

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Scrutiny Panel

(to be confirmed at the next meeting)

Date: Thursday, 7 November 2019

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Mrs K Mandry (Chairman)

Councillor S Dugan (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no Apologies were received at this meeting.

2. MINUTES

RESOLVED that the minutes of the Housing Scrutiny Panel meeting held on 11 July 2019 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

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. EXECUTIVE BUSINESS

The Panel considered the Executive items of business which fall under the remit of the Housing Portfolio, including individual Executive Member decisions, that have taken place since the last meeting of the Panel.

(1) Consultation: Draft Housing Allocations Policy

There were no comments received for this item.

(2) Affordable Housing Strategy

There were no comments received for this item.

(3) Fareham Housing Development Site at Station Road, Portchester (former Merjen Engineering site)

There were no comments received for this item.

7. AFFORDABLE HOUSING UPDATE

The Panel received a presentation from the Affordable Housing Strategic Lead, which updated the Panel with a detailed overview of the progress of the key sites managed by Fareham Housing. A copy of the presentation is appended to these Minutes.

Members discussed Assheton Court at length, raising concerns over the way in which the project will proceed. Officers clarified that there will be a sensitive approach to the project, which is still to be finalised, ensuring residents are kept informed throughout the process.

RESOLVED that the Housing Scrutiny Panel considered the contents of the presentation.

8. APPROVAL OF SCOPING REPORT FOR THE TWO SAINTS HOMELESSNESS SERVICE

The Panel considered a draft scoping report to be included in an invitation for Two Saints Homelessness Service to attend the next scheduled meeting of the Panel on the 06 February 2020.

Members requested that an additional bullet point be included to the Objective and Description section of the report. This would be to provide on the funds that residents receive and how this is broken down for the services that they receive. Offices advised that this could be provided to the Panel as general, average figures, so as not to give any specific details about individuals.

RESOLVED that the Housing Scrutiny Panel: -

- (a) considered the draft scoping report; and
- (b) with the addition of a bullet point requesting that some general financial information be provided, approve that the report be included in an invitation for Two Saints Homelessness Service to attend the next meeting of the Panel on the 06 February 2020.

9. TENANCY MANAGEMENT, REPAIRS AND MAINTENANCE OF COUNCIL-OWNED PROPERTIES

The Panel received a report from the Head of Housing and Benefits, providing information about the housing management and maintenance services delivered by the Council's Neighbourhood Team and the Repairs and Maintenance teams.

The report was presented to the Panel in three sections. The first was delivered by the Head of Housing and Benefits who ran through the Neighbourhood Services. Members enquired around the funding for the new post of Welfare Support Officer. The funds for this role have been reallocated from monies that were previously paid to the Citizens Advice Bureau for a similar external post. This new internal post has been a success to date, with several positive case studies highlighted in the report. Members asked that in future reports, information also be provided on the challenges and failures to assist and engage with tenants as well as the positives.

The Responsive Repairs and Planned Maintenance sections of the report were delivered by the Head of Building Repairs and Maintenance Service and the Planned Maintenance Manager. Members enquired as to the data used to monitor the Planned Maintenance Service, officers confirmed that this data was provided by a third-party consultant.

RESOLVED that the Housing Scrutiny Panel considered the contents of the report.

10. DRAFT FAREHAM HOUSING GREENER POLICY

The Panel received a report from the Policy Officer on the draft Fareham Housing Greener Policy.

Members discussed the draft Fareham Housing Greener Policy at Appendix A to the report at length. It was requested that Officers explore ways of obtaining feedback from the Boroughs Passivhaus tenants to assist with the Council's housing developments moving forward. Members also asked that Officers investigate the potential use of Greywater in new developments to reduce water consumption for Council tenants. Officers thanked Members for their feedback.

RESOLVED that the Housing Scrutiny Panel considered and commented on the draft Fareham Housing Greener Policy.

11. HOUSING SCRUTINY PANEL PRIORITIES

Members considered the scrutiny priorities for the Housing Scrutiny Panel. Members asked for Officers to provide feedback to the Panel on the Tenant and Lease Holder Forum meetings. Officers advised that this can be added to the half yearly Tenancy Management, Repairs and Maintenance of Council-owned properties report and would be a useful tool for Members to identify areas of possible scrutiny.

RESOLVED that the Panel considered the Scrutiny priorities for the Housing Scrutiny Panel.

(The meeting started at 6.00 pm
and ended at 7.10 pm).



Affordable Housing Update

Robyn Lyons



Site Updates – Tranche #1

Bridge Road (Oak Tree Close)

- 3 x 2-bed, 2 x 3-bed houses

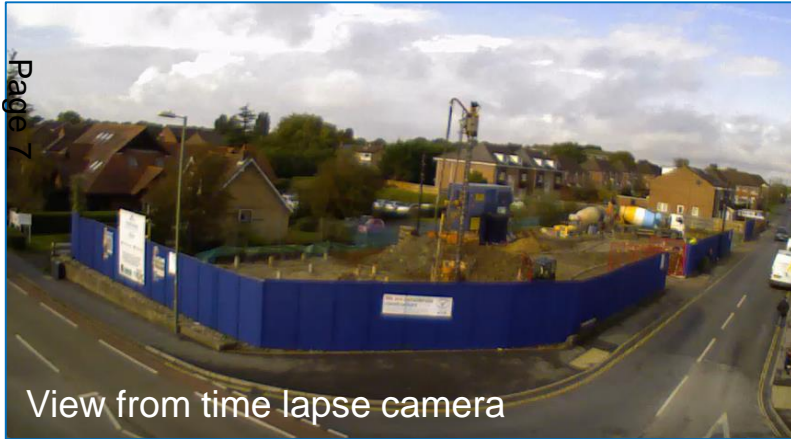


- On target to complete in February 2020
- Some savings on drainage costs
- Sprinkler system for Plot 5 required

Site Updates – Tranche #1 cont.

Highlands Road (Rose Court *tbc*)

- 8 x 1-bed flat, 10 x 2-bed flats
- 2 flats can be fully wheelchair accessible



- On target to complete in August 2020

Site Updates – Tranche #2

Station Road

- 16 x sheltered flats
- Planning application in – no significant issues raised
- Nitrate issue to resolve – possible retrofitting

- Est. construction start autumn 2020
- Est. 12-18 month build programme



- Some time pressures as using 1-4-1 receipts
- Possible link with any work/change at Assheton Court

Site Updates – Tranche #2 cont.

Stubbington Lane

- 11 x houses for Shared Ownership
- Planning application in – no significant issues raised
- Nitrate issue to resolve – possible retrofitting

- Est. construction start by end of 2020
- Est. 12-18 month build programme

Coldeast former Scout Hut

- Architects appointed
- Establishing whether more than 7 flats is possible
- Planning application to follow

- Est. construction start autumn 2021
- Est. 12 month build programme

Site Updates – Tranche #2 cont.

Wynton Way

- Discussions with HCC beginning
- Concept plan for 12 family homes

• tbc

Sea Lane

- Private market self-build
- Architects appointed

• tbc



Assheton Court

- Built in 1971
- 33 flats over 2-storey
(13No. bedsits 20No. 1-bed)
- Currently 6 voids
- Some upper floor flats without lift access
- Many flats with poor layout/narrow corridors
- Lots of bedsits
- Historical issue with roof design

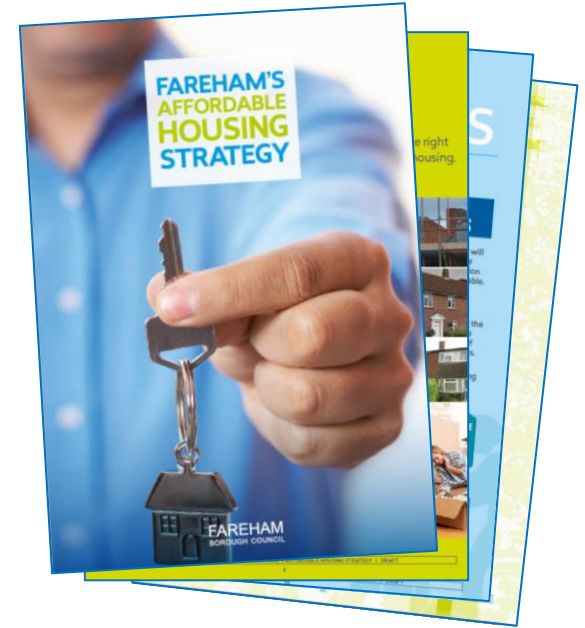
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Other News

- Affordable Housing Strategy adopted
- Background work for Regeneration Strategy progressing, including some short/medium term projects to be identified
- Involvement in s106 agreement for Welborne
- Continual involvement in planning process

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Any Questions

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