

# FAREHAM

BOROUGH COUNCIL

## AGENDA HOUSING SCRUTINY PANEL

**Date:** Thursday, 7 November 2019

**Time:** 6.00 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor Mrs K Mandry (Chairman)

Councillor S Dugan (Vice-Chairman)

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

**Deputies:** L Keeble  
S Cunningham



**1. Apologies for Absence**

**2. Minutes (Pages 5 - 8)**

To confirm as a correct record the minutes of the Housing Scrutiny Panel meeting held on 11 July 2019.

**3. Chairman's Announcements**

**4. Declarations of Interest and Disclosures of Advice or Directions**

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

**5. Deputations**

To receive any deputations of which notice has been lodged.

**6. Executive Business (Pages 9 - 10)**

To consider any item of business dealt with by the Executive since the last meeting of the Panel that falls under the remit of the Housing Portfolio. This will include any decisions taken by the Executive Member during the same time period.

**(1) Consultation: Draft Housing Allocations Policy (Pages 11 - 12)**

**(2) Affordable Housing Strategy (Pages 13 - 14)**

**(3) Fareham Housing Development Site at Station Road, Portchester (former Merjen Engineering site) (Pages 15 - 16)**

**7. Affordable Housing Update (Pages 17 - 18)**

To receive an update by the Affordable Housing Strategic Lead which provides Member with an update on affordable housing.

**8. Approval of Scoping Report for the Two Saints Homelessness Service**

To consider and approve a draft scoping report for inclusion in an invitation to the Two Saints Homelessness Service to attend a future meeting of the Panel to update Members on service provision.

**9. Tenancy Management, Repairs and Maintenance of Council-owned properties (Pages 19 - 26)**

To consider a report which informs members about the housing management and maintenance services provided by the Neighbourhood Team and the Repairs and Maintenance Team.

**10. Draft Fareham Housing Greener Policy (Pages 27 - 34)**

To consider a report by the Housing Policy Officer on the draft Fareham Housing Greener Policy.

#### **11. Housing Scrutiny Panel Priorities**

To provide an opportunity for Members to consider the scrutiny priorities for the Housing Panel.



P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
08 November 2019

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# FAREHAM

BOROUGH COUNCIL

## Minutes of the Housing Scrutiny Panel

(to be confirmed at the next meeting)

**Date:** Thursday, 11 July 2019

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** S Dugan (Chairman)

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

**Also Present:** Councillor N J Walker (for item 6)



**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from the Chairman, Councillor Mrs K Mandry.

In the absence of the Chairman, the meeting was chaired by the Vice-Chairman, Councillor S Dugan.

**2. MINUTES**

RESOLVED that the minutes of the Housing Scrutiny Panel meeting held on 07 March 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. DRAFT AFFORDABLE HOUSING STRATEGY CONSULTATION**

The Panel considered a report by the Deputy Chief Executive Officer which provided an overview of the Draft Affordable Housing Strategy that has been put out for consultation.

Members were invited to put forward any comments for inclusion in the referral document back to the Executive once the consultation period on the document has closed.

Members commented positively about the strategy, noting that it was very easy and understandable to read.

Referencing page 23 of the document, Members questioned whether a household with an income of £80,000 could be considered in need of affordable housing. Officers explained that the income brackets referred to are official figures set by central government.

In considering the final paragraph of objective 2 on page 32, Members enquired whether there has been any improvement in the accountability of partnership Affordable Housing Providers. Officers advised that whilst there have been some issues to address, the Council will continue to work positively with these partners, who have access to considerable levels of funding, to ensure that affordable homes are provided in Fareham.

## **7. 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) Void Property Works and Component Improvement Package Works Contract 2019-2022**

There were no points for clarification raised by Members in respect of this item.

### **(2) Use of Flexible Homeless Support Grant**

There were no points for clarification raised by Members in respect of this item.

### **(3) Draft Affordable Housing Strategy**

There were no points for clarification raised by Members in respect of this item.

## **8. AFFORDABLE HOUSING UPDATE**

Members received a presentation by the Strategic Lead for Affordable Housing which provided the Panel with an update on the progress being made in developing the key sites that are being led by Fareham Housing. A copy of the presentation is attached to these minutes as Appendix A.

The presentation gave an overview of the stages reached for each of the sites. Assheton Court has now been added to Tranche #3 and is at the concept/ideas stage. Contractors are on site at Hampshire Rose and Bridge Road, Architects have been appointed at Sea Lane and Wynton Way, planning permission will soon be submitted at Stubbington Lane, new plans are being finalised at Station Road and a possible partner is being sought to help deliver Coldeast Scout Hut.

Members commented that the ability to deliver Affordable Housing depends on funding and that they would be interested to see the financial plans for delivering these sites. The Deputy Chief Executive Officer advised that the funding arrangements are clearly outlined in the Capital plans that were approved by the Executive earlier this month and are available for Members to review should they wish to do so.

## **9. REVIEW OF HOMELESSNESS**

The Panel considered a report by the Head of Housing and Benefits which measures achievement against the existing Homelessness Strategy and puts forward for consideration the objectives for inclusion in the new draft Homelessness Strategy Consultation document.

Members were given the opportunity to consider and comment upon the proposed objectives before they are used to produce a draft homelessness strategy which will be presented to the Executive in September for approval to undertake a period of public consultation.

Members commented and agreed that the report was excellent work and that the proposed objectives, whilst high level, are very worthy and well done.

## **10. DRAFT ALLOCATIONS POLICY CONSULTATION**

The Panel considered a report by the Head of Housing and Benefits on the Draft Allocations Policy Consultation document.

Members commented that there might be a better way to categorise the different levels of housing need so that the hierarchy of need was less obvious. They also felt that avoiding the use of the term waiting "list" might help to move away from the perception that over time, people will automatically move up the list regardless of their level of need.

Members queried whether the wording used in paragraph 30.2 on page 79, sufficiently reflects all aspects of multiculturalism.

The Chairman thanked Officers for providing such well thought out and detailed reports.

## **11. HOUSING SCRUTINY PANEL PRIORITIES**

Members considered the priorities for the Housing Scrutiny Panel and agreed that in order to fit in with the timing of information becoming available, the item to inform Members on proposed provision of affordable housing at Welborne and the item to inform Members of the intentions to provide affordable housing through the new Local Plan be deferred to the March meeting.

Members also requested that a brief presentation on the funding arrangements of the Affordable Housing projects be brought to a future meeting of the Panel.

(The meeting started at 6.00 pm  
and ended at 8.00 pm).



# FAREHAM

## BOROUGH COUNCIL

### Report to Housing Scrutiny Panel

**Date:** 07 November 2019  
**Report of:** Deputy Chief Executive Officer  
**Subject:** EXECUTIVE BUSINESS

#### SUMMARY

One of the key functions of this Scrutiny Panel is to hold the Executive Portfolio Holder and Senior Officers to account in the delivery of the service and the Improvement Actions identified in the Council's Corporate Priorities and Corporate Vision.

Members are therefore invited to consider the items of business which fall under the remit of the Housing portfolio and have been dealt with by the Executive since the last meeting of the Panel. This also includes any decisions taken by individual Executive Members.

The relevant notices for decisions taken are attached for consideration.

#### RECOMMENDATION

It is recommended that Members consider the items of Business discharged by the Executive since the last meeting of the Panel and make any comments or raise any questions for clarification.



# FAREHAM

## BOROUGH COUNCIL

2019/20  
Decision No.  
2121

### Record of Decision by Executive

Monday, 2 September 2019

<b>Portfolio</b>	Housing
<b>Subject:</b>	<b>Consultation: Draft Housing Allocations Policy</b>
<b>Report of:</b>	Deputy Chief Executive Officer
<b>Corporate Priority:</b>	Providing housing choices

**Purpose:**

To approve the draft Housing Allocations Policy for a six-week period of consultation.

Local housing authorities have a duty to make sure that homes, which they own or have nomination rights to, are let in accordance with a published allocation scheme. The allocation scheme must describe the procedure for letting homes and for determining the relative priority accorded to different categories of applicants.

The Council implemented a new Housing Allocation Policy in May 2013 following the introduction of the Localism Act 2011. The Act gives councils greater powers to decide which groups of people, within their area should qualify for housing. Although councils have a greater scope to decide who qualifies for housing in their area, some priority must still be given to the groups of people defined in law as falling into a 'reasonable preference' category.

As part of the on-going review of all Council services using 'systems thinking' methodology, our Housing Department (comprising Neighbourhood Services and Housing Options) undertook a detailed review of their functions to fully understand the demand on our current housing waiting list and the existing allocations process. The systems-thinking review and extensive experiment into a new way of working gave us the unique opportunity to consider the design of our service, remove waste from our system and create a more bespoke, customer-centred approach to solving housing problems.

The purpose of the Council's housing service is to "*understand each customer's housing problem and help them solve it*" and the proposed changes to the Housing Allocation Policy will enable the service to achieve its purpose. Other changes have been incorporated to reflect changes in legislation and statutory guidance since the last update in 2013.

If approved, this draft policy will be published for a six-week period of public consultation. Following this period, and once any necessary amendments are incorporated, it is intended that the Housing Allocations Policy will be presented to the Executive for adoption (replacing the current Housing Allocations Policy).

An Equalities Impact Assessment (EIA) of the policy will be undertaken before it is recommended for adoption.

**Options Considered:**

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the Executive on this item.

As recommendation.

**Decision:**

RESOLVED that the Executive approves that the draft Housing Allocation Policy, as provided at Appendix A to the report, be published for a six-week period of public consultation, subject to the additional wording at paragraph 10.2 of “or otherwise occupied under a licence arrangement”.

**Reason:**

To undertake a period of public consultation as part of the ongoing progression of the Housing Allocation Policy to adoption and implantation.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)  
Monday, 2 September 2019

# FAREHAM

## BOROUGH COUNCIL

2019/20  
Decision No.  
2128

### Record of Decision by Executive

Monday, 7 October 2019

<b>Portfolio</b>	Housing
<b>Subject:</b>	<b>Affordable Housing Strategy</b>
<b>Report of:</b>	Deputy Chief Executive Officer
<b>Corporate Priority:</b>	Providing housing choices

**Purpose:**

To review the consultation results on the Draft Affordable Strategy and adopt the revised version.

At their meeting on 03 June 2019 the Executive approved the Draft Affordable Housing Strategy for a six-week period of public consultation.

Public consultation took place between the 24 June and 05 August 2019. As a result of that process some small changes have been made to the draft version to inform a final version of the Affordable Housing Strategy which is recommended for adoption.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) notes the feedback received from the public consultation exercise (as outlined in Appendix A to the report) together with the proposed changes to the strategy, as outlined in the report; and
- (b) adopts the Affordable Housing Strategy (as included in Appendix B to the report) to formally replace/supersede the current Housing Strategy (2010) and Affordable Housing Strategy (2005).

**Reason:**

To adopt an up-to-date Affordable Housing Strategy that contributes to the delivery of the Corporate Priority of 'Providing Housing Choices'.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)  
Monday, 7 October 2019

# FAREHAM

## BOROUGH COUNCIL

2019/20  
Decision No.  
2129

### Record of Decision by Executive

Monday, 7 October 2019

<b>Portfolio</b>	Policy & Resources
<b>Subject:</b>	<b>Fareham Housing Development Site at Station Road, Portchester (former Merjen Engineering site)</b>
<b>Report of:</b>	Deputy Chief Executive Officer
<b>Corporate Priority:</b>	Providing housing choices

**Purpose:**

To seek approval for the funding arrangements to deliver a new sheltered housing scheme (to be owned and managed by Fareham Borough Council) at the former Merjen Engineering site in Station Road, Portchester.

To also seek approval of the process toward the appointment of contractors for the scheme.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive agrees:

- (a) the funding mechanisms, as outlined in the confidential Appendix A attached to the report, for the delivery of the Station Road sheltered housing scheme; and
- (b) that the award of contract and the appointment of building contractor(s) for the Station Road sheltered housing scheme be delegated to the Deputy Chief Executive Officer, following consultation with the Executive Member for Housing.

**Reason:**

To ensure the funding arrangements are acceptable and to enable a time efficient process to deliver the scheme when a formal planning consent is available on the site.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)  
Monday, 7 October 2019



# FAREHAM

## BOROUGH COUNCIL

### **Presentation to The Housing Scrutiny Panel**

**Date:** 07 November 2019

**Report of:** Affordable Housing Strategic Lead

**Subject:** AFFORDABLE HOUSING UPDATE

#### **SUMMARY**

The purpose of the presentation is to inform Members of the Panel of the progress with the Fareham Housing sites and other relevant strategic housing matters

#### **RECOMMENDATION**

It is recommended that Members consider the contents of the presentation and make any comments or raise any questions for clarification.



# FAREHAM

## BOROUGH COUNCIL

### Report to Housing Scrutiny Panel

**Date:** 07 November 2019

**Report of:** Head of Housing and Benefits

**Subject:** TENANCY MANAGEMENT, REPAIRS AND MAINTENANCE OF  
COUNCIL-OWNED PROPERTIES

#### SUMMARY

This report provides the Panel with information about the housing management and maintenance services provided by the Neighbourhood Team and the Repairs and Maintenance Team.

#### RECOMMENDATION

It is recommended that the Housing Scrutiny Panel consider the contents of this report and make any comments or raise any questions for clarification.

## **INTRODUCTION**

1. The Council owns c.2380 homes comprising general purpose properties and sheltered properties. The stock figure is affected by right to buy sales, re-purchases, new builds, demolitions and other disposals such as sale on the open market or change of use.
2. A breakdown of our properties by size, type and area can be seen at Appendix A.
3. We also own 582 garages which are let to tenants and private residents.

## **NEIGHBOURHOOD SERVICES**

4. The Neighbourhood Team is responsible for the day to day management of council housing tenancies. The functions provided by the team include the following:
  - i. Tenancy Support, Rent Collection & Estate Management (General Purpose and Sheltered Housing)
  - ii. Tenant Involvement
  - iii. Right to Buy
  - iv. Mutual Exchanges
  - v. Tenancy Fraud
5. The team also play a key role in the management of our empty properties and adaptations for disabled tenants.
6. As Members will be aware, funding was withdrawn from Citizens Advice Fareham earlier this year and a new post of Welfare Support Officer was created within our team. The primary role of the post is to engage with our difficult to reach tenants, who are at risk of losing their home due to their rent arrears or other breaches of their tenancy.
7. Once contact has been established, the Welfare Support Officer will assist tenants access benefits they are entitled to and help them to budget, save money and manage debts. Where necessary, the Welfare Support Officer will signpost the tenant to other agencies or organisations for additional support.
8. To date, 52 referrals have been made to the Welfare Support Officer and the two anonymised cases below give examples of the type of work being undertaken:

### **Case 1**

'Hannah' was referred to the Welfare Support Officer on 24 May 2019 due to the level of rent arrears on her rent account. She had been a victim of domestic abuse and she was struggling to cope with her debts. After initial failed contacts, the Welfare Support Officer is now in regular contact with Hannah and is providing her with the support she needs to manage her finances and debts. Hannah's rent arrears are now reducing as she is keeping to a repayment arrangement. Additionally, her home is looking much cleaner and tidier and overall Hannah's life appears to be back on track. There is a clear relationship of trust between Hannah and the Welfare Support Officer which will continue until such time Hannah is able to live independently and maintain her tenancy.

## **Case 2**

'Stephen' was referred to the Welfare Support Officer in June 2019 due to the level of rent arrears on his rent account. He is living in a 4 bedroomed house and sleeping on the ground floor, which he moved into whilst caring for his wife who is now in residential care. He is subject to the 'bedroom tax' and Housing Benefit is therefore paid at a reduced rate. The Welfare Support Officer has supported him in contacting all his debtors and has assisted in making claims for additional benefits. Subsequently he is now making payments to reduce his rent arrears. Stephen has finally agreed to move to smaller property which will further improve his financial situation.

9. In both cases above, the Welfare Support Officer was able to regularly meet or liaise with the tenant, at their pace and choosing, thus tailoring the support required to that individual. This has undoubtedly led to the success of ensuring that rent arrears are addressed and payment arrangements sustained. It is therefore likely that these tenancies will no longer be classed as 'at risk', the tenant is more confident with dealing with their finances and the need for costly repossession action through the courts by the Council is negated.
10. Unfortunately, not all tenants engage with this service and in these cases, if arrears have not reduced, they are referred to the Neighbourhood Officer to initiate court proceedings for possession of the property.

## **SHELTERED HOUSING**

11. The sheltered housing service enables our older tenants to live independently with the security of help being available should it be required. We have 26 sheltered schemes located across the borough, of which 6 are 'core' schemes with designated Sheltered Housing Officers on hand throughout office hours. Tenants in the non-core schemes are supported by a team of Mobile Sheltered Housing Officers. All tenants have the added security of an alarm system which is linked to a central control centre which is staffed 24 hours a day, 7 days a week throughout the year.
12. Over the last month, we have been talking to our sheltered housing residents to understand how well the service meets their needs and identify ways to improve it. Overwhelmingly, residents valued the work of Sheltered Housing Team and enjoyed living in our schemes. Other key messages were:
  - Support, security and location were rated 'very important' by the majority
  - Residents would prefer more allocated parking and improved storage of mobility scooters
  - Residents would like to see more organised activities at core schemes
  - Some schemes need updating/modernisation to improve security/peace of mind for residents

13. Officers will continue to analyse the results and any proposed changes will be brought back to a future Panel for consideration.

## **RESPONSIVE REPAIRS AND PLANNED MAINTENANCE SERVICE**

### Responsive Repairs

14. The Housing Responsive Repairs Service is primarily delivered by directly employed operatives, with supporting contractors where necessary. A van stock system and materials delivery service enable efficient delivery of the repairs. This has been working successfully and data is being collected on materials used on repairs to continuously improve the effectiveness and efficiency of the service and supporting 'what matters' to customers in doing the repair with the least visits as possible.
15. There are five key steps that are of value to the customer when they need a repair to their home. These are:
- i. Collect "Clean information" – Name, address, contact number, brief detail of the problem, date and time when it is convenient for us to attend
  - ii. Allocate the work – at the right time, allocate the job to an operative with the right skills
  - iii. Access – attend at the right time, be polite, courteous and presentable
  - iv. Diagnose – identify the root cause of the problem, understand the individual needs of the customer and tailor a solution that is necessary and proportionate
  - v. Repair – use the right skills and have access to the right materials to fix the problem
16. The service is currently attending an average of 45 appointments per day which has decreased from 50 per day when last reported, these figures will always fluctuate.
17. A measure to understand how long a job takes to be completed is taken from when a trade operative arrives on an agreed date to when it is finally completed. The average 'end to end' time for a job to be completed from the convenient appointment date for the last 6 months Apr 19 – Sep 19 was 8.0 days. This trend has not significantly changed since data collection started in January 2017. The total number of appointments undertaken during this period was 5165, with 75% of all jobs being completed on the same day as the customer enquiry.
18. The team relies on outside contractors to carry out larger works and specialist work to our buildings. All the current contracts have now come to a natural end, as mentioned in the previous report we were going through a tender exercise for these works in the hope of attracting some local, small to medium companies to join us in maintaining and repairing our properties.
19. This tender is now in its final stages of award, we initially received 182 expressions of interest have been received via the South East Business Portal in relation to the 21 tender opportunities published for the area of Responsive Repairs.
20. The tender closed on 16<sup>th</sup> September 2019, we received tenders from 105 different companies, the majority of these companies were within the Local area and have bid on more than 1 LOT

### Planned Maintenance

21. Planned Maintenance is the collective term for all our major repairs and improvements to our properties. This includes improvements such as installation of central heating, fitted kitchens, bathrooms and double glazing when they reach the end of their useful life. It also includes any major repairs to the outside of properties such as roofs and balcony repairs as well as improvements to the general environment in hard landscaped areas.
22. Our Planned Maintenance Programme is planned over a period of many years. To assist us in doing this, we periodically have independent stock condition surveys carried out which provides us with the information to deliver the programme of work, review the viability of our housing stock and explore regeneration opportunities. A 20% sample survey of our stock (c. 480 dwellings and 230 blocks) has recently been undertaken by Rand Associates who provided a full analytical report of the stock. We will use this information in a new asset management system to better assist us in delivering intelligent planned programmes of work. Decent Home Standard is estimated to be 98%, equating to 39 properties being 'non-decent' based on the government criteria. 578 properties are deemed 'potential failures' over the next 5 years. The average SAP rating is estimated to be 69.3 which equates to being at the bottom of band C on an EPC. Programmes of work will directly focus on maintaining decency standards and increasing energy efficiency in line with the Council's proposed green policy.
23. We have a statutory responsibility to carry out fire risk assessments (FRAs) on all communal areas in our buildings (corridors, staircases, lobbies etc). These assessments are either carried out in-house or by an external independent consultancy and are undertaken at regular intervals as determined by previous assessments and risk rating of the building.
24. There are 56 buildings within our stock that require FRAs which were all completed by the end of March 2019. Each assessment generates a list of actions or recommendations with appropriate priority and timescales to improve the fire safety of the building. The progress against these are monitored at our Fire Safety Meetings, chaired by the Deputy Chief Executive Officer and attended by key officers from the Neighbourhood and Maintenance Teams.
25. In accordance with legislation, the Council has a statutory obligation to ensure all gas heating appliances are inspected and have an annual Landlord Gas Safety Record (LGSR). The current aim is to service all gas heating appliances every 10 months, allowing for any access difficulties. Liberty Group were appointed the gas heating servicing and repairs contractor from June 2018. The current compliance figures as of 14 October 2019 are shown below:

Properties with a current LGSR	1739
Properties capped at the gas meter	3
Properties without a LGSR - expired within 0 to 3 months	11
Properties without a LGSR - expired within 3 to 6 months	0
Properties without a LGSR - expired within 6 to 12 months	0
Properties without a LGSR - expired over 12 months	0

## **RISK ASSESSMENT**

26. There are no significant risk considerations in relation to this report

## **CONCLUSION**

27. This report provides panel members with an update about the work of the Neighbourhood and Maintenance services in recent months.

**Appendices:**           Appendix A – Council owned homes by size, type and area

### **Enquiries:**

For further information on this report please contact Caroline Newman. (Ext. 4645)



**General Purpose**

	Fareham North	Fareham South	Locks Heath	Park Gate	Portchester	Salisbury Green	Stubbington	Titchfield	Warsash	Totals
Ground Floor Bedsit Flat	11	12						2		25
Upper Floor Bedsit Flat	27	25						8		60
1-Bedroom Bungalow		33		9	4		18	30	2	96
1-Bedroom Ground Floor Flat	27	41	15		19		10	2		114
1-Bedroom Upper Floor Flat	54	57	10		20		11	2		154
1-Bedroom House								1		1
2-Bedroom Bungalow	3	1			9		2	1		16
2-Bedroom Ground Floor Flat	49			12	53		4	8	6	132
2-Bedroom Upper Floor Flat	51	5		5	58		5	8	5	137
2-Bedroom Ground Floor Maisonette	9	62								71
2-Bedroom Upper Floor Maisonette	48	75			1					124
2-Bedroom House	9	1	2	9	17	6	24	1		69
3-Bedroom Bungalow					1					1
3-Bedroom Ground Floor Flat					1		1			2
3-Bedroom Upper Floor Flat							1			1
3-Bedroom Ground Floor Maisonette							1			1
3-Bedroom House	162	125	19	55	114		54	92	29	650
4-Bedroom House	6	7	1	4	6		2	7	2	35
5-Bedroom House		1								1
<b>Totals</b>	<b>456</b>	<b>445</b>	<b>47</b>	<b>94</b>	<b>303</b>	<b>6</b>	<b>133</b>	<b>162</b>	<b>44</b>	<b>1690</b>

# Sheltered

	Fareham North	Fareham South	Locks Heath	Park Gate	Portchester	Salisbury Green	Stubbington	Titchfield	Warsash	Totals
<b>Bedsit Flat</b>					14	2	12	2		<b>30</b>
<b>1-Bedroom Bungalow</b>	18	3			14	1	4	9		<b>49</b>
<b>1-Bedroom Ground Floor Flat</b>	53	55	18	5	27	4	49	50	10	<b>271</b>
<b>1-Bedroom Upper Floor Flat</b>	36	69	18	20	33	7	47	56	10	<b>296</b>
<b>2-Bedroom Bungalow</b>	3									<b>3</b>
<b>2-Bedroom Ground Floor Flat</b>	7			3						<b>10</b>
<b>2-Bedroom Upper Floor Flat</b>	12			8	2				1	<b>23</b>
<b>Totals</b>	<b>129</b>	<b>127</b>	<b>36</b>	<b>36</b>	<b>90</b>	<b>14</b>	<b>112</b>	<b>117</b>	<b>21</b>	<b>682</b>

# FAREHAM

## BOROUGH COUNCIL

### Report to Housing Scrutiny Panel

**Date**                    **07 November 2019**

**Report of:**            **Deputy Chief Executive Officer**

**Subject:**              **DRAFT FAREHAM HOUSING GREENER POLICY**

#### **SUMMARY**

Fareham Housing undertakes a number of greener measures in regard to its housing stock. This policy sets out the commitment to improve on existing practices and will form part of the pledge to reduce the Council's carbon footprint.

#### **RECOMMENDATION**

It is recommended that the Housing Scrutiny Panel consider and comment on the draft Fareham Housing Greener Policy in advance of it being presented to the December meeting of the Executive for approval.

## INTRODUCTION

1. As the effects of climate change is becoming more widely understood, the Government is starting to deliver its commitment through such documents as 'A Green Future: Our 25 Year Plan to Improve the Environment' (2018) and the 2019 amendment to the Climate Change Act (2008). The impact of any further legislation may in turn affect the ways that Councils are able to deliver their services or build affordable housing. In anticipation and in recognition of any potential effects, the Council has already started to address environmental improvements.

## CURRENT GREENER COMMITMENTS

2. In June 2019, the Executive approved the draft Affordable Housing Strategy for consultation. The strategy's main objective is to provide the right homes in the right places for those in need of affordable housing. One of the outcomes of the consultation was the inclusion of producing a policy detailing approach to Council owned stock. This has been added as an action under Objective 2 and was approved at the October Executive meeting.
3. At the September Executive Meeting the Leader pledged Fareham Borough Council's commitment to carbon neutrality by 2030. This pledge would be met through a working group led by Councillor Martin, with initial work being focussed on establishing a carbon footprint baseline before a more detailed action plan is put in place. The commitment builds on previous environmental work already undertaken such as the Single Use Plastic (SUP) project.
4. Fareham Housing has also undertaken a number of sustainability projects in recent years including the development of six Passivhaus units at Coldeast, implementation of solar panels at sheltered schemes and replacing fittings and fixtures such as lightbulbs and taps with more energy saving models.
5. In order to keep building on this success and meet the action within the Affordable Housing Strategy, Fareham Housing has drafted a Greener Policy. This policy sets out a series of principles it is committing to with the aim of lowering carbon emissions lost from housing stock. Reducing emissions can be achieved through such measures as improving insulation, installing efficient heating systems or designing more sustainable homes from the ground up. An additional benefit of this work is that they can also help our tenants lower their energy costs and tackle fuel poverty.

## THE FAREHAM HOUSING GREENER POLICY

6. The Fareham Housing Greener Policy is set out as four principles to guide users through the greener measures Fareham Housing is committing to. These principles start at the early stages of housing development through to the maintenance and improvement of existing stock. Consideration is also given to ensure grant funding opportunities can be maximised to remain in line with any budgetary restrictions.
7. **Principle 1**, 'Minimise consumption of resources', commits to improving water and energy efficiency, exploring the use of renewable technologies and improving the

SAP<sup>1</sup> and CO2 ratings in Council owned stock. The work under this principle will build on the existing responsive and planned maintenance programmes and focus on implementing more energy efficient fixtures and fittings (where possible). Any improvements may have the additional benefit of lowering energy costs for our tenants.

8. **Principle 2**, 'Promote sustainable lifestyles', will build on the existing advice already available with the aim of enabling more informed, sustainable choices.
9. **Principle 3**, 'Build homes that meet the sustainability needs of our customers now and in the future', looks at how Fareham Housing will consider both future development and improvements to existing stock. Consideration of greener principles at the design stage will ensure any future projects continue to meet both the needs of our customers and realise the greener commitment.
10. **Principle 4**, 'Deliver a greener standard', will ensure that the other principles can be delivered in a way that does not compromise budgetary restrictions. It is expected that the price of renewable technologies will become more affordable as they become more mainstream, and more grant funding opportunities will become available. Delivery of a greener standard also expands on the first principle in that an understanding of where fuel poverty exists can help those households most in need of energy saving measures.
11. It is important to recognise that not all tenants will be familiar with these new technologies so will be informed on how to use them correctly. Tenants will also be encouraged to provide feedback, ensuring guidance is easily understood and the technologies are working optimally.

## **RISK ASSESSMENT**

12. There are no significant risk considerations in relation to this report.

## **CONCLUSION**

13. Members are invited to provide their views on the draft Fareham Housing Greener Policy prior to the document being presented to the Executive in December.

**Appendices:** Appendix A – Draft Fareham Housing Greener Policy

**Background Papers:**

**Reference Papers:**

**Enquiries:**

For further information on this report please contact Fleur Allaway – Housing Policy Officer (Ext x4304)

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<sup>1</sup> SAP ratings quantify a dwellings performance in terms of energy use and is used to produce an EPC (Energy Performance Certificate).





## Fareham Housing Greener Policy

### Introduction

As the potential consequences of climate change gains traction on the national agenda, the Government is embarking on a strategy to mitigate against the worst impacts to the environment. The Government's environment plan 'A Green Future: Our 25 Year Plan to Improve the Environment' (2018) and the 2019 amendment to the Climate Change Act (2008)<sup>1</sup> both pave the way for subsequent legislation. This could therefore have a significant impact on how local authorities deliver their services.

With around a quarter of the UK's carbon emissions coming from our homes<sup>2</sup> Fareham Housing recognises the importance of lowering CO<sub>2</sub> emissions in its stock. The results would be twofold; the Council can make a positive contribution towards preventing climate change and, at the same time, undertake necessary preparations in anticipation of new legislation. Any improvements, such as upgraded insulation, would also help our tenants to reduce energy costs and combat fuel poverty.

The aim of this policy is to provide clarity on how Fareham Housing intends to make its commitment towards mitigating the effects of climate change, both now and in the future.

This policy applies to the housing stock within the ownership of Fareham Housing.

### Principles

Fareham Housing has defined the following series of principles to provide a framework for the Policy and guide users through the measures we are committing to.

#### Principle 1 – Minimise consumption of resources

Fareham Housing will take action against unnecessary use of resources in the following ways:



Invest in improvements in the energy efficiency of our housing stock, with the aim of ensuring that our tenants can afford warm homes.



Implement energy saving measures such as installation of dual flush toilets, energy saving lightbulbs, improved window and door insulation, cavity wall insulation and low flow showers.



Explore implementation of renewable technologies such as solar PV panels and biomass boilers, particularly on new-build homes.

<sup>1</sup> The duty is to ensure that the net UK carbon account for the year 2050 is 100% lower than the 1990 baseline (previously 80%)

<sup>2</sup> Source: <https://www.carbontrust.com/news/2016/10/how-can-social-landlords-help-low-carbon-housing/>



Seek to continually improve our SAP and CO2 rating in our existing and new build properties.

### **Principle 2 – Promote sustainable lifestyles**

Fareham Housing will encourage and advise on the benefits of more sustainable lifestyles through the following:



Provide advice and facilities on reducing waste and encouraging recycling.



Provide information on sustainable methods of transport, lifestyle and behaviours.



Promote the use of energy and water meters where possible to assist as a visual guide for energy expenditure.



Signpost to energy tariff switching advice.

### **Principle 3 – Build homes that meet the sustainability needs of our customers now and in the future**

Fareham Housing will continue to provide housing for those in need, recognising the value of building greener homes for the future as well as improving existing stock by:



Working with our contractors and suppliers to ensure sustainability is considered in their business activities.



Following the principles of the Code for Sustainable Homes.



Participating in research and trial-based projects to help innovate in areas of emerging sustainability technology in order to incorporate smarter design and inform future build decisions.



Apply, as appropriate, the WRAP principles for Designing Out Waste.



Conserving and enhancing existing biodiversity wherever possible.



Ensuring space for car charging points is considered at the design stage of any new build.





**Principle 4 – Deliver a greener standard**

Fareham Housing will ensure that the principles above are delivered in a way that does not compromise budgetary restrictions and provides best value by:



Maximising and actively exploring grant funding opportunities.



Understanding where fuel poverty exists within our stock and utilise the measures outlined above to assist fuel poor households.



Monitoring costs and savings to ensure measures are delivered effectively.

**Review**

Fareham Housing understands that some tenants may not be used to living in a home with sustainable measures built in. Therefore, where any renewable technology has been implemented we will ensure that tenants are provided with full instructions and encourage feedback on performance.

This policy will remain a working document and be reviewed as and when new legislation, guidance or technologies are implemented.

