

**AGENDA**  
**HEALTH AND HOUSING POLICY**  
**DEVELOPMENT AND REVIEW PANEL**

**Date:** Thursday, 21 January 2016

**Time:** 6.00 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor B Bayford (Chairman)

Councillor D L Steadman (Vice-Chairman)

Councillors Mrs M E Ellerton  
Mrs C L A Hockley  
T G Knight  
Mrs K K Trott  
C J Wood

**Deputies:** Councillor D M Whittingham

Councillor D J Norris



**1. Apologies for Absence**

**2. Minutes (Pages 1 - 4)**

To confirm as a correct record the minutes of the Health and Housing Policy Development and Review Panel meeting held on 12 November 2015.

**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. Health Update**

To receive a verbal report by the Chairman for Health and Housing on Local Strategic Health Issues.

**7. Rough Sleeper Update (Pages 5 - 18)**

To receive a verbal update by the Senior Housing Officer (Options) on progress made against action resulting from the Rough Sleeper Working Group, as set out in Appendix A.

**8. Affordable Housing Update**

To receive a verbal report by the Director Operations on Affordable Housing.

**9. Tenant Engagement (Pages 19 - 22)**

To consider a report by the Tenant Involvement Officer on Tenant Engagement.

**10. Council Housing Repairs and Maintenance Report (Pages 23 - 28)**

To Consider a report by the Planned Maintenance Manager on Council Housing Repairs and Maintenance

**11. Preliminary Review of Work Programme 2015/16 and Draft Work Programme 2016/17 (Pages 29 - 34)**

To consider a report by the Director of Operations which reviews the Panel's Work Programme for the remainder of the current year 2015/16 and gives preliminary consideration to the draft Work Programme for 2016/17.

P GRIMWOOD  
Chief Executive Officer  
Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
13 January 2016

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# FAREHAM

BOROUGH COUNCIL

## Minutes of the Health and Housing Policy Development and Review Panel

(to be confirmed at the next meeting)

**Date:** Thursday, 12 November 2015

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Councillor B Bayford (Chairman)

Councillor D L Steadman (Vice-Chairman)

**Councillors:** Mrs M E Ellerton, Mrs C L A Hockley, T G Knight, Mrs K K Trott  
and C J Wood

**Also Present:** Councillor Mrs K Mandry, Executive Member for Health and  
Housing (Item 6)



**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. MINUTES**

Councillor Mrs Trott referred to the minutes of the previous meeting item 12 – Affordable Housing Programme and stated that the third paragraph should read Stephenson Court and not Silverton Court.

It was AGREED that, subject to the amendment above, the minutes of the Health and Housing Policy Development and Review Panel held on 14 September 2015 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed Dr David Chilvers and Richard Samuels Executive Director of the Fareham and Gosport Clinical Commissioning Group (F&GCCG) to the meeting.

The Chairman read out the following announcement:

'In accordance with legislation, members of the public and press are able to audio and video record all meetings held in public by Fareham Borough Council.

I can confirm that there have been no requests to film any part of this meeting, however, should members of the public or press wish to do so, they must respect the wishes of other members of the public present who do not wish to be filmed.'

**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. PRESENTATION FROM FAREHAM AND GOSPORT CLINICAL COMMISSIONING GROUP - LOCAL HEALTH PRIORITIES**

The Panel received a presentation from Richard Samuels and Dr David Chilvers from the Fareham and Gosport Clinical Commissioning Group (CCG) on the Fareham Community Hospital and the Better Care Fund.

Richard Samuel started the presentation by addressing concerns that have been raised over the usage of the Fareham Community Hospital. He informed members that the hospital is currently being underutilised which has been a result of the complex charges that are applied to those wishing to use the space in the hospital. He informed the Panel that the hospital has recently

been reorganised with departments such as ultrasound being moved in order to be use the space.

He confirmed that the Red Cross will be moving into the hospital at the end of January 2016, now that the CCG have provided funding for them to do so.

Councillor Hockley enquired if the Government can assist in the cost of running the hospital. Richard confirmed that they will shortly be having a meeting in December 2015 with MP Suella Fernandes to discuss this issue. Richard confirmed that they are also looking into the possibility of buying out the lease on the hospital.

He is also informed members of a new operating model being trialled at Gosport War Memorial for Care Provision which will deal with things such as minor illness, diagnostics and same day treatments. It is proposed that should this be successful a similar trial will be introduced at Fareham Community Hospital.

Councillor Trott raised a concern that it is has been in the press that Queen Alexandra Hospital has had to send patients to both Chichester and Southampton hospitals for treatment as they have had concerns that they would be unable to provide the care needed for them. Richard Samuel explained that this is not a frequent occurrence but is necessary at times in order to ensure the safety and care of patients.

He also stated that he is extremely proud of the work that is undertaken by frontline staff, especially in such challenging and difficult circumstances. However he accepts that more work needs to be done in being proactive in tackling and preventing illness and injuries at an early stage.

Dr Chilvers then addressed the Panel to give a brief overview of the Primary Care Trust and the Better Care Fund.

Councillor Knight was concerned in the rise of obesity and how was this been addressed. Dr Chilvers explained that there had been a rise in obesity trends but this was now levelling off. He explained that better advertising needed to be done to tackle this issue as many are unaware of the health problems that can come with this, such as; diabetes, cancer, heart disease and dementia. There are also programmes within schools to advise children of obesity issues.

Councillor Hockley asked what action is being taken to stop bed blocking. Richard Samuel explained that not all reports of bed blocking have been accurate, and that he feels that it is not as big an issue as the media has suggested. However he accepts that there needs to be better procedures in place, such as more efficient and quicker assessments when patients leave the hospital to free up beds.

Councillor Wood expressed concerns over waiting times for GP appointments, and gave an example of a member of public was told to go to Accident and Emergency as his GP's appointments were full and were unable to offer them an appointment for 6 weeks. Richard confirmed that this was a problem nationally and that Fareham wasn't as big a problem as other areas. However

he acknowledged that this is an issue and needs to be tackled and in order to address this they need to look at ways to use GP's more effectively, and to introduce new ways of working such as email consultations.

At the invitation of the Chairman, Councillor Mrs Mandry Executive Member for Health and Housing, addressed the Panel on this item.

It was AGREED that Dr David Chilvers and Richard Samuel be thanked for their presentation.

## **7. HEALTH UPDATE**

The Panel received a verbal update from the Chairman on local health issues.

He explained to the Panel that the Mental Health Service, at the Osborn Centre, are moving to Fareham Community Hospital in the new year.

He also explained to the Panel that there is still an ongoing debate on high tech Vascular Surgery and where this will be done. Portsmouth are keen to keep some vascular service whilst allowing Southampton to provide the high tech surgeries.

It was AGREED that the Chairman be thanked for his verbal update.

## **8. REVIEW OF THE WORK PROGRAMME**

The Panel considered a report by the Director of Operations which reviewed the work programme for 2015/16.

The Director of Operations addressed the Panel and suggested that the item on Affordable Housing Update be removed from the January meeting, as the Panel received an update on this at the previous meeting and there would be very little change to the information already provided. Councillors Mrs Hockley and Mrs Trott expressed a concern with this and requested that this item remain on the work programme, but agreed that it could be a verbal update.

It was AGREED that the proposed work programme for 2015/16 be approved.

(The meeting started at 6.00 pm  
and ended at 7.27 pm).



# FAREHAM

BOROUGH COUNCIL

## Report to Health and Housing Policy Development and Review Panel

**Date**            23 July 2015

**Report of:**     Director of Community

**Subject:**        ROUGH SLEEPER WORKING GROUP

### SUMMARY

This report sets out the findings of the Review of Street Homelessness Group set up by the Health and Housing Policy Development & Review Panel to look at the issue of rough sleeping/homelessness in the Borough, the impact on those sleeping rough and residents, and proposals on how rough sleeping can be tackled.

### RECOMMENDATION

Members note the content of the report, agree that the Working Group has completed its investigations and confirm the suggested items for further actions.

## INTRODUCTION

1. This report sets out the findings of the Review of Street Homelessness Group which was set up by the Health and Housing Policy Development & Review Panel to look at the issue of rough sleeping in the Borough, the impact on those sleeping rough and residents, and to feedback to the Panel with proposals on how rough sleeping can be tackled.
2. The Working Group were pleased to learn that despite the rise in the number of rough sleepers nationally, the number across Fareham is relatively low and they generally spend only a short time on the street before being helped by our Outreach Worker or finding their own solutions. Eight rough sleepers were identified in the latest round of national statistical gathering (single night snapshot of the number of people sleeping rough in local authority areas between 1 October and 30 November 2014). This is the same as in the same period the previous year, whilst nationally the figures have increased by 14%<sup>1</sup>.
3. It is widely recognised that homelessness is a highly complex issue and one that can best be reduced and managed through the successful partnership between related services. The Working Group acknowledged the good work already being undertaken to help people rebuild their lives, such as the Council's Housing Options Team and Homelessness Strategy, Supporting People projects and other dedicated services for homeless people across the Borough.

## DEFINITION OF HOMELESSNESS

4. Homelessness encompasses a range of degrees of homelessness to include those living in inadequate, poor quality or overcrowded housing, hostels or other forms of temporary accommodation and those who are sleeping rough.
5. The legal definition of homelessness is given as: *".....where there is no accommodation that a [person] is entitled to occupy; or if a [person] has accommodation but it is not reasonable for them to continue to occupy this accommodation"*.
6. The review carried out by the Working Group focussed purely on rough sleeping in the Borough rather than the wider issues of homelessness.
7. Rough Sleepers are defined as<sup>2</sup>: *People sleeping, about to bed down (sitting on/in or standing next to their bedding) or actually bedded down in the open air (such as on the streets, in tents, doorways, parks, bus shelters or encampments). People in buildings or other places not designed for habitation (such as stairwells, barns, sheds, car parks, cars, derelict boats, stations or "bashes" which are makeshift shelters, often comprised of cardboard boxes).*

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<sup>1</sup> DCLG; Rough sleeping in England 2014

<sup>2</sup> For the purposes of national rough sleeping counts and estimates

## **PURPOSE OF THE REVIEW**

### **Background**

8. At a meeting on 17 July 2014, the Health and Housing Policy Development and Review Panel agreed to set up a Member/Officer Working Group to review the issue of rough sleeping/homelessness in the Borough.
9. The group comprised the Chair & Deputy Chair of the Health and Housing Policy Development and Review Panel, Cllr Marian Ellerton and Councillor Dennis Steadman, together with Councillor Susan Bell and Councillor Katrina Trott. They were assisted by Caroline Newman, the Head of Housing, Revenues and Benefits, and Sara Head, the Housing Options Manager.

### **Scope of the review**

10. The topics for review were as follows:

- Is street homelessness on the increase?
- Why are people homeless and living on the street? Do they have a local connection? Are they local people, or are they migrating here from other areas?
- What attracts them to Fareham? (safety, friends, the hostel, community support/generosity, begging, Basics Bank)
- What risks and challenges do they face living on the street?
- How do they live on the street? Where do they eat, wash, sleep, and or go to the toilet?
- What impact does living on the street have on their health? How are their health needs being met?
- What help is available to street homeless people to access pathways to housing?
- Is there a need to provide a wet hostel in Fareham? If so, where should it be located? Who should fund it?
- What impact do rough sleepers have on the Town Centre?
- How do rough sleepers impact on local residents?
- What more could be done to reduce street homeless in Fareham?
- How can other agencies help? – do we need a multi-agency approach involving the Police, Offender Management, Churches, Basics Bank – should we host a multi-agency conference to discuss and agree actions?

- How do other Towns or cities respond? (Society of St James in Southampton, and Stone Pillow at Chichester).
- Is there any legislation available to help address the problem? Are we making best use of current byelaws (drinking ban, begging) etc. What additional enforcement powers are needed? (Are they reasonable and proportionate).

### **What the Working Group did**

11. The group held a series of meetings and received presentations and written information from a variety of partner agencies and organisations. They attended a meeting of the multi-agency Rough Sleeper group (hosted at Fareham Police Station) and considered various statistical information and reviews undertaken elsewhere in the country

## **FINDINGS OF THE WORKING GROUP**

### **The causes of rough sleeping**

12. Local authorities' duties towards homeless people are contained in Part 7 of the 1996 Housing Act (as amended). Local authorities have a duty to secure permanent accommodation for unintentionally homeless people in priority need. If a homeless single adult or couple approaches a local authority for assistance and, following an assessment, is told that they are unintentionally homeless but not in priority need, the duty on the local authority is to "*ensure that the applicant is provided with advice and assistance in any attempts he or she may make to secure accommodation that becomes available for his or her occupation*". Therefore homeless people who are not successful in obtaining alternative accommodation, despite advice and assistance provided by local authorities, or who do not approach an authority for assistance, may find themselves sleeping rough.

13. Homelessness can arise in different situations, such as:

- Loss of accommodation – through rent or mortgage arrears, loss of employment and accommodation that is tied to it
- Relationship breakdowns/family disputes (can include domestic violence)
- Bereavement
- Difficulty in accessing or keeping accommodation due to a lack of literacy skills, learning difficulties, mental health issues, unemployment, a history of offending behaviour resulting in prison terms or addiction to drugs and/or alcohol
- Care leavers

14. A large number of the homeless population have suffered some form of complex trauma in their life. They generally have chaotic lifestyles that

include bad decision making and acceptance of dangerous and unhealthy situations. Isolation and fear often mean that rough sleeper's find it difficult to trust other people and the longer they remain in this cycle, the more excluded they can become from society.

### **Are they local people or are they from other areas? What attracts rough sleepers to Fareham?**

15. The vast majority of street homeless people in the Borough have a historical family connection. Usually this is from growing up in the area but relationships and work do bring a small percentage of people to Fareham.
16. A number of other contributing factors lead to street homeless people coming to Fareham. Being a relatively affluent Borough, there is high number of people visiting the town centre who give generously to those begging. Additionally, the structures and areas around the town centre allow for rough sleeping, such as the multi-storey car parks and The Gillies.
17. There is no doubt 101 Gosport Road has an impact by bringing rough sleepers together at a particular location. The hostel is a shared facility with Gosport Borough Council and we have reciprocal nomination rights to facilities within Gosport. Due to the referral process and the daily assessment for an overnight bed it also means that any unsuccessful clients are left to look in the immediate area such as the town centre and quayside for somewhere to bed down. Also those that may have originally had a Gosport connection and not frequented Fareham may gravitate to 101 Gosport Rd and then 'adopt' Fareham as a temporary home with it sometimes then becoming more permanent.

### **Risks and challenges to rough sleepers**

18. The group heard the story of one rough sleeper and how it felt to live on the streets. *".....at first sleeping rough had a kind of novelty to it. Many people were so kind. Even if they had no money, they'd stop and talk with me. People giving their time had a value of its own. Not everyone was like that though. Some people would whisper and make comments and laugh about me. I tried sleeping in the bus station but I had beer cans and stones thrown at my head. They'd hurl abuse at me calling me things like "crack head". Nowhere on the streets is really safe. I became extremely paranoid and very aware of the danger, sleeping with one eye open and waking up from the slightest noise of somebody walking by.....the streets reward you with fear, loneliness, spiritual death, poor health and hopelessness. It never gets better out there....."*
19. Rough sleeping is not only dangerous and damaging to health, but those sleeping on the street face other challenges such as places to eat, wash and go to the toilet. The hostel at 101 Gosport Road allows rough sleepers to use their washing, bathing and toilet facilities.

## Impact on health

20. The health of homeless people is a significant issue. The average life expectancy of a rough sleeper is 47 years for men and 43 years for women, compared to 77 for the general population<sup>3</sup>
21. Rough sleepers are four times more likely to have musculoskeletal problems, six times more likely to have respiratory problems and twenty five times more likely to have eye complaints<sup>4</sup> than the general population. They are five times more likely to visit A&E, with admissions three times more likely and stays three times as long.<sup>5</sup> They are forty times less likely to be registered with a GP<sup>6</sup> and nine times more likely to commit suicide (42% have attempted suicide<sup>7</sup>).
22. A third of all homelessness is associated with mental health problems – rough sleepers are 11 times more likely to have mental health problems.
23. Drugs and alcohol are major causes of death amongst homeless people. The links between drug and alcohol abuse and homelessness are well established and drugs and alcohol are known to be both a cause and consequence of homelessness. Four out of five people start using at least one new drug since becoming homeless<sup>8</sup>.
24. The hostel at 101 Gosport Road arranges for a local GP to visit regularly therefore access to general health care is available to those living at the hostel and those that are still sleeping rough.

## Impact on the Town Centre and local residents

25. The vast majority of street homeless people have other support needs and addictions. Indeed homelessness can often be seen as an indicator for other underlying issues that are not always recognised or addressed such as mental health or alcohol/drug misuse that can have negative impacts on the wider community. Anti-social behaviour, visible drug and alcohol use, theft, shoplifting and public disorder as a result of homelessness will occur in and around the town centre.
26. A key location for rough sleeping is outside the Post Office in West Street. The Housing Team occasionally receive reports from concerned residents/town centre visitors about individuals using this area for sleeping. It is likely that this is because it is a sheltered area and a convenient location for begging as it is next to a cash point.

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<sup>3</sup> "Homelessness: A silent killer" Crisis 2012

<sup>4</sup> Dept of Health 2012

<sup>5</sup> McCormick, B, 2010 & NHS North West London, Review of rough sleepers; February 2013

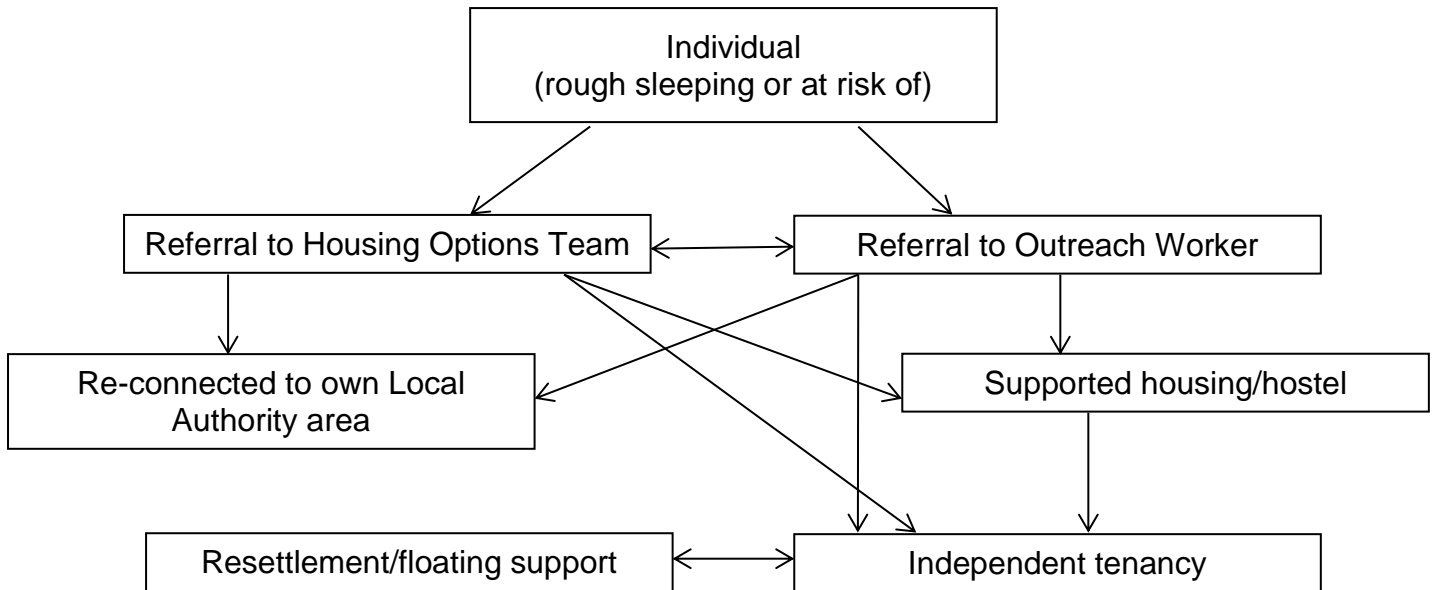
<sup>6</sup> Inclusion Health Board 2009 and DH report 2012

<sup>7</sup> The Salvation Army 2008

<sup>8</sup> "Home and Dry" Crisis 2012

## HELP AVAILABLE TO ROUGH SLEEPERS

27. A typical pathway for rough sleepers in relation to accommodation and advice would be (this does not include access to specialist provision such as substance misuse):



### Housing Options Team

28. The Housing Options Team here at Fareham undertake a number of activities to assist those who are sleeping rough or at risk of sleeping rough. These activities include:

- Homelessness assessment and provision of accommodation for homeless people (subject to qualifying criteria)
- Provide advice and assistance for those seeking accommodation including accessing social housing, private sector housing and specialist/supported housing
- Give advice relating to rights and responsibilities of tenants and landlords
- Mediate to help families stay together by resolving issues that may result in family members becoming homeless
- Mediate between landlords and tenants to resolve disputes
- Make referrals to support services such as tenancy support or money/debt advice

### Homeless outreach service

29. As part of the national roll-out of “No Second Night Out”, Fareham

Borough Council in conjunction with Gosport Borough Council, Havant Borough Council and Two Saints Housing Association, successfully bid to recruit a full-time Rough Sleeper Outreach Worker. Working out of 101 Gosport Road (direct access hostel), the Outreach Worker engages with rough sleepers across the three boroughs. The Outreach Worker ensures that referrals are made to appropriate support agencies for issues such as drug/alcohol dependency, debt problems, and mental & physical health problems. The post also has a key responsibility to develop and maintain good relationships with the local community and to reduce anti-social behaviour through inter-agency working.

### **101 Gosport Road**

30. The hostel at 101 Gosport Road is an 18 room direct access hostel run by Two Saints. There is 24 hour support on site and all residents are supported by a Key Worker for the duration of their stay. The team are dedicated to ensuring that every resident has the best possible chance of finding and maintaining appropriate accommodation and offer a range of support, advice and help including:

- Housing
- Numeracy and literacy
- Maximising income and help with managing money
- Access to specialist services including medical advice, addictions counselling and self-help groups
- Access to training, education or employment, participation in accredited life-skills programmes

31. Once ready for move-on, residents may move to their own privately rented accommodation, be housed through the Council's Housing Waiting List, live temporarily at Acton Lodge (see below), or supported lodgings where help and advice continues until they are ready to move onto a home of their own.

### **Acton Lodge**

32. Run by Two Saints, Acton Lodge is a 10 room second stage supported housing move-on hostel. All residents are supported by a Key Worker who teaches budgeting, nutritional and cooking skills to prepare them for a return to independent living.

### **Kings Road**

33. This 9 room hostel run by Two Saints provides a 'clean and dry' service for residents who wish to remain abstinent of alcohol and/or drugs following a detoxification programme. Again, supported by a Key Worker throughout the duration of their stay, residents are expected to participate in a structured programme of activities to learn appropriate skills to live an independent life and access to housing.



## **Informal Drop-in Centre**

34. Some rough sleepers are unwilling to engage with services and will form social networks with others who choose to live on the streets, which can lead to issues such as begging, harassment and anti-social behaviour. The Outreach Worker faces real difficulty engaging with this group as they have formed close alliances with others who do not wish to address their issues. Two Saints have been awarded £5000 from the South Hants Regional Rough Sleeper Group Small Grants Programme to set up an informal drop-in centre which will aim to tackle some of the barriers faced by the Outreach Worker. Their proposal is for a one-stop access point, at least one day per week where rough sleepers can speak to the Outreach Worker and other agencies (such as Avalon and local faith and community groups) in an informal setting. The first steps to engagement will be to work with the rough sleepers, even if under the influence of substance, to build relationships and understand why they choose not to engage. It is hoped that this different approach will lead to some rough sleepers leaving the streets and moving into accommodation.

## **Basics Bank**

35. The Basics Bank is run by The Friends of the Homeless which is a church run organisation and registered charity. It provides short term practical support to anyone in crisis by providing food and other items including toiletries and nappies. They also keep a small supply of clothing, sleeping bags and blankets.

36. It operates from a small office in the town centre between the hours of 1pm and 3pm, Mondays, Wednesdays and Fridays. The service is accessed via a referral system from organisations that come into contact with people who may require assistance, such as Citizens' Advice Bureau, Job Centre Plus, Social Services, Local Authorities, Mental Health services, Two Saints and the Probation service. People can access the service up to four times in one year – the Basics Bank advise that is this to prevent them from becoming dependant upon the service and also ensures that they can support as many people as possible.

37. The Basics Bank also provides hot food for rough sleepers through the provision of a voucher which they can exchange at the Fareham Traditional Fish and Chip shop for a meal and drink (approx. 2 per week). Additionally, in conjunction with Christians Together, they provide a free lunch every Sunday at the X-Perience Centre in the town centre which is attended by around 9 people each week.

## **Clothing Bank**

38. Whilst no formal clothes bank exists in the Borough, the You Trust accepts donations of clothes, duvets and blankets at their unit in Fareham Shopping Centre. The donations are given to anyone coming to them in crisis i.e. fleeing domestic violence with no personal possessions, as well as those who are sleeping rough. They have also established links with a local major supermarket who donate their unwanted clothing stock. Two

Saints are keen to hold a store of underwear and socks that the Outreach Worker can access for rough sleepers however they are limited on space. Therefore we have linked the two organisations as the You Trust unit in the shopping centre has storage capacity.

## **Streetlink**

39. [www.streetlink.org.uk](http://www.streetlink.org.uk) is a website that allows anyone to report the whereabouts of a rough sleeper by logging the details which are then forwarded to the Local Authority for that geographical area.
40. We have received a number of alerts via Streetlink and our initial response is to contact the Outreach Worker to establish if they are already known to him. If they are not known, the Outreach Worker will visit the reported location of the rough sleeper and offer advice and assistance to access accommodation and support.
41. To raise the profile of Streetlink, we arranged for adverts about the service to be displayed on all the Borough noticeboards, in libraries and community centres.

## **LEGISLATION**

42. Members of the public and business owners in the town centre raise concerns about 'street culture' activities associated with rough sleeping such as begging and street drinking.
43. There are a wide range of enforcement measures available to the police and local authorities to tackle street culture, ranging from 'harder' forms of enforcement such as Anti-Social Behaviour Orders (ASBOs) and Acceptable Behaviour Contracts (ABCs) contracts to 'softer' interventions such as Controlled Drinking Zones and Car Park Bans.
44. For those rough sleepers who persistently refuse to engage with services and continue to behave anti-socially, ASBOs have been sought and secured by our Community Safety Team and Fareham constabulary.
45. We have issued a number of banning notices to rough sleepers known to frequent the town centre multi-storey car parks to prevent those from sleeping, drinking alcohol and using drugs in these areas. These banning notices have proved to be successful as none of the recipients have returned to the car parks.
46. Fareham constabulary have created Public Protection Areas in and around the town centre where there are regular instances of anti-social behaviour caused by rough sleepers and/or street drinkers. These areas attract increased police patrols and subsequent robust action when anti-social behaviour is observed.

47. Fareham constabulary have a four step process to deal with begging. It was set up to be reasonable but robust. The four steps are:

1. Verbal warning
2. Written warning
3. Report for Summons
4. Arrest

48. This approach has proven successful and there are very few cases that have had to reach levels 3 and 4 as the majority of begging instances ceased at stages 1 or 2.

49. For enforcement to have a reasonable prospect of prompting a positive response from rough sleepers, it needs to be integrated with individually tailored and immediately available support. This must be in the form of interagency working and be articulated in such a way as to emphasise the positive options that are open to rough sleepers, such as appropriate accommodation and on-going support.

#### **MULTI-AGENCY APPROACH**

50. As detailed previously in this report, homelessness is a complex issue and many rough sleepers have a combination of needs. For example mental health problems combined with drug use which is then financed by begging and crimes such as shoplifting.

51. There are many key support services available, but these services, however effective, cannot work in isolation and the Working Group was interested to learn how these services interact.

52. The Group attended a meeting of the Town Centre Rough Sleeper Group. This group was set up by the Outreach Worker and Fareham Constabulary and comprises representatives from the Probation Service, Integrated Offender Management Team, Avalon drug and alcohol service together with Fareham Borough Council's Housing and Community Safety teams. This joint agency approach enables information to be shared and as a result has led to positive outcomes for many rough sleepers.

53. It has also been a valuable forum for discussions and actions relating to enforcement however it has been recently decided by the group that as the issues around rough sleeping have decreased, there was no longer a need to hold the monthly meetings.

54. The Member/Officer Working group, Fareham Borough Council's Housing Options Team and Two Saints however, are of a different opinion. It is felt the reason why street homeless has decreased and there are no major issues, is because of the co-ordinated approach by all the different agencies and the regular exchange of information.

## **GAPS IN PROVISION**

55. The Group learned that there is no significant evidence to support a 'wet hostel' or 'wet day centre' in the Borough (such services are for street homeless heavy drinkers who aren't willing or able to stop drinking and whilst they can access hostel accommodation, they can have difficulty remaining in it as they are unable to adapt to the rules).
56. As detailed at point 22 above, people sleeping rough are 11 times more likely to have a mental health problem, which makes engaging with services and accessing accommodation even harder.
57. The Working Group was keen to hear from the Southern Mental Health service to clarify the services available for rough sleepers. Unfortunately, no one was available to address the group during the time of the review.
58. Maintaining regular contact with people suffering with a mental health problem can be difficult even when they are suitably housed, and can be almost impossible when they are of no fixed abode. Therefore access to outreach support and being linked in with support groups is vital for rough sleepers.
59. The services, support and pathways available to rough sleepers with mental health issues remain unclear, but it became apparent to the Group that work needs to continue to raise the need for more engagement from the mental health services.

## **ACTIONS**

60. The Working Group agreed a set of action that they would like officers to progress:
  - i. The post of Outreach worker is seen as key to preventing and addressing rough sleeping in the borough and ideally this needs to become a permanent post and if possible not shared with Havant and Gosport.
  - ii. Following the Basics Bank presentation, the group talked about how we could offer advice and assistance to those that needed more than just the food parcels to help them. Therefore officers will explore producing an A5 leaflet with the contact details of agencies that can give help and support which can be put in the bag with the food.
  - iii. Raise knowledge and awareness of the Health and Wellbeing Centre in Fareham.
  - iv. Whilst it is currently not financially or physically viable to increase the number of bed spaces available at 101 Gosport Road, it is important to ensure that the best use of this resource is made. Fundamental to this is having successful 'move-on' plans. It is therefore essential that available funding is used for deposits, fees, rent in advance etc for those moving into the private rented sector. The Group recognised how our current Allocations Policy

aids 'move-on' and stressed that this must be taken into account when considering any future changes to the policy.

- v. There was a perception in the Group that the provision of mental health services to rough sleepers was weak. Therefore officers are urged to keep trying to engage with mental health service providers gain a full understanding of pathways for rough sleepers
- vi. The town centre multi-agency working group must continue to meet to ensure that rough sleeping remains high on the agenda of all agencies and the issue continues to be managed. It is recommended that the multi-agency working group meetings continue to be held, and be chaired/ organised either by the Council or the Outreach Worker.

61. Progress against these actions will be monitored by the Head of Housing, Revenues & Benefits and reported to the Panel in conjunction with the regular reporting mechanisms for the Homelessness Strategy.

## **CONCLUSION**

62. It is unlikely that there will ever be a time where there are no rough sleepers in the Borough. However, in undertaking the review, the Group were satisfied that there is a significant amount of good work already being done to help those who wish to engage.

63. There are initiatives being put in place to try and remove some of the barriers which prevent some rough sleepers from engaging and the success of these will be monitored through the existing liaison arrangements between the Housing Options Team and Two Saints.

64. Some rough sleepers will continue to display behaviours which concern local residents and business owners in the Borough. These behaviours are likely to be linked to drug and/or alcohol dependency and/or mental health issues and can only be dealt with by a continued collaborative approach by relevant organisations and agencies.

65. The Homelessness and Housing Options Strategy 2014 – 2017 includes an action to adopt the No Second Night Out approach and aims to achieve this through the continuation and extension of the Outreach Worker post. Bids will also continue to be made to the Regional Rough Sleepers Group to support initiatives aimed at helping people to get off the streets.

### **Background Papers:**

### **Reference Papers:**

### **Enquiries:**

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



# FAREHAM

BOROUGH COUNCIL

## Report to Health and Housing Policy Development and Review Panel

**Date** 21 January 2016  
**Report of:** Director of Operations  
**Subject:** TENANT ENGAGEMENT

### SUMMARY

This report provides Panel members with an update on how housing officers engage with council tenants and leaseholders.

### RECOMMENDATION

That Panel members note the contents of the report.

## **INTRODUCTION**

1. The Council is committed to involving tenants and leaseholders in the delivery of the housing service. This can range from simply completing a questionnaire to attending a meeting or drafting an article for the tenants' and leaseholders' newsletter. Further information on the range of ways in which tenants and leaseholders can be involved is outlined in this report.
2. In order to keep tenants and leaseholders informed we regularly update information on the website and send out a newsletter to all tenants and leaseholders twice a year. Both the website and newsletter provide information about how tenants and leaseholders can get involved; how contact can be made with the Council in order to access services and other items of news and interest.
3. The Tenant Involvement Officer takes the lead on most tenant involvement issues. However, she is supported by other members of the Tenancy Services team.

## **TENANT AND LEASEHOLDER INVOLVEMENT AT A BOROUGH WIDE LEVEL**

4. All tenants and leaseholders are invited to attend the Tenants' & Leaseholders' Forum. Forum meetings are held quarterly and details are published in the Council's main reception area; in the tenants' and leaseholders' newsletter and on the Council's website.
5. Forum meetings are generally well attended. There is usually a guest speaker at each meeting; recent topics have included welfare reform; how the council lets empty homes; and the council's responsive repairs service. Service performance information is also regularly provided.
6. The Chair of the Forum has an invitation to attend meetings of the Health and Housing Policy Development Review Panel where housing policy and management matters are discussed. Attendance at these meetings enables the Chair to obtain information which can be used to provide some feedback to the Forum on any housing issues that are discussed.
7. A number of tenants and leaseholders form part of an editorial team who work on the tenants' and leaseholders' newsletter. The team meet on a regular basis to help publish two newsletters a year. A number of tenants and leaseholders help deliver the newsletters resulting in large savings in postage.
8. The latest edition of the newsletter featured articles about Assheton Court in Portchester and Collingwood Court in Fareham North West. Both articles were researched and written by tenant members of the editorial team.

## **TENANT AND LEASEHOLDER INVOLVEMENT AT A LOCAL LEVEL**

9. Whilst it is not possible to get all tenants and leaseholders to attend meetings, many are happy to be involved at a local level. They can do this by joining council officers on estate inspections or by acting as Block or Estate Monitors.
10. We aim to carry out sixteen estate inspections each year, four in each housing officer patch area (North Fareham, South West Fareham and Portchester,



South East Fareham and Stubbington and the Western Wards).

11. Each estate inspection is published in the newsletter and flyers are produced nearer the time of the inspection and posted on noticeboards and through letterboxes.
12. Estate inspections at Frosthole Close have led to the setting up of an informal residents' group. Feedback has also led to landscaping improvements; footpath resurfacing work and improvements to the communal lounge.
13. Tenant and leaseholder representatives, acting as Block or Estate Monitors, provide feedback about block cleaning and grounds maintenance services. Feedback is given across a range of communication methods to suit the individual and include e mail; text; phone; cards and face to face.
14. Estate Monitor feedback led last year to Angelus Close residents being consulted about coming out of the window cleaning contract. Residents had been unhappy with the service and are now employing their own window cleaner.
15. Block or Estate Monitors also provide information about fly tipping and other forms of anti-social behaviour.
16. Two meetings are held each year for these monitors and provide an opportunity to raise any particular concerns and opinions about the cleaning and grounds maintenance services. As staff and representatives from the service provider are also present these enable issues to be discussed and debated face to face.
17. Involving tenants and leaseholders at a local level has enabled them to have a greater input in how any estate improvement funds are to be spent. Examples of this in recent years have included improved bin storage; parking; lighting and security.

#### **TENANT INVOLVEMENT IN MONITORING CONTRACTOR PERFORMANCE**

18. A number of tenants are involved in monitoring contractors' performance and attend regular meetings with them. There is a tenant representative who meets with TSG (gas servicing); three tenants meet with the cleaning contractor and two tenants meet with the grounds maintenance team.
19. Recently all of our block and estate monitors were asked to give feedback about the cleaning contract which is being renewed in April 2016. The feedback given was used to improve the specification for cleaning which was sent out to all who tendered for the work. This has helped demonstrate the effectiveness of involving tenants and how they can contribute to the decision making process of services at a local level.

#### **TRAINING FOR TENANTS AND LEASEHOLDERS**

20. The Council, working with a number of other social housing landlords in the area, provide training opportunities for tenants and leaseholders. Training events are held in central Southampton twice a year and each landlord sends along delegates to each event.

21. The events, which have been run for a number of years, have proved popular and Fareham regularly sends along 10 delegates to each event, where they are able to meet up with and exchange experiences and views with residents from Gosport; Southampton; Portsmouth and Winchester Councils and the Spectrum Housing Group.
22. A number of themed workshops are run at each event covering a range of topics which include: 'Getting Involved'; 'Chairing Meetings'; 'Mental Health & Well-Being'; 'Welfare Reform'; 'Anti- Social Behaviour' and 'applying for jobs'.
23. Aside from the afore-mentioned events we also send at least two tenants once a year to an event run by the Tenant Participation Advisory Service. Earlier this year the event focused on how tenants could help in 'improving services'.
24. Last month 3 tenant representatives together with the Tenant Involvement Officer were invited to speak at a Tenant Participation Advisory Service event in Southampton. The topic was how tenant involvement has helped to improve local services.

### **RISK ASSESSMENT**

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

### **CONCLUSION**

26. This report has provided Panel members with details of the ways in which council officers engage with and provide support to tenants and leaseholders.

### **Background Papers:**

None

### **Reference Papers:**

None

### **Enquiries:**

For further information on this report please contact Jennie Larkin, Tenant Involvement Officer (Ext 4463).

# FAREHAM

BOROUGH COUNCIL

## Report to Health and Housing Policy Development and Review Panel

**Date** 21 January 2016

**Report of:** Director of Operations

**Subject:** COUNCIL HOUSING REPAIRS AND MAINTENANCE REPORT

### SUMMARY

This report sets out a summary of the performance for Building Services covering all aspects of the service delivered to the residents for the first quarter of 2015/16.

### RECOMMENDATION

That the panel notes and scrutinises the information contained in the report.

## **INTRODUCTION**

1. This report sets out performance information for the responsive repairs service and an update on the delivery of the capital programme by the planned maintenance team.
2. In addition to the performance information, assurance statements relating to the significant health and safety risks associated with the housing stock are also provided.

## **RESPONSIVE REPAIRS SERVICE**

3. The Housing Repairs service has applied the 'system thinking' approach across all of the Council housing stock. From 1<sup>st</sup> April 2015 this system operated in 100% of the borough. The service is primarily delivered with directly employed operatives; supporting contractors work for the Council where necessary to allow for the mobilisation of the Direct Service Organisation (DSO) and the new system of work.
4. A van stock system and materials delivery service has been introduced to enable efficiency in the delivery of repairs. This has been working successfully and data is being collected on materials used on repairs to continuously improve the intelligence and efficiency of the service.
5. The new approach to the work has enabled us to deliver the five key steps that are of value to our customers 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
6. The performance of the new system is demonstrated by measures that reflect what matters to our customers:
  - (a) Did we turn up when we said we would (at the time convenient to the customer)?
  - (b) Did we get the operative with the right skills to visit the customer first time?
  - (c) Did we do the right repair?
  - (d) How long did we take?

7. The performance levels are consistent with expectations during the post transitional period. The mobilisation was anticipated to take 6 months to fully incorporate 100% repairs demand by the in-house service. Tenant Forums and panel members will be consulted to ensure the Council are providing performance measures that matter. The performance measures will be presented annually to the panel.

### **PLANNED MAINTENANCE SERVICE**

8. The current planned maintenance projects are being progressed generally by tender opportunities or utilising existing long term agreements. Detailed below are both the current and proposed projects:-
  - a) Kitchen and bathroom modernisation continue to be undertaken using an existing contract arrangement with MITIE Property Services with works being identified via the responsive repairs service or customer requests.
  - b) A new bin store building has recently been completed at Garden Court.
  - c) The bin store at Langstone House in Redlands Lane has recently received an entry control system to prevent unauthorised access after a series of recent fires. In 2016 the door entry systems at Melvin Jones House and two blocks in St Marys Road will be replaced. In conjunction with these works the main entrance doors will be replaced at the two blocks in St Marys Road.
  - d) Replacement gas boilers and central heating systems are being provided through an existing arrangement with Liberty Gas and TSG Building Services.
  - e) A new programme of Periodic Electrical Inspections has now been commenced.
  - f) A Council wide external works project will include works at Thorni Avenue providing drop kerbs and new forecourt parking, additional parking at Spencer Court / Nelson Court, extra parking at Minden House, and resurfacing the drying areas at Trafalgar Court. These works have been tendered and are now programmed to be carried out in the spring and summer of 2016.
  - g) Disabled Adaptions continue to be provided on the recommendation of the Hampshire County Council Occupational Therapy service. These works are now being delivered by external contractors whilst a long term solution is developed.
  - h) A number of other blocks around the borough have been identified with failed cavity wall insulation. Currently remedial works are being arranged on an as required basis. For blocks requiring replacement cavity wall insulation we will be reviewing all options deliver this work.

- i) A limited programme of external redecoration will now be undertaken commencing in Hunts Pound Road in the Spring of 2016 This will include other properties identified as part of a review of the external redecoration programme.
- j) Works are currently out to tender to replace the fascia, soffit and rainwater goods at Downing Court. In conjunction with these works a number of roofing defects will be resolved. Works are programmed to commence in the late spring / summer 2016.
- k) 66 Kenwood Road was fire damaged in early October, major works have now been completed including a full rewire, a new bathroom and considerable remedial works. Works were completed in time to allow the customer to move back in prior to Christmas.

## **ASSURANCE STATEMENTS**

9. The following statements outline the current implemented arrangements for specific health and safety matters related to the management of the housing stock:-

(a) **Asbestos Management**

In accordance with legislation, all communal areas of the housing stock have an asbestos register detailing all elements where asbestos containing materials (ACMs) are located. In addition, a typical 20% of the housing stock has been surveyed, records held in a database and relevant residents informed.

All elements which were recommended for removal have been completed. Remaining ACMs are to be managed and resurveyed on a periodic basis.

The asbestos register information is passed to contractors who are employed to work on the housing stock with instructions to report any suspicious material immediately to the relevant contract administrator.

(b) **Legionella Management**

In accordance with the relevant Health and Safety Executive approved code of practice (L8), all communal water services have been independently risk assessed by specialists and managed by in-house employees and a specialist contractor.

Risk assessments are to be renewed next year and will be subject to a formal review 2 years after. The risk assessment identifies remedial works (where necessary) and outlines a site specific management plan to prevent the growth and proliferation of the harmful legionella bacteria.

In-house staff, such as sheltered housing officers, are designated specific weekly and monthly tasks to ensure the water systems do not become stagnant and that temperatures are maintained within certain

tolerances.

In addition, a specialist external contractor has been commissioned to undertake higher level tasks such as chlorinating shower heads, hot and cold water storage tank checks and water clarity inspections. Clearwater carry out water sampling from applicable calorifiers once a year and there have been no issues identified in recent years.

(c) **Fire Precautions and Risk Assessments**

Fire risk assessments are held for communal areas of all housing sites, identifying remedial works to improve the safety of residents in the event of a fire.

No significant works are outstanding.

A service agreement is held with a local company for the annual service requirements and breakdown attendance for fire detection and alarm installations where installed.

(d) **Electrical Safety**

Electrical inspections to Council homes and common areas will continue working to a 5 year cyclical programme. As part of this programme the electrical engineer will assess the condition of the installation and provide a date on when it should be re-tested, which could extend to 10 years if deemed reasonable.

These inspections are undertaken using a combination of directly employed electrical engineers and electrical contractors.

Any work that is recommended within the inspection reports are carried out by the inspecting engineer, within a proportionate timescale.

(e) **Gas Servicing**

In accordance with legislation, the Council has a statutory obligation to ensure all gas heating appliances have an annual landlord safety check. The current aim is to service all gas heating appliances every 10 months, allowing for any access difficulties. TSG Building Services Ltd (TSG) is currently appointed as our gas heating servicing and repairs contractor.

The current compliance figure is 99.94% with current position as shown below.

Properties with a current Landlord Gas Safety Certificate	1805
Properties capped at the Gas Meter	3
Properties without a Gas Safety Certificate - expired within 0 to 3 months	1
Properties without a Gas Safety Certificate - expired within 3 to 6 months	0
Properties without a Gas Safety Certificate - expired within 6 to 12 months	0
Properties without a Gas Safety Certificate - expired over 12 months	0

The Council has a robust procedure for dealing with hard-to-access homes resulting in isolating gas supply if feasible, forced-entry or legal proceedings if necessary.

## **CONCLUSION**

10. This report has provided members with an update on performance monitoring and project delivery information relating to Building Services which panel members are asked to note.

### **Background Papers:**

None

### **Reference Papers:**

None

### **Enquiries:**

For further information on this report please contact Shaun Barnett. (Ext 4825)



# FAREHAM

## BOROUGH COUNCIL

### **Report to Health and Housing Policy Development and Review Panel**

**Date**                    21 January 2016

**Report of:**            Director of Operations

**Subject:**              **PRELIMINARY REVIEW OF WORK PROGRAMME 2015/16 AND  
DRAFT WORK PROGRAMME 2016/17**

#### **SUMMARY**

At the meeting on 10 March 2016, members will be asked to review the outcome of the work programme for the current year, 2015/16. Also at that meeting, the panel will need to finalise the draft work programme for next year, 2016/17.

The report contains details of the position of the panel's existing work programme for the current year, in order to allow an early assessment of progress. It also gives some background information to assist members in drawing up the work programme for 2016/17.

#### **RECOMMENDATION**

The Panel is invited to give initial consideration to the outcome of the 2015/16 work programme and to the draft work programme for 2016/17.

## **INTRODUCTION**

1. The outcomes from the work programme for the current year (2015/16) will be reviewed at the Panel's meeting on 10 March 2016. At the same time it will be necessary for the Panel to finalise its work programme for the next municipal year (2016/17).
2. In order to assist the process, members are invited to consider both issues at this meeting.

### **REVISIONS TO THE WORK PROGRAMME 2015/16**

3. The panel is asked to note that the New Allocations Policy report scheduled for the 10 March Health and Housing Policy, Development and Review Panel has been rescheduled to be added to the 28 May 2016 meeting.

### **WORK PROGRAMME – NEXT YEAR 2016/17**

#### Scrutiny Board Responsibilities

4. Members are reminded that the Scrutiny Board is generally responsible for;-
  - maintaining an overview of the discharge of the Council's Executive functions.
  - exercising the right to call-in, for reconsideration, any decisions made but not yet implemented by the Executive (and individual Executive Members) or key decisions made by officers in exercise of their delegated powers.
  - reviewing and/or scrutinising any decisions made or actions taken in connection with the performance of any of the Council's functions.
  - Reviewing and/or scrutinising any matters affecting the strategic plans and financial affairs of the Council.
  - considering matters affecting the area or local people and, in so doing, reviewing and scrutinising the performance of other public bodies in the area.

#### Role of the Policy Development and Review Panels

5. The Policy Development and Review Panels are responsible for preparing their own work programme. Those programmes should take account of the role of the Panels to:-
  - assist in the development and formulation of policy
  - report and advise upon policies and proposals relating to their particular service interest.
  - review the performance of services provided directly or indirectly by the Council.

6. There are six planned meetings of the Policy Development and review Panels in the next municipal year, to deal with ordinary business.

Planning Next Year's Work Programme

7. Members are invited to consider items for the draft work programme for 2015/16. It has been previously suggested that a few items of major significance be chosen.
8. In addition to any other matters which members may wish the Panel to look at, the Executive may decide it wishes the Panel to carry out specific tasks during the next municipal year.
9. At this stage, particular items which are known to be coming before the Panel during the next year are:-

<u>MEETING DATES FOR 2016/17*</u>	<u>ITEMS</u>
26 May 2016	<ul style="list-style-type: none"> <li>• Review of Work Programme 2016/17</li> <li>• Health Update</li> <li>• Annual Review of Discretionary Housing Payments</li> </ul>
21 July 2016	<ul style="list-style-type: none"> <li>• Review of Work Programme 2016/17</li> <li>• Health Update</li> </ul>
22 September 2016	<ul style="list-style-type: none"> <li>• Review of Work Programme 2016/17</li> <li>• Health Update</li> </ul>
17 November 2016	<ul style="list-style-type: none"> <li>• Review of Work Programme 2016/17</li> <li>• Health Update</li> </ul>
19 January 2017	<ul style="list-style-type: none"> <li>• Preliminary Review of Work Programme 2016/17 and Draft 2017/18</li> <li>• Health Update</li> </ul>
09 March 2017	<ul style="list-style-type: none"> <li>• Final Review of Work Programme 2016/17 and 2017/18</li> <li>• Health Update</li> </ul>

10. Other general items may arise during the year, such as requesting to consultation requests by the Government.
11. Statutory strategies and policy framework items will need to be reports to any combination of the Review Panels, the Scrutiny Board, the Executive and the Council, as appropriate.

## **RISK ASSESSMENT**

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

## **CONCLUSION**

13. Members are invited to give preliminary consideration to the outcomes of the Panel's work programme for the current year. In addition, members are asked to start drawing up an outline of a draft programme for the next year. Further considerations can then be given to these matters at the meeting on 10 March 2016.

### **Background Papers:**

None

### **Reference Papers:**

Health and Housing Policy Development and Review Panel Work Programme 2015/16.

### **Enquiries:**

For further information on this report please contact Paul Doran. (Ext 4572)

## DRAFT WORK PROGRAMME FOR 2015/16

<u>MEETING DATES FOR 2015/16</u>	<u>ITEMS</u>
28 May 2015	<ul style="list-style-type: none"> <li>• Review of Work Programme 2015/16</li> <li>• Health Update – (Presentation from Cllr Bayford on local health priorities)</li> <li>• Presentation – Introduction to the Panel and revised Terms of Reference</li> <li>• Presentation: Achievements, Priorities and challenges</li> </ul>
23 July 2015	<ul style="list-style-type: none"> <li>• Review of Work Programme 2015/16</li> <li>• Health Update</li> <li>• Presentation and report from the Rough Sleepers Working Group</li> <li>• Presentation: Findings and learning arising from the Vanguard intervention in Housing Allocations</li> <li>• Council housing repairs and maintenance report.</li> </ul>
24 September 2015	<ul style="list-style-type: none"> <li>• Review of Work Programme 2015/16</li> <li>• Health Update</li> <li>• Presentation on Hampshire's JSNA (Joint Strategy Needs Assessment)</li> <li>• Welfare Reform Update</li> <li>• Affordable Housing Programme Update</li> <li>• Review of FareLets</li> <li>• Tenancy Management Performance Report</li> <li>• Review of Sheltered Housing (dispersed schemes)</li> </ul>
12 November 2015	<ul style="list-style-type: none"> <li>• Review of Work Programme 2015/16</li> <li>• Health Update</li> <li>• Presentation from Fareham and Gosport Clinical Commission Group – Local Health Priorities</li> </ul>

21 January 2016	<ul style="list-style-type: none"> <li>• Preliminary Review of Work Programme 2015/16 and Draft Work Programme 2016/17</li> <li>• Health Update</li> <li>• Rough Sleeper Update</li> <li>• Affordable Housing Update</li> <li>• Tenant Engagement</li> <li>• Council housing repairs and maintenance report</li> </ul>
10 March 2016	<ul style="list-style-type: none"> <li>• Final Review of Work Programme 2015/16 and Draft Work Programme 2016/17</li> <li>• Health Update</li> <li>• Affordable Housing Programme Update</li> <li>• Tenancy Management Performance Report</li> </ul>