



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
-
- The Panel can consider what they want to know about
-
- 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

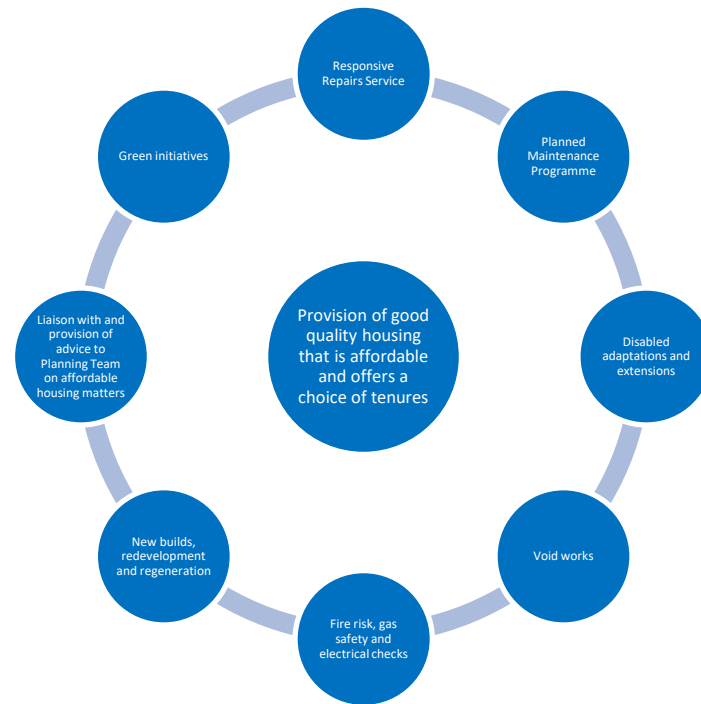


Fleur Allaway
Housing Policy &
Development Officer

Housing Service – Looking after our residents

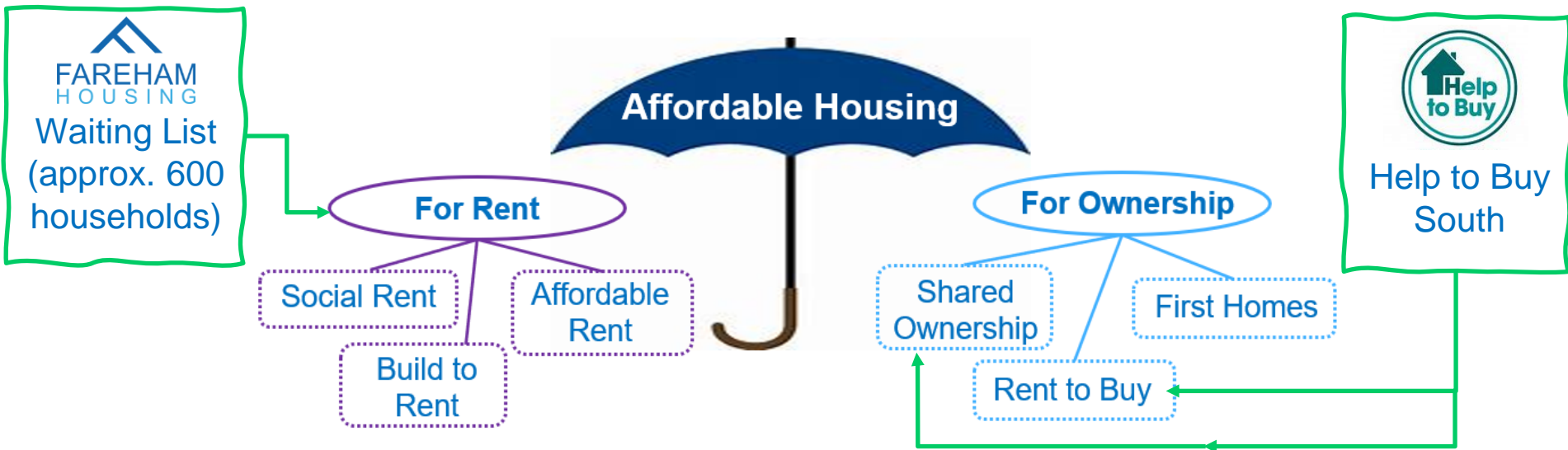


Housing Service – Looking after our properties and increasing our stock



Understanding Affordable Housing

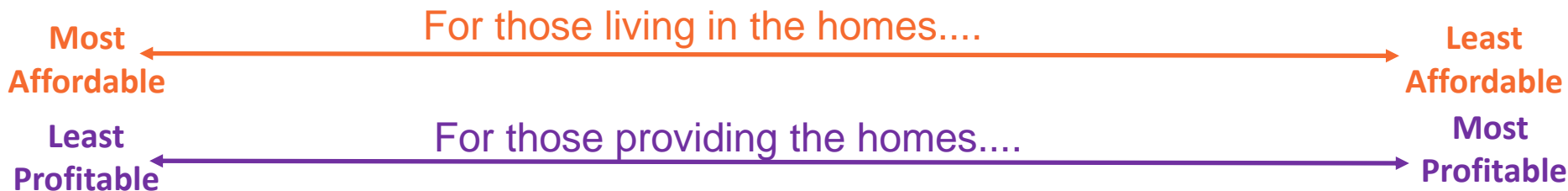
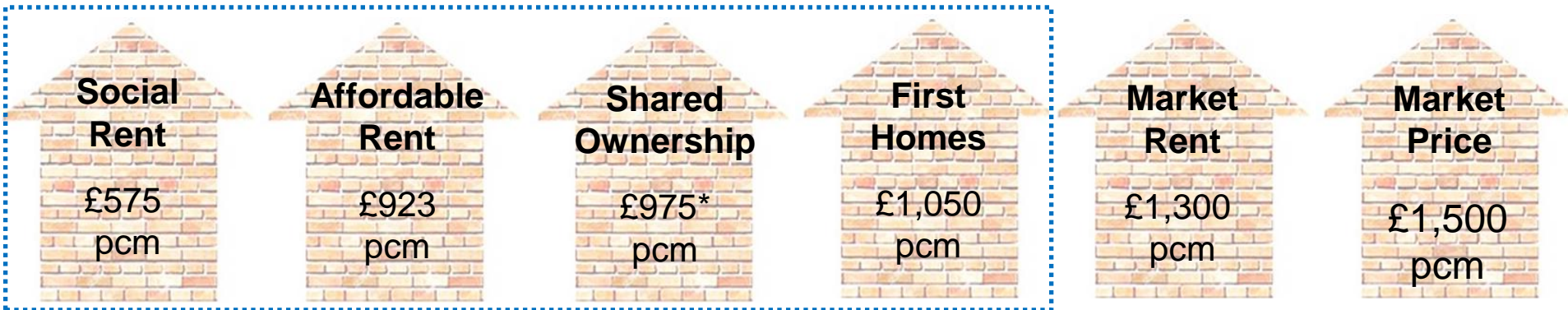
'Affordable Housing' is defined in the National Planning Policy Framework (NPPF)



How do they compare?

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

(*Based on 25% share purchased)



Executive Member Summary

Achievements

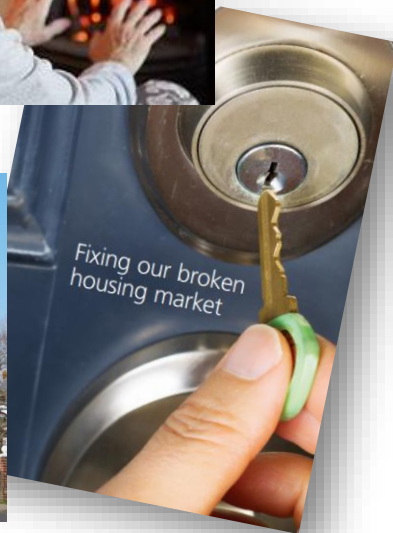
- 1st Class Benefits Service
- Solving people's housing problems using 'systems thinking'
- 'Everyone In'
- New Strategies and Policies
- Securing substantial external funding
- Re-starting our own new build programme
- New Housing System
- Beginning our greener initiatives



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



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. COMPLETE
Highlands Road (Rose Court)	18	All Social Rent. 1 and 2 bed flats. 2No. flats fully disabled accessible. COMPLETE
123 Bridge Road (HMO conversion)	5 bedsits	For move-on accommodation with on site support provided when necessary. COMPLETE
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. Under Construction
Station Road (Sir Randal Cremer House)	16	Mix of 1 and 2-bed Sheltered Flats. Contractor appointed. Awaiting s278 from HCC highways. Under Construction
Stubbington Lane (Capella Close)	11	Mix of 1, 2 and 3 bedroom houses for Shared Ownership. Contractor appointed. Awaiting s278 from HCC highways. Under Construction
Former Coldeast Scout Hut (HA35)	9	Mix of 1 and 2 bed flats. To be provided as Shared Ownership Estimated START ON SITE 2022/23
Wynton Way site (HA22)	12	Predominately Affordable Rent on former garage/parking area (part owned by HCC/FBC) – Site acquisition still required. Kershaw Centre no longer included.
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 – Estimated marketing 2022/23
Assheton Court (HA44)	60 (27 net)	Redevelopment of Assheton Court to provide larger, modern sheltered housing facility. – Subject to planning, start on site spring/summer 2023

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) – planning application to be submitted 2022
Crossfell Walk	1	Redevelopment to provide 1No. 3 bed home where 2No. Existing flyover flats are located – discussions with Southern Water needed and underway
1 & 1A Arundel Drive	2	Conversion to provide 2No. 5 bed homes (both with downstairs disabled accessible bedroom/wet room) Works underway. Due to complete early August 2022
92 Gordon Road	9	Conversion works to create a 9No. unit emergency accommodation – works to start July 2022
Menin House (HA49)	30-50 (6-26 net)	Redevelopment of Menin House – no new progress to report
Redoubt Court (HA51)	20 (12 net)	Potential redevelopment of infill development, to include small part of existing open space to south of Redoubt Court – subject to Local Plan process
Henry Cort Drive (HA50)	55	Housing and community project. Community facilities/hub relocated south of Henry Cort Drive and housing to the north – subject to Local Plan process
Land at Dore Avenue (HA52)	12	New affordable homes. Tenure and approach yet to be confirmed – subject to Local Plan process
Cams Alders (HA42)	60	Potential sheltered housing development and other affordable homes – subject to Local Plan process
TOTAL new affordable homes delivered/ to be delivered by Fareham Housing	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



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 1st 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

