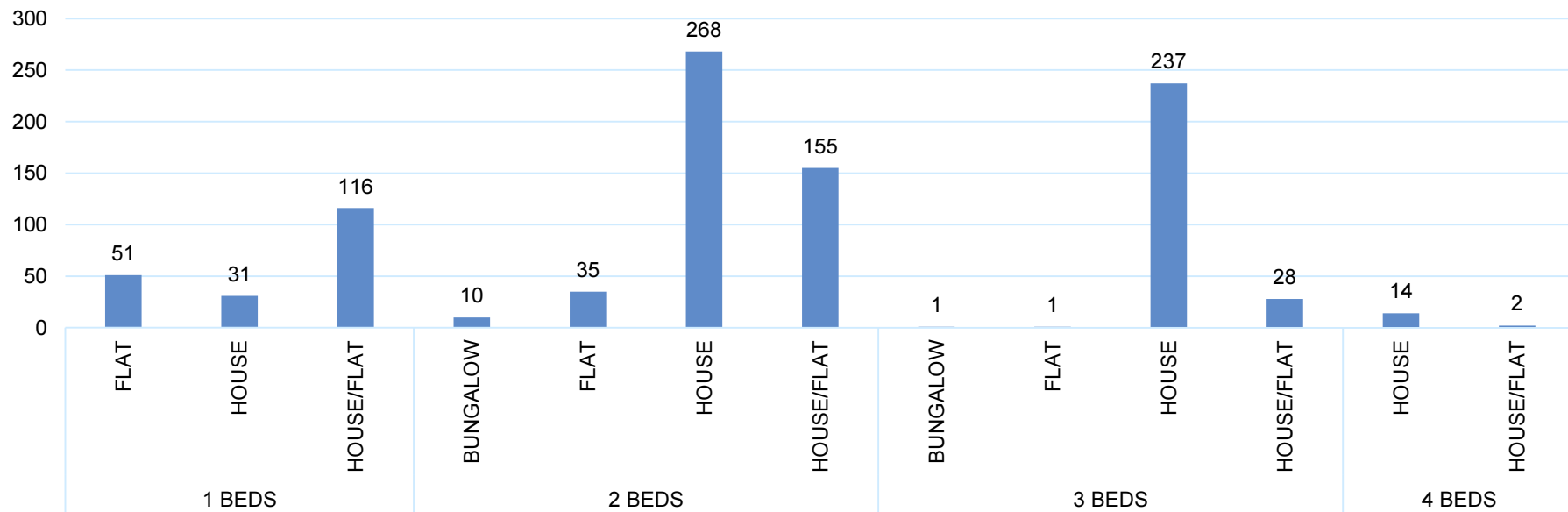
# FBC Waiting List – Need by Area

Housing Need by Size and Area (985 Customers)



# Help to Buy South – Size/Type

Help to Buy South  
Borough Wide Accommodation Size and Type (949 Customers)



# Moving Forward – Need Analysis

- **FBC Waiting List** - ongoing monitoring and understanding of those in need of affordable housing / quarterly updates / qualitative tweaks
- **Matching Affordable Homes** - tenures, size and location better matching the need data for the Borough.
- **More Affordable Homes** - increasing the amounts of new homes provided as affordable, particularly for social rent.
- **Monitoring** – improved monitoring of new/forthcoming affordable housing delivery
- **Sheltered Housing** - deeper understanding of need, including any stock issues (informed by Stock Condition Survey)





# Key Site Updates

## Focus Sites

'Fareham Housing' led developments

<b>Tranche #1</b>	<ul style="list-style-type: none"><li>• Hampshire Rose</li><li>• Bridge Road</li></ul>
<b>Tranche #2</b>	<ul style="list-style-type: none"><li>• Sea Lane</li><li>• Stubbington Lane</li><li>• Station Road, Portchester</li></ul>
<b>Tranche #3</b>	<ul style="list-style-type: none"><li>• Coldeast Scout Hut</li><li>• Wynton Way</li><li>• Gosport Road</li></ul>



# Hampshire Rose & Bridge Road

- Employer's Agent appointed (i.e. contract managers)
- Internal tweaks by architect have made more flats at Hampshire Rose accessible for those with disabilities
- Slow worms continue to be captured and relocated
- When we know the sites are clear of protected species we will be able to provide firmer timeframes on delivery
- Expected to commence early 2019.



# Sea Lane & Stubbington Lane

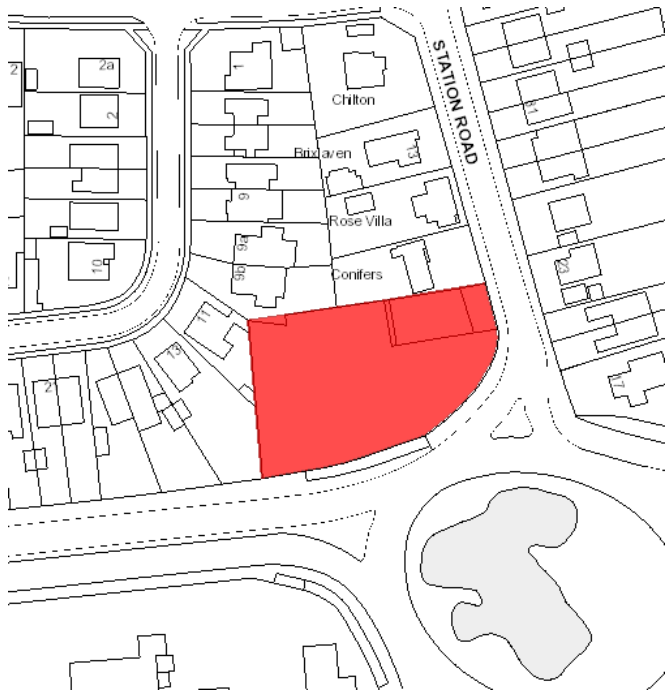


- Architect instructions shortly
- Property tenure and size informed by our analysis of need in the area
- Likely to be all/predominately shared ownership
- Possibility for a couple of self/custom build plots
- Planning process early 2019
- Construction start potentially by mid 2020.



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# Station Road, Portchester



- Planning application already been considered for older person accommodation

## Current options: -

- Pursue a slightly adjusted scheme for sheltered housing
- Provide a scheme with a mix of older person tenure (for instance some private lets)
- Await outcome of stock condition work – site may be needed in connection with works to our stock elsewhere.



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# Through Planning...

- 30-40% affordable homes on schemes over 10 dwellings
- Recent cases nearly all meet the policy requirement
- In time, when these developments are built out, we will have an increase in new affordable housing each year compared to past levels
- Early need analysis has been informing property size mix in negotiations
- Every little bit counts.... (getting a financial contribution for an incomplete dwelling requirement)
- Improved monitoring being developed (alongside the Planning department)

## For Example....

A scheme for 60 new homes.

40% equals 24.8 homes

Developer can either round it up to 25 homes on site or provide 24 on site and 0.8 equivalent as a £contribution.



# What's coming?

Recent permissions/resolutions to grant....

- Hope Lodge, Cranleigh Road, Hunts Pond Road, N & S of Funtley Road, Heath Road and various applications N & S of Greenaway Lane
- Between them over 300 new affordable homes – likely to be built within the next 5 years
- Over 200 will be affordable rent (and a small number of social rent)
- The remainder will be intermediate housing (such as shared ownership)
- Some secured as Part M4(3) Building Regulation standard
- £170,000 also due to be paid as S106 contributions for affordable housing provision.



# Next steps....

- Use the need analysis to continue to negotiate and get the best we can on planning proposals
- Use the need analysis to inform the mix/tenure on the FBC owned sites
- Continue to progress the FBC sites
- Await and respond to Stock Condition work (2019)
- Consider future acquisitions
- Continue to tackle the funding challenge!

