

FAREHAM

BOROUGH COUNCIL

2024/25
Decision No.
2557

Record of Decision by Executive

Monday, 15 July 2024

Portfolio	Housing
Subject:	Draft Fareham Housing Mutual Exchange Policy
Report of:	Director of Housing
Corporate Priority:	Provides Housing Choices

Purpose:

To seek Executive approval for the draft Fareham Housing Mutual Exchange Policy to go forward for consultation.

Under Part IV of the Housing Act 1985, all eligible tenants of social housing have the right to exchange their tenancies with one another. This is referred to as 'mutual exchange'.

The draft Mutual Exchange Policy provides comprehensive information regarding the mutual exchange process, the background and relevant legislation, including the recent changes made by the Regulator of Social Housing.

This updates the information already outlined on the Council's webpages.

A period of 6 weeks public consultation will be undertaken on the draft Policy before it returns to Executive for formal adoption.

At its meeting of 27 June 2024, the Housing Scrutiny Panel considered the Policy and no comments or suggestions were made.

Options Considered:

The comments of the Housing Scrutiny Panel were taken into account in considering this item.

As recommendation.

Decision:

RESOLVED that the Executive:

- (a) approves the draft Fareham Housing Mutual Exchange Policy for a period of public consultation; and
- (b) agrees that authority is delegated to the Director of Housing, following consultation with the Executive Member for Housing, to make any minor changes to the Policy prior to public consultation.

Reason:

To enable the delivery of Fareham Housing's Mutual Exchange scheme in line with all relevant legislation and guidance, and to allow the fair and consistent application of the process.

Confirmed as a true record:

Councillor SD Martin (Executive Leader)

Monday, 15 July 2024

FAREHAM

BOROUGH COUNCIL

2024/25
Decision No.
2558

Record of Decision by Executive

Monday, 15 July 2024

Portfolio	Housing
Subject:	Voids Property Repairs, Responsive Repairs and Refurbishment works to Council Housing
Report of:	Director of Housing
Corporate Priority:	Provides Housing Choices

Purpose:

To advise the Executive of the procurement process to provide a 5 + 2-year term contract for the improvement and maintenance of the Council owned housing stock.

To seek delegated authority to appoint a single contractor for the contract term, following a thorough procurement/tendered process.

The Council own and manage over 2,400 affordable homes and have over 450 residential leaseholders. The repairs, maintenance and improvement work to Fareham Housing assets is currently achieved through a combination of directly employed operatives and several contract arrangements.

The attached report provides Members with an overview of the new contract arrangement proposed to be used from November 2024, which will consolidate various aspects of work currently covered through multiple contracts.

Further details surrounding the funding arrangements, including the total estimated cost to deliver the contract, are provided in Confidential Appendix A.

This report seeks Executive agreement for delegated authority that will allow a time efficient appointment of an appropriate contractor to be made, enabling services to be operational and mobilised for November 2024 (when the current void and improvement contract ceases).

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive agrees:

- (a) the funding mechanisms, as outlined in confidential Appendix A to this report, to enable the continued investment in the repairs, maintenance, and improvement of the Council owned housing stock; and
- (b) that the award of contract for void property repairs, responsive repairs, and refurbishment works to Council homes be delegated to the Chief Executive Officer, following consultation with the Executive Member for Housing.

Reason:

To ensure the funding arrangements and process to appoint a contractor are established, enabling the new contract and contract mobilisation process to be in place at the expiry of the existing contract arrangement with Mountjoy Ltd.

Confirmed as a true record:

Councillor SD Martin (Executive Leader)

Monday, 15 July 2024

FAREHAM

BOROUGH COUNCIL

2024/25
Decision No.
2559

Record of Decision by Executive

Monday, 15 July 2024

Portfolio	Housing
Subject:	Housing Consumer Standards
Report of:	Director of Housing
Corporate Priority:	Provides Housing Choices

Purpose:

To seek Executive agreement to an Action Plan for Fareham Housing. The Action Plan intended to achieve confident compliance with the new Consumer Standards for social housing providers.

As a Registered Provider of social housing, Fareham Borough Council must now comply with new Consumer Standards which came into force on 01 April 2024. The standards introduce a co-regulatory approach with the Regulator of Social Housing and include a set of specific expectations around the safety and quality of homes, transparency and influence for customers, safe and well-maintained neighbourhoods, and a tenancy standard.

An Action Plan for Fareham Housing has been developed, with the objective to achieve confident compliance with the new Standards.

Options Considered:

The comments of the Housing Scrutiny Panel were taken into account in considering this item.

As recommendation.

Decision:

RESOLVED that the Executive:

- (a) agrees the content of the Action Plan at Appendix A to this report, noting that this will be an iterative document to be kept up to date by the Director of Housing following consultation with the Executive Member for Housing; and
- (b) notes the governance and assurance measures outlined in Appendix A, which will collectively provide on-going scrutiny and regular review of Fareham Housing in the context of the new Consumer Standards.

Reason:

To outline the actions for Fareham Housing that are intended to achieve confident compliance with the new Consumer Standards.

Confirmed as a true record:

Councillor SD Martin (Executive Leader)

Monday, 15 July 2024

FAREHAM

BOROUGH COUNCIL

2024/25
Decision No.
2560

Record of Decision by Executive

Monday, 15 July 2024

Portfolio	Housing
Subject:	Changes to Government Guidance - Shared Ownership
Report of:	Director of Housing
Corporate Priority:	Provides Housing Choices

Purpose:

To seek Executive agreement to an Action Plan for Fareham Housing. The Action Plan intended to achieve confident compliance with the new Consumer Standards for social housing providers.

As a Registered Provider of social housing, Fareham Borough Council must now comply with new Consumer Standards which came into force on 01 April 2024. The standards introduce a co-regulatory approach with the Regulator of Social Housing and include a set of specific expectations around the safety and quality of homes, transparency and influence for customers, safe and well-maintained neighbourhoods, and a tenancy standard.

An Action Plan for Fareham Housing has been developed, with the objective to achieve confident compliance with the new Standards.

Options Considered:

The comments of the Housing Scrutiny Panel were taken into account in considering this item.

As recommendation.

Decision:

RESOLVED that the Executive agrees that the required revisions, addendums or future amendments to the Council's Shared Ownership Policy and Processes needed to comply with updated government guidance be delegated to the Director of Housing, following consultation with the Executive Member for Housing.

Reason:

To outline the actions for Fareham Housing that are intended to achieve confident compliance with the new Consumer Standards.

Confirmed as a true record:

Councillor SD Martin (Executive Leader)

Monday, 15 July 2024

FAREHAM

BOROUGH COUNCIL

2024/25
Decision No.
2562

Record of Decision by Executive

Monday, 15 July 2024

Portfolio	Policy & Resources
Subject:	Fareham Town Centre Regeneration - North to South Route
Report of:	Director of Planning and Regeneration
Corporate Priority:	Promote Economic Development

Purpose:

To seek approval for the creation of an evening route within Fareham town centre between Fareham Live, through Fareham Shopping Centre to West Street and Market Quay Car Park beyond. This route will include a range of interventions to provide a legible, animated, and engaging route alongside security provision within Fareham Shopping Centre (FSC). This will support the opening of Fareham Live and the wider Town Centre Regeneration programme.

The Council has a strong ambition to reverse the decline of Fareham Town Centre through regeneration, recognising the wider placemaking, economic regeneration and health benefits a more successful town centre would bring.

Work has already begun to deliver the Council's significant regeneration ambition with the construction of Fareham Live, the demolition and replacement of Osborn Road multi-storey car park and the purchase of FSC in September 2023.

The Council has appointed an asset manager to manage the Shopping Centre alongside regeneration consultants to develop a deliverable and realistic Regeneration Strategy and Action Plan. A final Regeneration Strategy and Action Plan will be presented to the Executive in Winter 2024.

In advance of the Regeneration Strategy and Action Plan, this report seeks agreement to bring forward the delivery of an evening route between Fareham Live, through Fareham Shopping Centre to West Street and Market Quay Car Park beyond.

The principal objectives of opening an evening route are to provide a direct, legible and secure connection from Fareham Live through FSC to West Street, to provide a high-quality visitor experience and to capture wider economic benefits for town centre businesses.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive:

- (a) approves the principal of providing an evening route between Fareham Live, through FSC to West Street and Market Quay Car Park;
- (b) subject to the approval of recommendation (a) above, approves a budget of £10,000 to provide improvements, including wayfinding and lighting (subject to Hampshire County Council), to the existing identified routes and delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Policy and Resources, to agree the final scheme design and delivery timeline and to enter into contracts to secure this, within the agreed budget;
- (c) subject to the approval of recommendation (a) above, approves a maximum budget of £51,000 to provide security officers at FSC and delegates authority to the Director of Planning and Regeneration to enter into or vary contracts to secure the delivery of this, within agreed budgets;
- (d) subject to the approval of recommendation (a) above, approves a budget of £76,800 for the provision of interventions, public realm improvements and wayfinding, and delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Policy and Resources, to agree the final scheme design and delivery timeline and to enter into contracts to secure this, within the agreed budget; and
- (e) subject to the approval of recommendation (a) above, delegates authority to the Director of Planning and Regeneration to draw on the remaining regeneration budget, if necessary, to achieve the delivery of the above.

Reason:

To support the Council's investment in Fareham Live, ensure the delivery of a strategic town centre regeneration objective and to capture the wider economic benefits this would bring to the town centre.

Confirmed as a true record:

Councillor SD Martin (Executive Leader)

Monday, 15 July 2024

FAREHAM

BOROUGH COUNCIL

2024/25
Decision No.
2563

Record of Decision by Executive

Monday, 15 July 2024

Portfolio	Policy & Resources
Subject:	Purchase of Strategic Land at Faraday Business Park (South) - Updated Position
Report of:	Director of Planning and Regeneration
Corporate Priority:	Promote Economic Development; Responsive, Inclusive and Innovative Council

Purpose:
As detailed in the confidential report.

Options Considered:
As recommendation.

Decision:
RESOLVED that the Executive agrees recommendations (a) and (b) as detailed in the confidential report.

Reason:
As detailed in the confidential report.

Confirmed as a true record:
Councillor SD Martin (Executive Leader)

Monday, 15 July 2024

