

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Housing Scrutiny Panel (to be confirmed at the next meeting)

**Date:** Thursday, 14 July 2022

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** Mrs K Mandry (Chairman)

**Councillor** S Ingram (Vice-Chairman)

**Councillors:** R Bird, F Birkett, D G Foot, Mrs J Kelly and Mrs K K Trott

**Also Present:** Councillor Mrs C L A Hockley, Executive Member for Housing,  
(for items 7, 8 & 9)



**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence given at this meeting.

**2. MINUTES**

RESOLVED that the minutes of the meeting of the Housing Scrutiny Panel held on 03 February 2022 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. EXECUTIVE BUSINESS**

**(1) Draft Homelessness & Rough Sleeping Strategy - Adoption**

There were no questions or comments for clarification.

**(2) Assheton Court Redevelopment**

There were no questions or comments for clarification.

**7. ROLES AND FUNCTIONS OF THE HOUSING SCRUTINY PANEL**

The Panel received a presentation by the Head of Housing & Benefits, the Head of Housing Delivery and the Executive Member for Housing which gave an overview for new members on the role and functions of the Housing Scrutiny Panel. A copy of the presentation is attached to these minutes as Appendix A.

In delivering the presentation of the Housing Team's achievements to date and the challenges going forward for the Housing portfolio, the Executive Member, Councillor Mrs C L A Hockley, put forward her thanks and congratulations to Officers for the excellent work done in reducing the number of rough sleepers in the Borough and securing large funding grants to help deliver new build developments.

Following a suggestion that information regarding the capital expenditure of the Housing Revenue Account budget should be made available to the Housing Panel for scrutiny, it was explained that as the Housing Revenue Account relates to financial matters, scrutiny is undertaken by the Policy and

Resources Panel, with all information and documentation made publicly available. It was suggested that financial information could be included in the Affordable Housing standard agenda item at a future meeting if Members would find this useful.

RESOLVED that the Housing Scrutiny Panel notes the content of the presentation.

## **8. AFFORDABLE HOUSING UPDATE**

At the invitation of the Chairman, Councillor Mrs C L A Hockley, Executive Member for Housing, addressed the Panel on this item.

The Panel received a presentation by the Head of Housing Delivery which updated members on the progress being made with Fareham Housing Sites and other relevant strategic housing matters. A copy of the presentation is attached to these minutes as Appendix B.

During the discussion of this item, members suggested that it would be useful to visit some of the properties that have benefitted from the LAD2 Funding which aims to improve the energy efficiency in Council owned properties.

RESOLVED that the Housing Scrutiny Panel notes the content of the presentation.

## **9. HOMELESSNESS FUNDING BIDS - UPDATE**

At the invitation of the Chairman, Councillor Mrs C L A Hockley, Executive Member for Housing, addressed the Panel on this item.

The Panel considered a report by the Head of Housing and Benefits which provided members with an update in respect of recent Homelessness funding bids.

Members congratulated the Housing team for the excellent work they do in preparing and securing successful funding bids.

RESOLVED that the Housing Scrutiny Panel notes the content of the report.

## **10. HOUSING SCRUTINY PANEL PRIORITIES**

RESOLVED that having considered and discussed the scrutiny priorities for the Housing Portfolio, the Panel agrees that there are no additions or amendments required at the present time.

(The meeting started at 6.02 pm  
and ended at 7.20 pm).





# Roles & Functions of the Housing Scrutiny Panel (Item 7)

(  
July 2022

# Role and Functions

- 'Scrutiny' = a careful and detailed examination of something in order to get information about it.
- To scrutinise: -
  - The activities and performance of the Executive, Executive Members and Officers
  - Focus on Council Corporate Priorities and Improvement Actions
  - Policy development review (considering things at initial policy development stage)
  - Strategic plans and performance of services
  - External organisations (when relevant)

# Consider Executive Business

Standard agenda item: “to consider any item of business dealt with by the Executive, since the last meeting of the Panel”

- Provides transparency on Executive Decisions made by:
  - Meeting of Executive
  - Individual Executive Member
  - Officers (under delegated authority)
- Gives Panel Members the opportunity to comment or ask questions for clarification

# Call-In

## Formal Call-In:

“Each Scrutiny Panel will exercise the right to call-in, for reconsideration, any decisions made but not yet implemented by the Executive or by individual Executive Members and any key decisions made but not yet implemented by officers in exercise of their delegated powers”

- Members of the Scrutiny Panel can sign a call-in notice (and/or any 3 non-Exec Members from across the Council)
- Advice is you can then either present the case for the call-in, or hear the call-in as a member of the Panel but not both
- Special Scrutiny Panel must convene within 10 working days
- Ask the Executive to reconsider (with reasons), or take no further action



# Managing Scrutiny Panel Priorities

- Different from work programmes
- You decide what goes on the plan
- Cancel a meeting
- Create a new meeting

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The Panel can consider what they want to know about

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- Standing agenda item

# Introduction to the Housing Service

1. The Housing Service (overview and who's who)
  - Looking after our residents
  - Looking after our properties and increasing our stock
2. Understanding affordable housing
3. How do affordable tenures compare
4. Summary by Executive Member for Housing



# The Housing Service

- Tenancy Management and Property Maintenance for c.2400 Council-owned homes & c.460 leasehold properties
  - 1755 General Purpose, 677 Sheltered, 51 Shared Ownership
- Housing Register & Allocations
- Housing advice, homelessness & rough sleeping
- Council house new builds
- Liaison/advice to planning on affordable housing matters



# Who's Who



Andrea Kingston  
Neighbourhood Manager



Zoey Hillary  
Benefits Assessment Manager



Andrea Howells  
Housing Manager  
(Allocations & Acc.)



Jon Goddard  
Housing Manager  
(Options & Advice)



Shaun Barnett  
Property Manager (Housing)



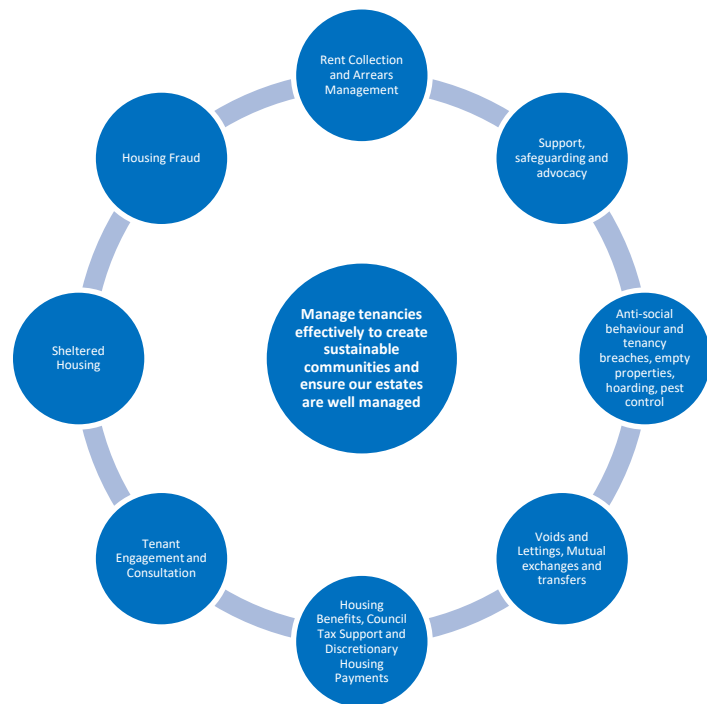
Helen Farnham  
Housing Development Officer



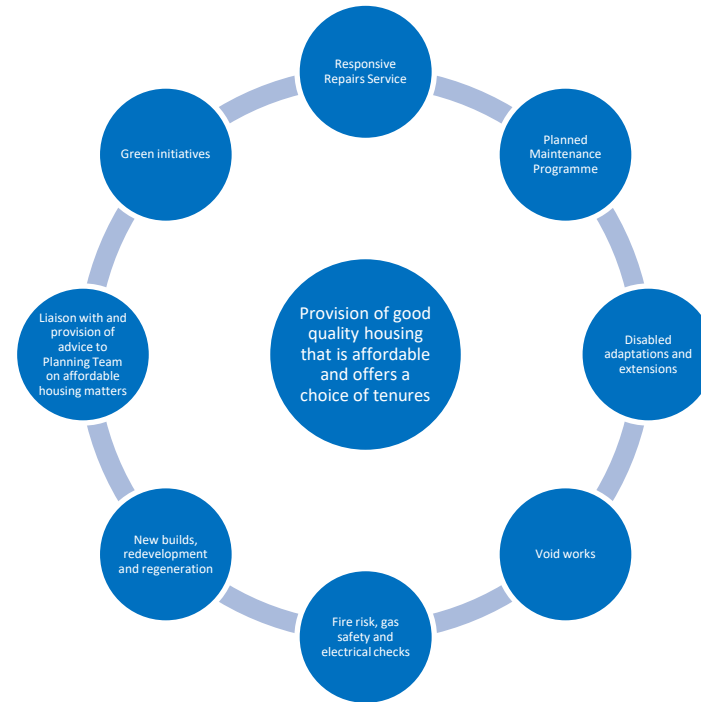
Fleur Allaway  
Housing Policy &  
Development Officer

# Housing Service – Looking after our residents

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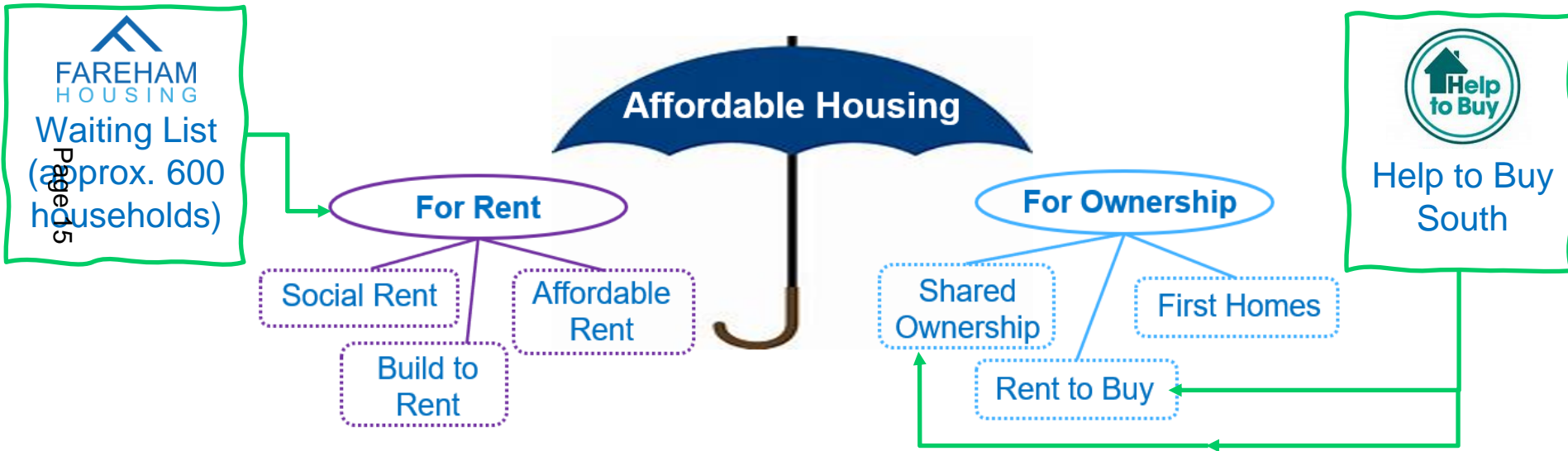


# Housing Service – Looking after our properties and increasing our stock



# Understanding Affordable Housing

'Affordable Housing' is defined in the National Planning Policy Framework (NPPF)



# How do they compare?

Approximate example of a 3-bed house in Fareham...

(\*Based on 25% share purchased)

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**Social  
Rent**

£575  
pcm

**Affordable  
Rent**

£923  
pcm

**Shared  
Ownership**

£975\*  
pcm

**First  
Homes**

£1,050  
pcm

**Market  
Rent**

£1,300  
pcm

**Market  
Price**

£1,500  
pcm

**Most  
Affordable**

For those living in the homes....

**Least  
Affordable**

**Least  
Profitable**

For those providing the homes....

**Most  
Profitable**



# Executive Member Summary

## Achievements

- 1<sup>st</sup> Class Benefits Service
- Solving people's housing problems using 'systems thinking'
- 'Everyone In'
- New Strategies and Policies
- Securing substantial external funding
- Re-starting our own new build programme
- New Housing System
- Beginning our greener initiatives

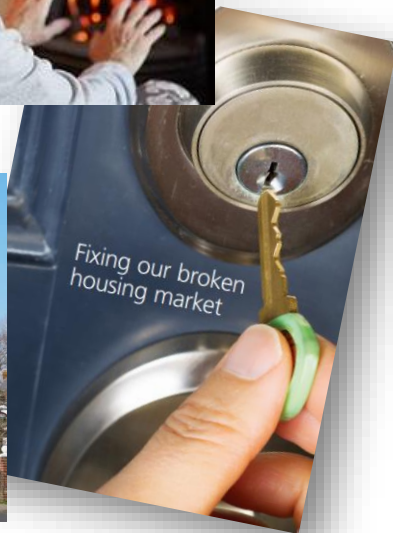
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# Executive Member Summary

## Challenges

- Cost of living crisis
- Customer's increasingly complex needs/challenging behaviour
- Long term funding (rough sleeper services)
- Housing White Paper
- Availability of temporary and emergency accommodation
- Improving our existing stock
- Greener challenge



# Any Questions





# Affordable Housing Update *(Item 8)*

Robyn Lyons  
July 2022



1. Site updates
2. Greener Work
3. Existing stock



# Site Updates

## *What's been finished?*

### Oak Tree Close, Bridge Rd

- July 2020
- 5 family homes
- 3x2bh affordable rent, 2x3bh social rent
- PV panels



### Rose Court

- Phase 1 Feb 21, phase 2 July 21
- 10x1bf & 8x2bf all social rent
- 2x1bf fully wheelchair accessible



### 123 Bridge Road

- Conversion of home
- 5No. Bedsits
- Shared Kitchen facilities
- Next Step accommodation



# Site Updates cont.

## *What's being built?*

### ❖ Sir Randal Cremer House

- Due Spring 2023
- 12x1bf & 4x2bf for affordable rent
- Sheltered accommodation (over 55's)  
Photovoltaics with battery storage



### ❖ Capella Close, Hill Head

- Due Spring 2023
- 2x1bh, 7x2bh & 2x3bh for shared ownership
- Photovoltaic panels



### ❖ Queens Rd

- Due Spring 2023
- 2x3bh for social rent
- g/f suitable for disabled occupant
- Highly energy efficient

### ❖ Arundel Drive

- Due summer 2022
- Conversion works
- 2x5bh for affordable rent
- g/f suitable for disabled occupant



# Assheton Court

- Redevelopment to provide 60No. Sheltered housing apartments
- Replacing 33No. units built in 1971
- Will provide modern and accessible accommodation
- Will help meet further sheltered housing need in Portchester
- Planning application

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Computer Generated Image of front elevation (facing public car park)



# Sites – As a list

Name of Site	Number of New Homes	Additional Information
Rear of 123 Bridge Road (Oak Tree Close)	5	2No. Social Rent 3-bed homes, 3No. Affordable Rent 2-bed homes. <b>COMPLETE</b>
Highlands Road (Rose Court)	18	All Social Rent. 1 and 2 bed flats. 2No. flats fully disabled accessible. <b>COMPLETE</b>
123 Bridge Road (HMO conversion)	5 bedsits	For move-on accommodation with on site support provided when necessary. <b>COMPLETE</b>
Queens Road (former St. John Ambulance)	2	Social Rent 3/4 bed homes. Both homes capable of having a disabled occupant. Greener measures incorporated from outset. <b>Under Construction</b>
Station Road (Sir Randal Cremer House)	16	Mix of 1 and 2-bed Sheltered Flats. Contractor appointed. Awaiting s278 from HCC highways. <b>Under Construction</b>
Stubbington Lane (Capella Close)	11	Mix of 1, 2 and 3 bedroom houses for Shared Ownership. Contractor appointed. Awaiting s278 from HCC highways. <b>Under Construction</b>
Former Coldeast Scout Hut (HA35)	9	Mix of 1 and 2 bed flats. To be provided as Shared Ownership <b>Estimated START ON SITE 2022/23</b>
Wynton Way site (HA22)	12	Predominately Affordable Rent on former garage/parking area (part owned by HCC/FBC) – <b>Site acquisition still required. Kershaw Centre no longer included.</b>
Sea Lane	4 (not AH)	4No. Self Build Plots. Planning application under consideration. Officers working with Homes England in relation to legal agreement on land transfer – <b>Estimated marketing 2022/23</b>
Assheton Court (HA44)	60 (27 net)	Redevelopment of Assheton Court to provide larger, modern sheltered housing facility. – <b>Subject to planning, start on site spring/summer 2023</b>

# Sites – As a list *cont.*

Name of Site	Number of New Homes	Additional Information
51 Bellfield (land adjacent to)	1	1No. 3 bed home to side of existing property (most likely detached) – <b>planning application to be submitted 2022</b>
Crossfell Walk	1	Redevelopment to provide 1No. 3 bed home where 2No. Existing flyover flats are located – <b>discussions with Southern Water needed and underway</b>
1 & 1A Arundel Drive	2	Conversion to provide 2No. 5 bed homes (both with downstairs disabled accessible bedroom/wet room) <b>Works underway. Due to complete early August 2022</b>
Gordon Road	9	Conversion works to create a 9No. unit emergency accommodation – <b>works to start July 2022</b>
Menin House (HA49)	30-50 (6-26 net)	Redevelopment of Menin House – <b>no new progress to report</b>
Redoubt Court (HA51)	20 (12 net)	Potential redevelopment of infill development, to include small part of existing open space to south of Redoubt Court – <b>subject to Local Plan process</b>
Henry Cort Drive (HA50)	55	Housing and community project. Community facilities/hub relocated south of Henry Cort Drive and housing to the north – <b>subject to Local Plan process</b>
Land at Dore Avenue (HA52)	12	New affordable homes. Tenure and approach yet to be confirmed – <b>subject to Local Plan process</b>
Cams Alders (HA42)	60	Potential sheltered housing development and other affordable homes – <b>subject to Local Plan process</b>
<b>TOTAL new affordable homes delivered/ to be delivered by Fareham Housing</b>	317-347 gross	NB: The 4No. Self-build plots have been excluded from this total NB: 262-282 net new affordable homes

# Greener – LAD2 Funding

- To improve energy efficiency in our stock, for properties with an EPC D or lower
- Measures are improved insulation, solar panels or more efficient heating
- Council contributes 1/3 costs

Tranche 1 & 2 of LAD2 Funding	Total
Awaiting install	46
Installs completed	101
Surveyed but ineligible / works refused	52

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# Greener – Other Funding

## Capacity Funding - Awarded

- Whole house retrofit surveys on 'typical' Council stock
- Results inform future funding streams and planned maintenance projects
- Results due this summer, but 1<sup>st</sup> draft indicates Council stock better than expected



## Social Housing Decarbonisation Fund (SHDF) – Launch Autumn 2022

- The worse the EPC, the more funding available, but must be EPC D or lower
- The Council be required to pay at least 1/3 of the costs of the improvements

# Greener cont.

## Positives

- Carbon reduction
- Reduced energy costs for our tenants
- Comfort for our tenants
- Improving our stock

## Challenges

- Funding – tight timelines, minimum no. properties, EPCs must be  $\leq D$ , favours consortium
- Supply chain – Suitable contractors, Retrofit Assessors and materials are all in short supply
- Time intensive – tenant engagement, data collation, bid submission, procurement and audits all require staffing
- Reluctance – hesitation to embrace energy efficiency due to previous negative reporting in the media or fear of change

# Existing Stock

## Facts & Figures

- Approx. 2,400 homes
  - Bungalows approx. 8%
  - Bedsits less than 5%
  - Flats approx. 45%
  - Houses approx. 32%
  - Maisonettes approx. 10%
- Over 65% of our stock is pre-1974

## Looking after our stock

- Repairs
- Planned Maintenance
- Kitchen/bathroom replacements
- Fire Safety
- Energy costs / Green agenda
- More significant refurbishments
- More disabled adaptations

# Any Questions



